



**CUSHMAN &
WAKEFIELD**

FOR LEASE

2000 South College Avenue

Fort Collins, Colorado 80525

FAÇADE RENOVATIONS PENDING



**MIDTOWN OFFICES
FOR LEASE**

**LEASE RATE:
\$12.00/SF NNN**

**NNN: \$8.25/SF
(INCLUDES UTILITIES)**

This property is located in the heart of Midtown Fort Collins at 2000 South College Avenue. This 18,727 square foot multi-tenant office building is anchored by Chase Bank on the main floor and has immediate access and visibility from College Avenue. The building is undergoing exterior façade improvements as well as landscaping upgrades and will soon undergo interior common area renovations. The property is well-equipped to fit small office users as well as larger employers in need of ample parking and access to Fort Collins and the greater Northern Colorado area.

Property Features

Building Size	18,727 SF
Available Size	Suite 220: 779 SF Suite 305: 745 SF Suite 308: 1,771 SF
YOC	1979
Floors	3
Elevator	Yes
Signage	Monument

Property Highlights

- Heart of midtown Fort Collins
- Adjacent to Spring Creek Trail
- Abundant parking
- Over 86,000 vehicles per day on College Avenue at Spring Park Drive
- Building façade and landscaping improvements currently in construction phase

FIRST FLOOR

Fully Leased
CHASE 

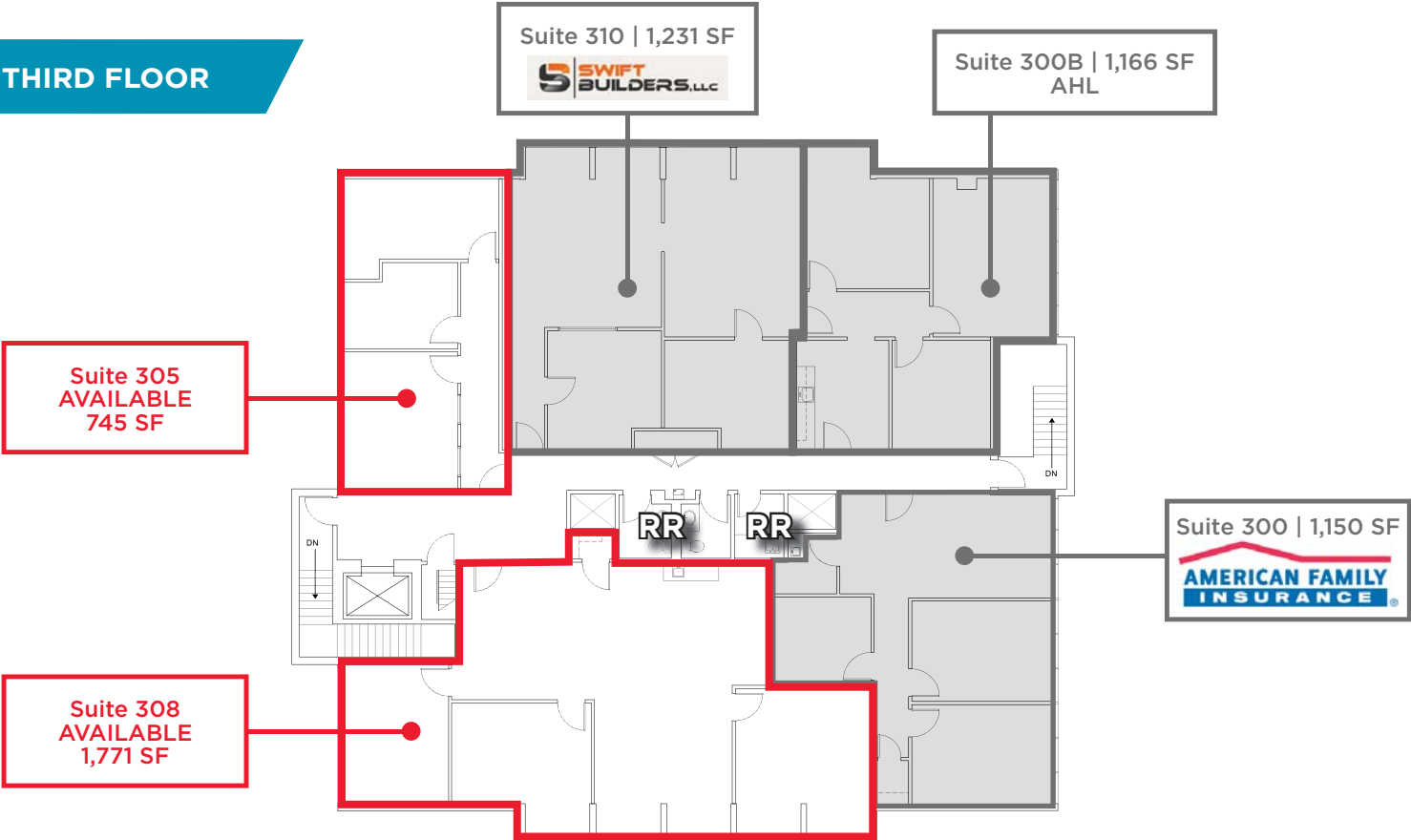


2000 South College
Chase Bank Building
Level 1 Plan

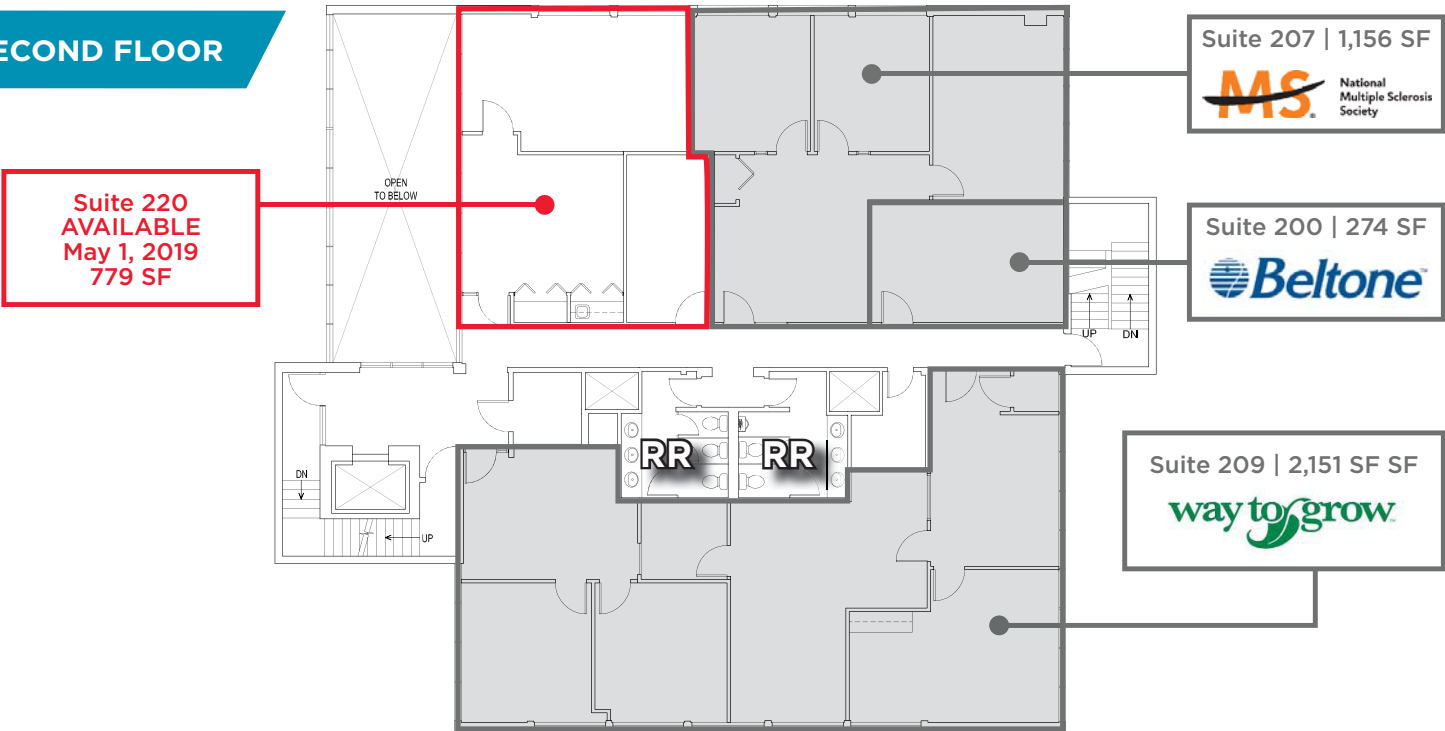
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THIRD FLOOR



