

FOR LEASE

# 3000 South College Avenue

Fort Collins, Colorado 80525

CUSHMAN &  
WAKEFIELD



MIDTOWN FORT COLLINS LOCATION



**3,639 SF Available**

**Office Space for Lease in Midtown Fort Collins**

**Lease Rate: \$16.00/SF NNN**

**Estimated NNN Expenses: \$9.00/SF (Includes Utilities)**

This office building is in an excellent central Fort Collins location right on College Avenue. With nicely finished professional offices and a shared conference facility, the available suite offers tenancy that is surrounded by countless amenities and is walking distance to the Max Transit line and the Foothills Mall. Tenant improvement allowance is negotiable.

## Property Features

<b>Building Size</b>	21,798 SF
<b>Site Size</b>	1.58 Acres
<b>Number of Floors</b>	Two floors
<b>Construction Type</b>	Masonry
<b>Parking Spaces</b>	110 Free surface
<b>Parking Ratio</b>	5.05 : 1,000 SF
<b>Sprinklered</b>	Wet
<b>Available</b>	April 1, 2020



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**Available Suite 210  
3,639 SF**

### Demographics CoStar, 2019

	1 Mile	3 Miles	5 Miles
2019 Population	15,586	120,259	177,334
2024 Population	17,039	130,558	192,392
Pop. Growth 2019-2024	9.32%	8.56%	8.49%
2019 Total Households	7,107	49,405	71,120
Average HH Income	\$63,089	\$73,823	\$78,800

### Traffic Counts CoStar, 2018

Street	Cross Street	VPD
South College Avenue	East Swallow Road	37,920
South College Avenue	West Harvard Street	43,410

For more information, please contact:

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