



**CUSHMAN &
WAKEFIELD**

FOR LEASE

1300 Riverside Avenue

Fort Collins, Colorado 80525



UPSCALE OFFICE SUITES | HEART OF FORT COLLINS

Lease Rate: \$14-\$16/SF NNN | NNN: \$6.39/SF (Estimated)



PROPERTY FEATURES

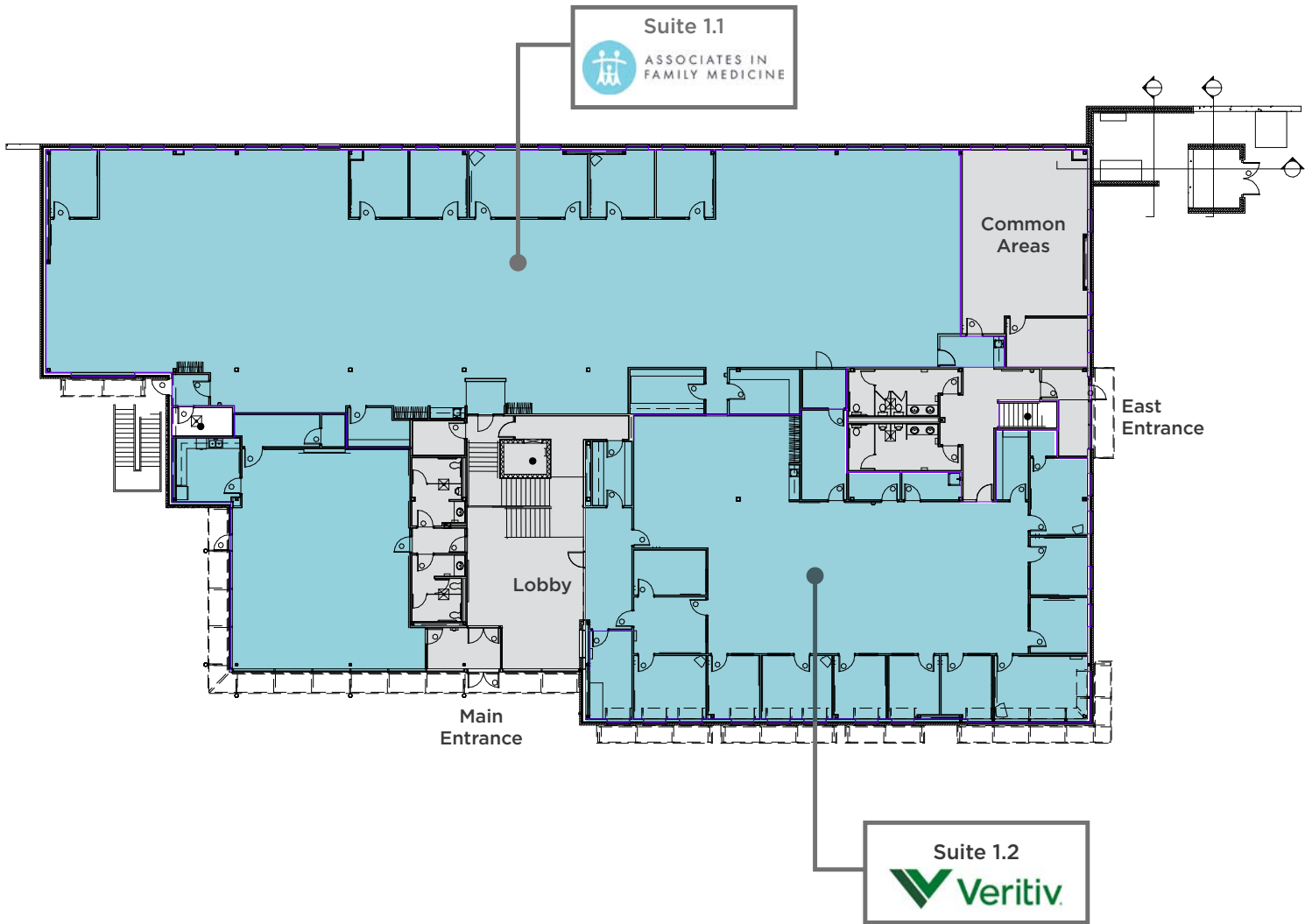
Building Size	37,226 SF
Availabilities	Suite 2.4: 2,296 SF (Available Now) Suite 2.2: 2,619 SF (Available 1/15/2021)
YOC	2005
Floors	2
Elevator	Yes
Signage	Building and monument
Tenancy	Multi

