

OFFICE SUITES FOR LEASE



PROPERTY DETAILS

AVAILABLE SPACES:

Second Floor Suites - \$16.00/RSF NNN

Suite 201: 1,552 RSF

Suite 203: 1,567 RSF

Suite 204: 1,586 RSF

(Suites 203 & 204 can be combined)

Ideal Uses:

- Design
- Engineering
- Marketing
- Sales
- Insurance
- Legal
- Financial

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BOARDWALK OFFICE SUITES

LEASE RATE: \$16.00/RSF NNN (EST. \$8.60/RSF)

- **FREE RENT AVAILABLE WITH 3+ YEAR TERM FOR QUALIFIED TENANTS**
- Well appointed building featuring professional office suites in convenient midtown location
- Common areas and interior suites have been updated with new carpet, paint, and lighting - ready for immediate occupancy
- High quality finishes and functional layouts to suit many different office needs
- Elevator-served second floor with large windows offering abundant natural light and mountain views - *must tour to appreciate!*
- Close proximity to many restaurants, retailers, and amenities of midtown Fort Collins and the Harmony Corridor
- Multiple configurations to choose from, each with a kitchenette and common restrooms - can be leased separately or combined for a larger requirement
- Monument signage available for each tenant and building signage possible for multiple suites



DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	12,806	99,555	173,124
Avg. HH Income	\$98,250	\$118,285	\$116,380
Households	5,995	41,602	70,691
Businesses	999	4,379	7,860
Employees	11,260	60,968	102,621

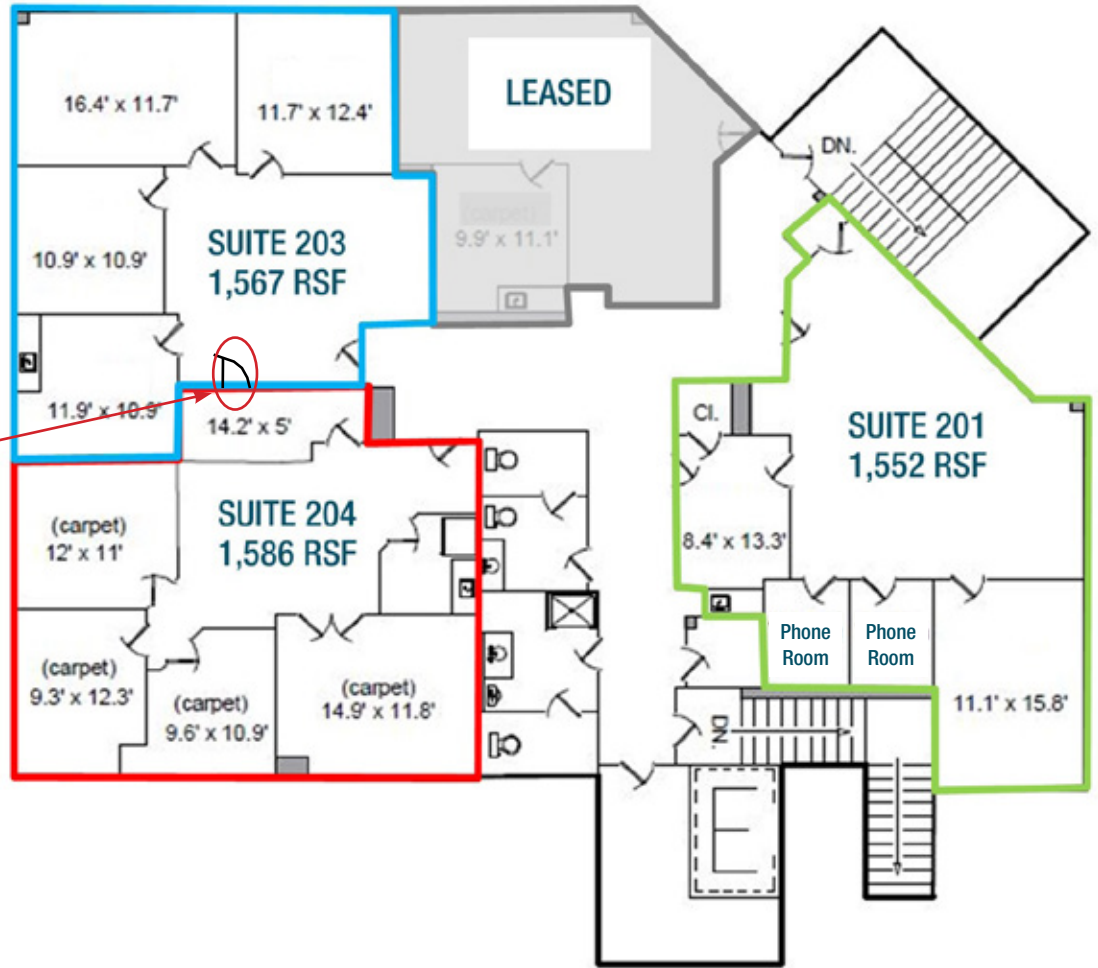


TRAFFIC COUNTS (Source: STDBOnline)

S. College Ave./US Hwy 287 @ Boardwalk	35,620 VPD
Boardwalk Dr. @ Property	4,480 VPD

OFFICE SUITES FOR LEASE

181 W. Boardwalk Dr., Fort Collins, CO



SUITES 203 & 204 can be combined for a total of 3,153 RSF



The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 6/25/2026

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