

523 REMINGTON STREET

FORT COLLINS, COLORADO 80524

**RENOVATED DOWNTOWN OFFICE SPACE**

Suite B (Lower Level): 1,118 SF

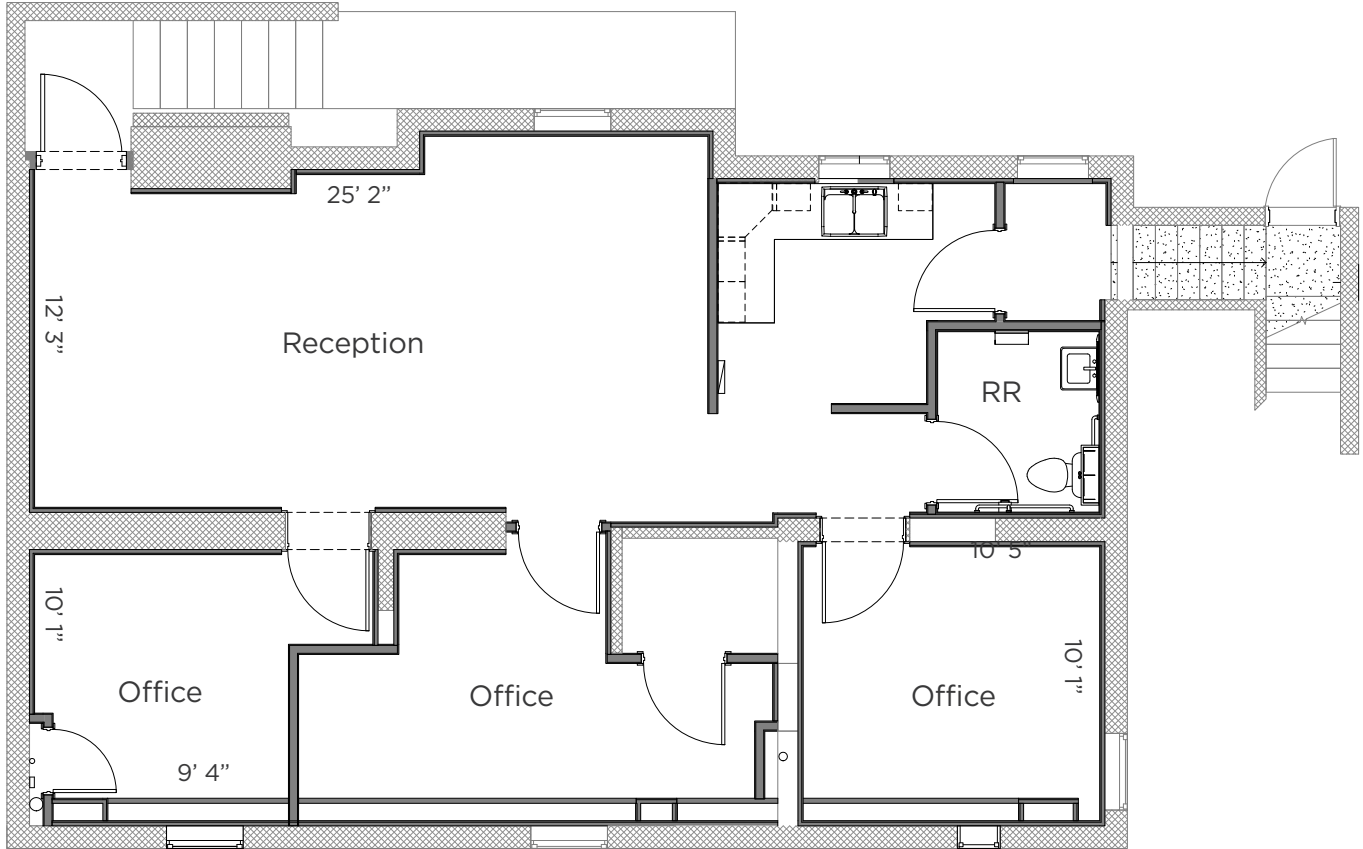
Lease Rate: \$16.00/SF NNN | NNN: \$9.85/SF

Located in the heart of Old Town in Fort Collins, this property is in walking distance to shopping, restaurants, and parks. This renovated lower level offers 2 entrances, common kitchen, 3 offices, conference room and restroom.