PROPERTY HIGHLIGHTS

- Easy access to old town Fort Collins, Colorado State University and UHealth Poudre Valley Health System
- Upscale office suites with modern finishes
- Abundant parking
- Visibility to over 25,000 vehicles per day on Riverside Avenue
- Common area/lobby renovations recently completed
- Furniture available for use



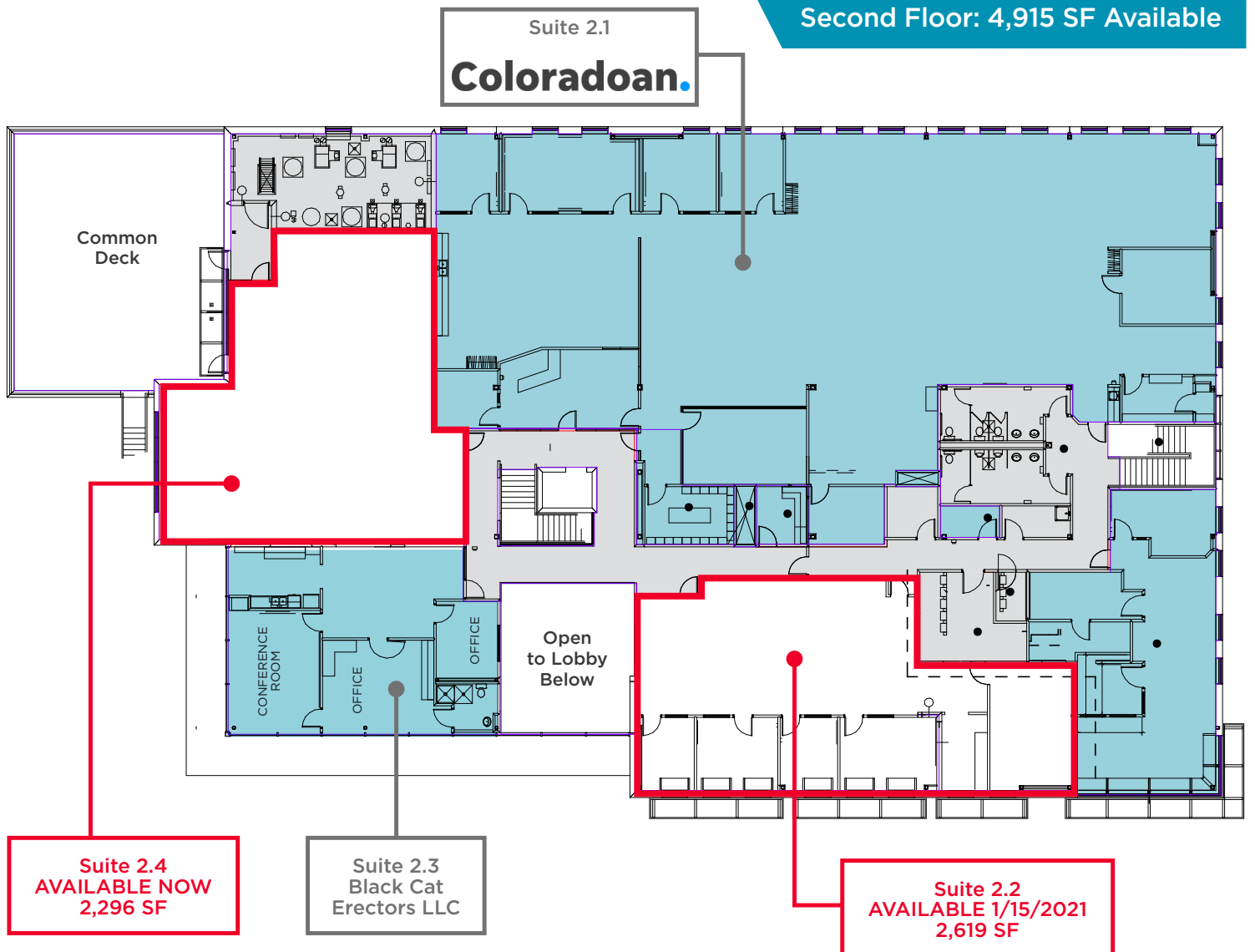
First Floor: Fully Leased



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Second Floor: 4,915 SF Available





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Demographics	CoStar, 2020		
	1 Mile	3 Miles	5 Miles
2020 Population	6,432	87,361	173,446
Est. 2025 Population	6,793	93,592	185,324
Pop. Growth 2020-2025	5.61%	7.13%	6.85%
2020 Households	2,849	36,188	70,341
HH. Growth 2020-2025	5.37%	7.38%	6.99%



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