SECOND FLOOR



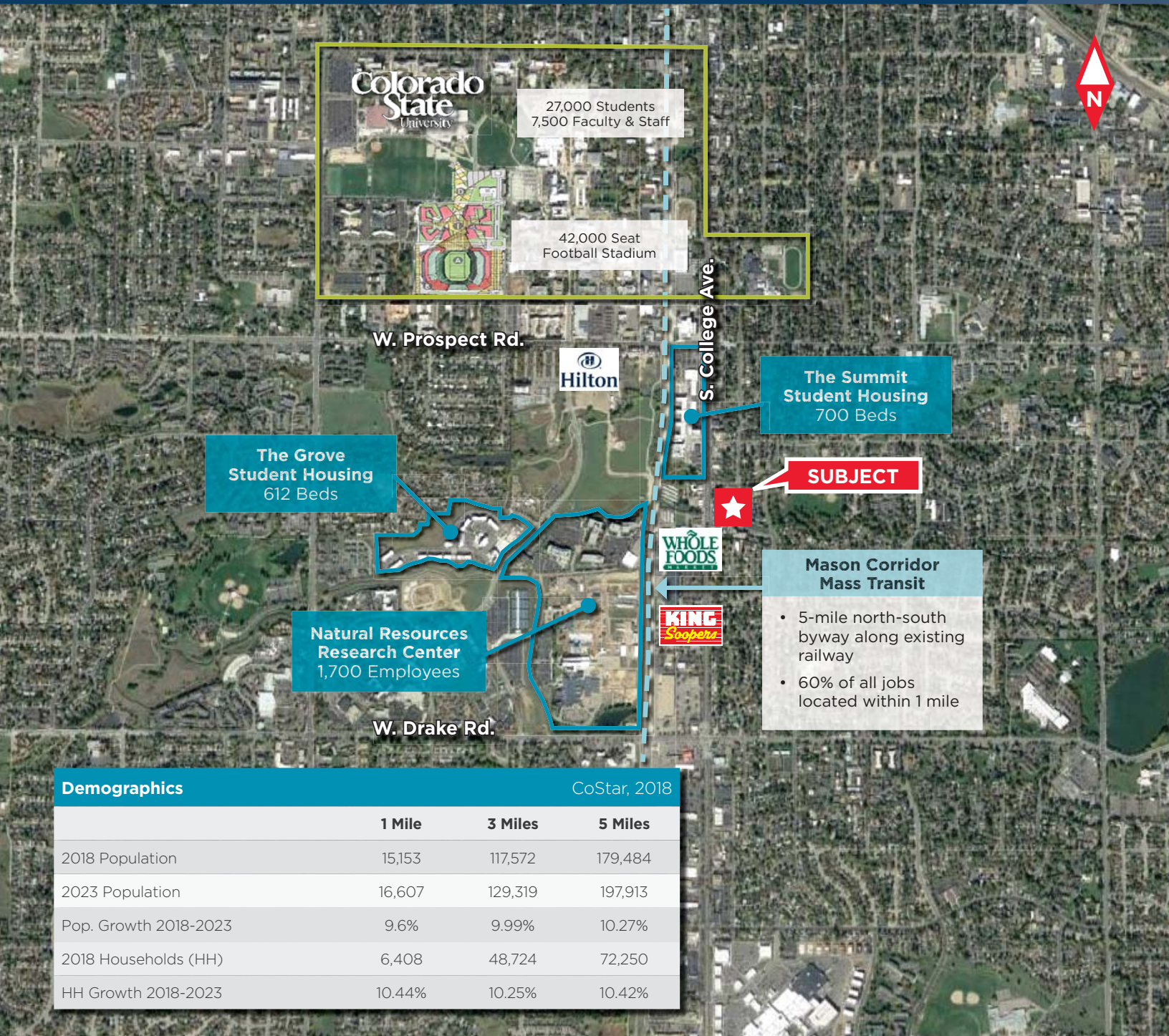


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Demographics

CoStar, 2018

	1 Mile	3 Miles	5 Miles
2018 Population	15,153	117,572	179,484
2023 Population	16,607	129,319	197,913
Pop. Growth 2018-2023	9.6%	9.99%	10.27%
2018 Households (HH)	6,408	48,724	72,250
HH Growth 2018-2023	10.44%	10.25%	10.42%

For more information, please contact:

Nate Heckel
Director

+1 970 267 7724
nate.heckel@cushwake.com

Tyler Murray
Senior Associate

+1 970 267 7404
tyler.murray@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525

T +1 970 776 3900
F +1 970 267 7419

cushmanwakefield.com