



OFFICE SPACE FOR LEASE

Available Size: 2,125 SF

Lease Rate: \$8.50/SF NNN

Estimated NNN: \$7.50/SF

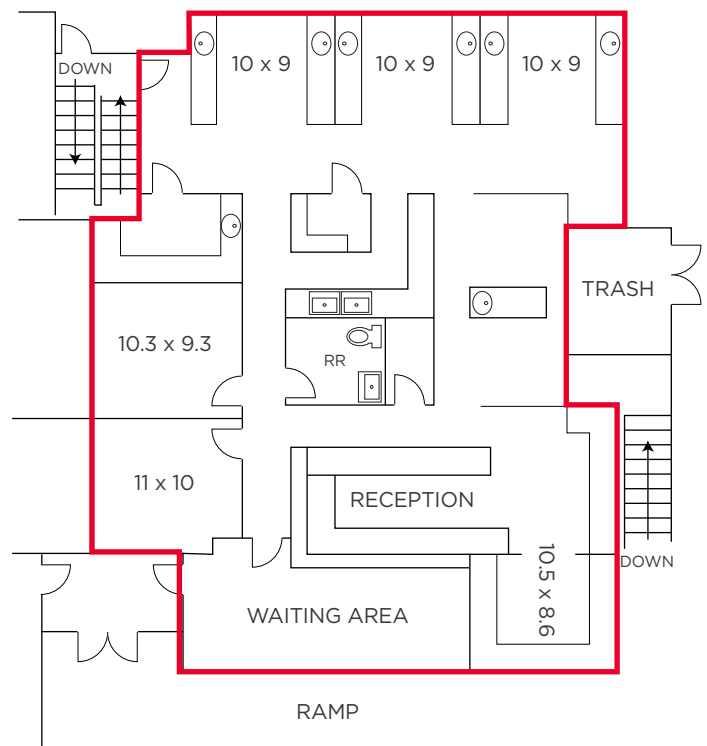
Est. Total Rent: \$2,830/Month

This office property is ideally located on Riverside Avenue with high traffic counts and great visibility. Its central location and proximity to UC Health/Poudre Valley Hospital along with many other health/medical businesses promotes exposure and opportunity. While it is currently built out as a dental office, there is the potential to turn it into an open floor plan. *Please see reverse for aerial and demographics.*

PROPERTY HIGHLIGHTS

- Medical/dental office
- Great visibility
- Potential for open floor plan
- Central location

CLICK TO VIEW CONCEPT OPTIONS





Demographics	CoStar, 2019	
	1 Mile	3 Miles
Population	7,086	87,141
Households	3,010	36,015
Daytime Employees	13,498	78,691
Population Growth '19-'24	8.11%	9.29%
Household Growth '19-'24	7.34%	9.53%



For more information, please contact:

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