

1,639 SF FOR LEASE

1630 SOUTH COLLEGE AVE

FORT COLLINS, CO 80525

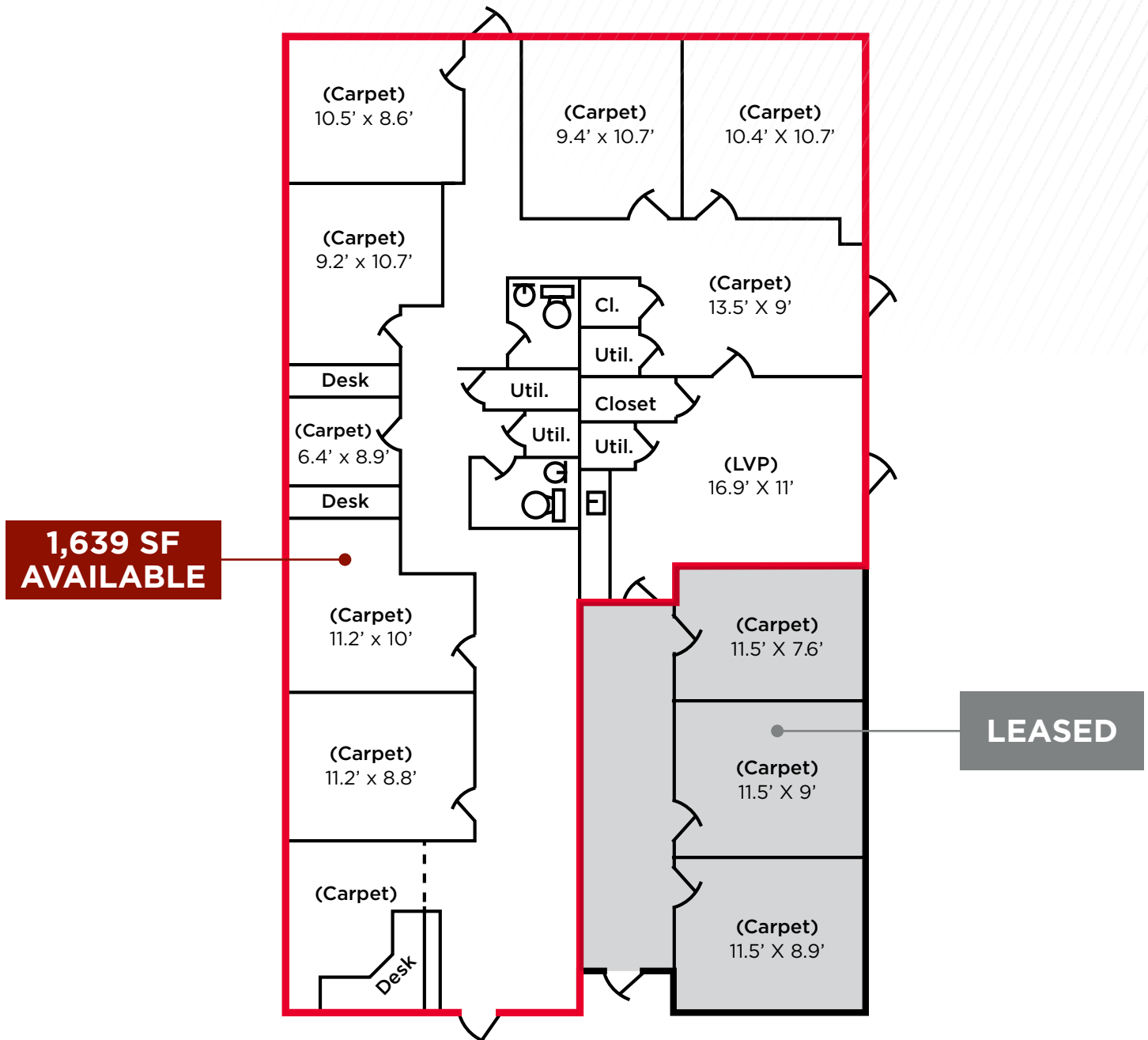


Office Suite Available for Lease

This three-story, multi-tenant professional office building features great access via College Avenue & Prospect Road. Ample parking on-site and great visibility along South College Avenue.



FLOOR PLAN



UPPER LEVEL

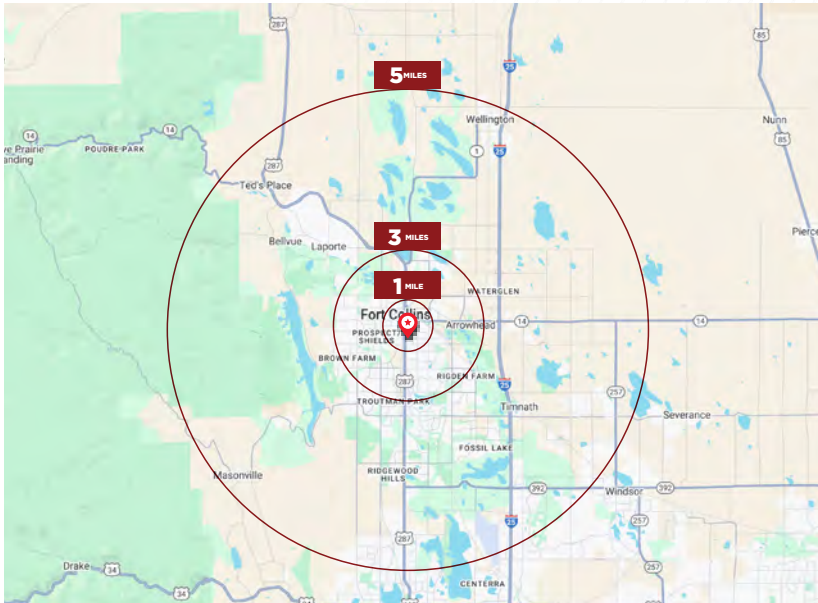
1,639 SF AVAILABLE

**RATE: \$3,250/MONTH
GROSS + UTILITIES**

INTERIOR PHOTOS



DEMOGRAPHICS



2025 POPULATION

1 MILE	17,146
3 MILES	115,347
5 MILES	175,518



2030 POPULATION

1 MILE	18,044
3 MILES	117,614
5 MILES	179,899



2025 HOUSEHOLDS

1 MILE	5,877
3 MILES	47,437
5 MILES	72,380



2025 AVERAGE HOUSEHOLD INCOME

1 MILE	\$90,761
3 MILES	\$99,160
5 MILES	\$111,678



FOR MORE INFORMATION, PLEASE CONTACT:

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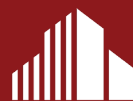
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