



113 Coronado Ct., Unit B 101, Fort Collins, CO

OFFICE SPACE FOR LEASE



PROPERTY DETAILS

Available Space:

Suite B 101: +/-2,580 RSF

Lease Rate: \$13.50 - \$14.00/SF NNN

Proposed Use:

- Insurance
- Accounting
- Engineering
- Marketing and Design
- Financial Services

Co-Tenants:

- Medical Psychology Associates
- Bolz CPA
- Gordo Roofing
- Essential Wellness
- Rank & Rise Marketing

Dallas Landry

Broker Associate

970.581.0679

dallas@lcrealestategroup.com

co-listed with:

Jerry Graham

Broker Associate

720.938.0573

gghomes970@gmail.com



FOSSIL CREEK OFFICE PARK

LEASE RATE: \$13.50-\$14/SF NNN (EST. \$4.00/SF)

- Functional move-in ready office space located in a quiet easily accessible office park
- Main floor space offers open floor plan, vaulted ceilings, reception/waiting area, large office or conference room, and private restroom
- Ideal for any professional office use, offering quick access to Fort Collins and Loveland from US Highway 287
- Ample off-street parking and abundant natural light in entire space



DEMOGRAPHICS (Source: STDB Online 2026, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	8,120	76,532	160,961
Avg. HH Income	\$129,375	\$128,109	\$117,548
Households	3,637	32,394	65,386
Businesses	458	3,537	6,955
Employees	5,233	42,748	91,460



TRAFFIC COUNTS (Source: STDBOnline)

S. College Ave./US Hwy 287 @Cameron Dr.	32,650 VPD
Cameron Dr. @ S. College Frontage Rd.	660 VPD

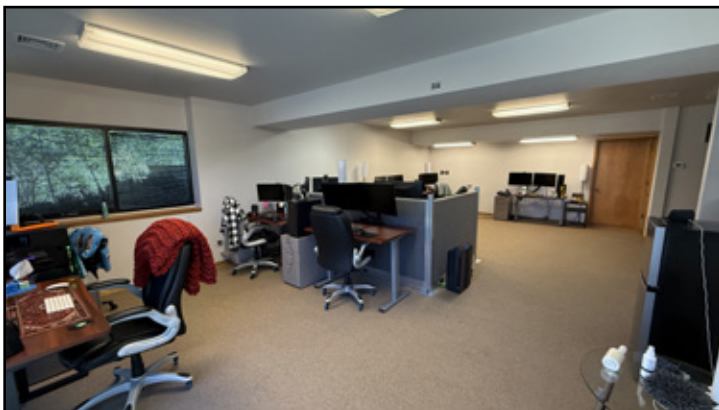
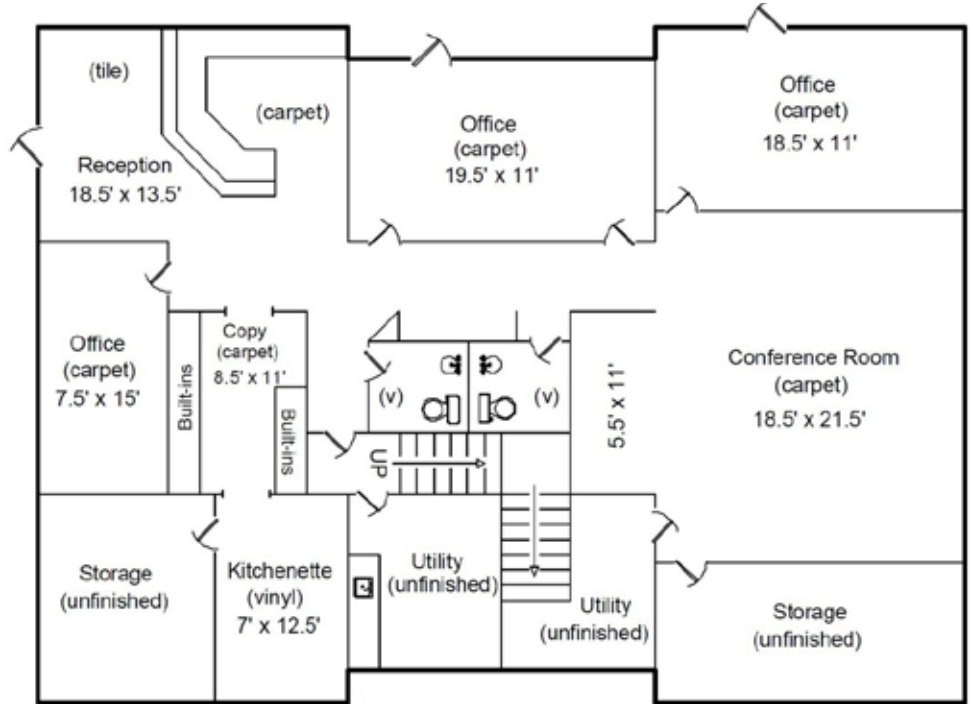
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Suite B 101

- +/- 2,580 RSF
- Built-in reception desk, 3 private offices, conference room, kitchenette and restrooms
- Abundant storage space
- Easily accessible from S. College Ave.



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