CUSHMAN & WAKEFIELD | PALMER PROPERTIES

AVAILABLE FOR LEASE

2900 SOUTH COLLEGE AVENUE

FORT COLLINS, COLORADO 80525



PROFESSIONAL OFFICE SPACES AVAILABLE FOR LEASE MIDTOWN FORT COLLINS LOCATION

This office building is in an excellent midtown Fort Collins location situated on South College Avenue. The property has recently remodeled common areas with nicely finished offices and a shared conference facility. The building is surrounded by countless amenities and is walking distance to the Max Transit bus line and Foothills Mall redevelopment. Monument signage is available and tenant improvement allowance is negotiable.

AVAILABILITY

FLOOR	SUITE	SIZE	LEASE RATE	NNN EXPENSES	AVAILABILITY
2nd Floor	Suite 2B & 2C Divisible	1,293 SF - 5,587 SF	$16.00 - $18.00/SF NNN	$9.58/SF + Utilities	Now
Garden Level	Suite LB	896 SF	$1,650/Monthly Gross	N/A	Now

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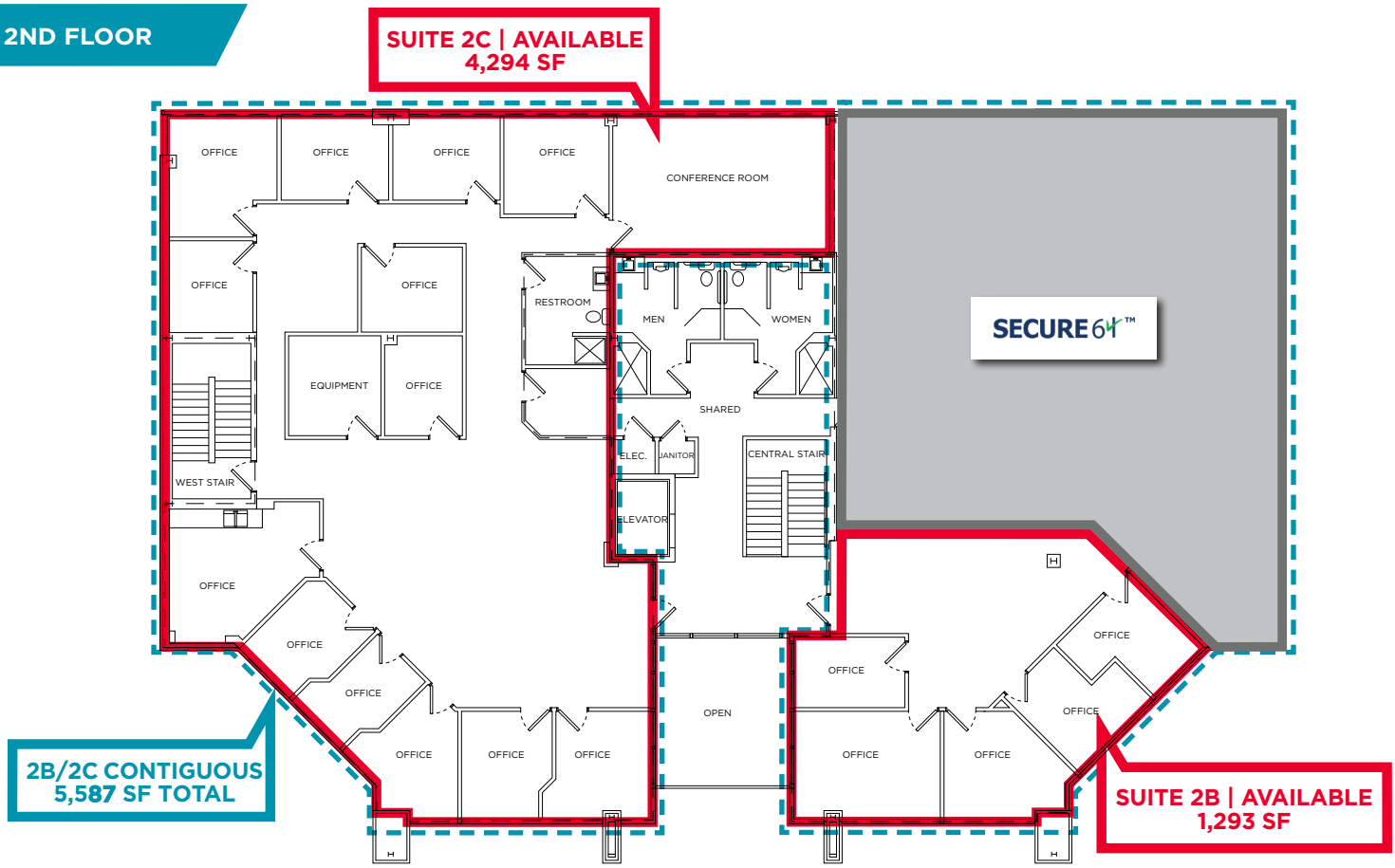
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2ND FLOOR



GARDEN LEVEL



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Demographics	CoStar, 2026		
	2 Miles	5 Miles	10 Miles
2025 Population	60,591	186,805	290,044
2030 Population Projection	62,904	193,247	301,160
2025 Household	25,659	75,336	115,548
2025 Avg Household Income	$96,297	$107,702	$114,536

Traffic Counts	CoStar, 2026
Street	VPD
South College Avenue	44,134
East Swallow Road	8,220
West Drake Road	27,109

For more information, please contact:

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