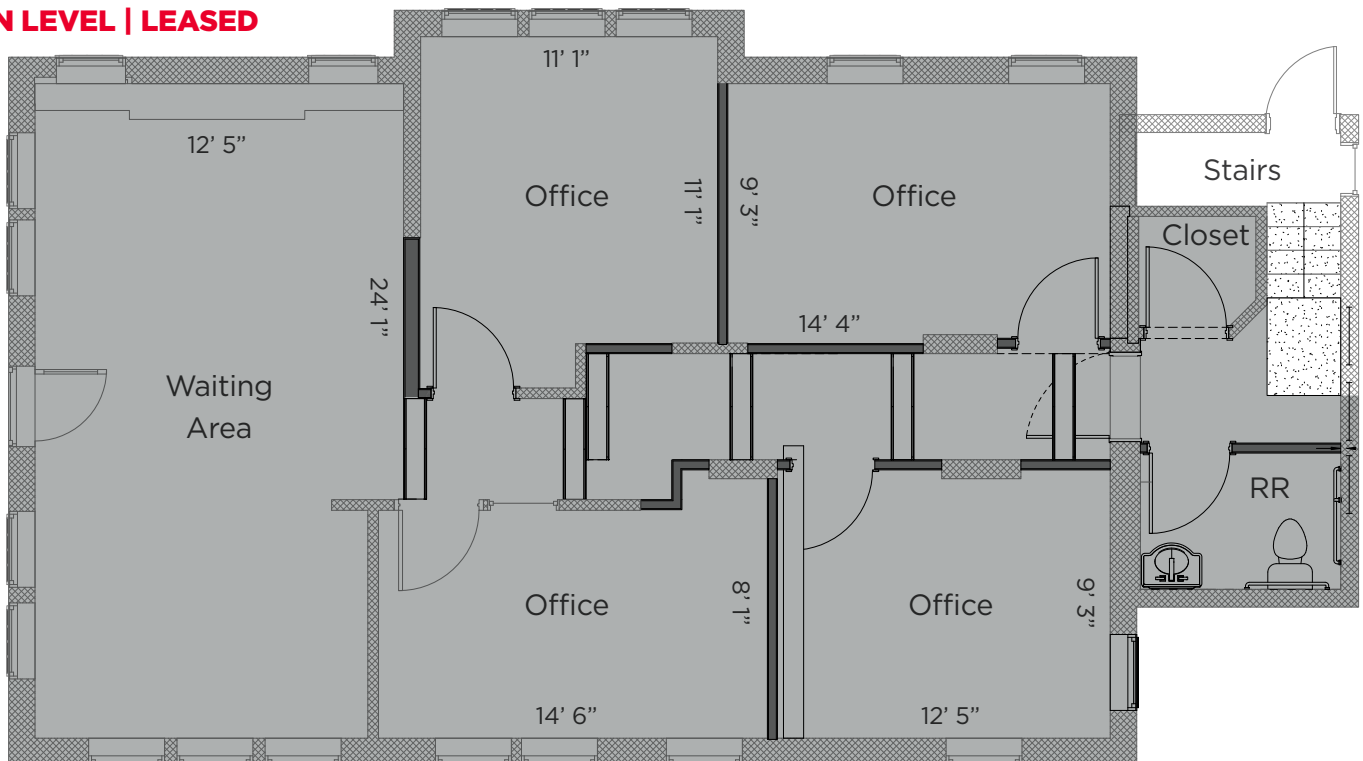
PROPERTY HIGHLIGHTS

- Freestanding building
- Ample off street parking
- Separate HVAC systems for main & lower levels
- One block to Colorado State University

LOWER LEVEL | 1,118 SF AVAILABLE



MAIN LEVEL | LEASED



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FORT COLLINS

ABOUT FORT COLLINS

Fort Collins, one of the healthiest cities in the U.S., boasts award winning schools, beautiful outdoor facilities, and a flourishing arts scene. Additionally, residents can visit any of the unique breweries, shops and restaurants located in the area.

The Fort Collins economy has a mix of manufacturing and service-related businesses. Many high-tech companies have relocated to Fort Collins because of the resources of Colorado State University and its research facilities.

Fort Collins is also home to many small businesses and entrepreneurial ventures. The Larimer Small Business Development Center helps small businesses in the area get started and become profitable while the Northern Colorado Economic Alliance attracts business while stimulating relevant economic opportunity and job growth for the region.

Other factors that attribute to the entrepreneurial climate of Fort Collins are Colorado State University's College of Business and its Institute for Entrepreneurship Center and the Rocky Mountain Innosphere, helping new clean energy, technology, and scientific startup companies get started.

MAJOR EMPLOYERS

- Advanced Energy Industries, Inc.
- Anheuser Busch
- Banner Health
- Colorado State University
- Columbine Health Systems
- Hewlett-Packard Enterprise
- Kaiser Permanente
- Platte River Power Authority
- University of Colorado Health
- Water Pik
- Woodward
- Xcel Energy Co.

DEMOGRAPHIC HIGHLIGHTS

- As of 2023 the region's population increased by 5.4% since 2018, growing by 10,770. Population is expected to increase by 5.1% between 2023 and 2028, adding 10,710.
- From 2018 to 2023, jobs increased by 3.1% in 9 Colorado ZIPs from 121,908 to 125,642. This change fell short of the national growth rate of 4.5% by 1.4%. Labor force data is not available for 9 Colorado ZIPs.

Source: Esri, 2025



2024 Total Population

173,039



2024 Total Households

70,593



2024 Average Household Income

\$114,604

Source: Esri, 2025

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For more information, please contact:

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