

113 SOUTH COLLEGE AVENUE

FORT COLLINS, COLORADO 80524

**4,225 SF OLD TOWN FORT COLLINS OFFICE SPACE**

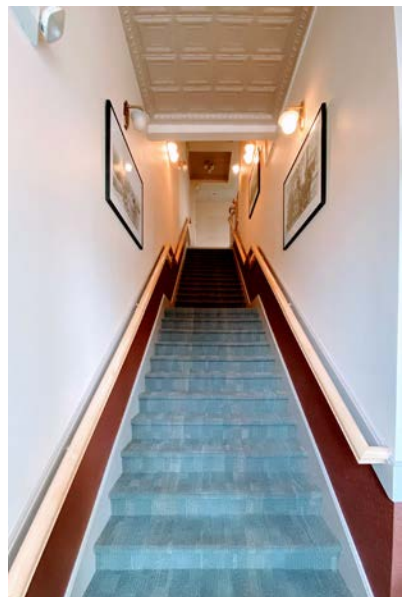
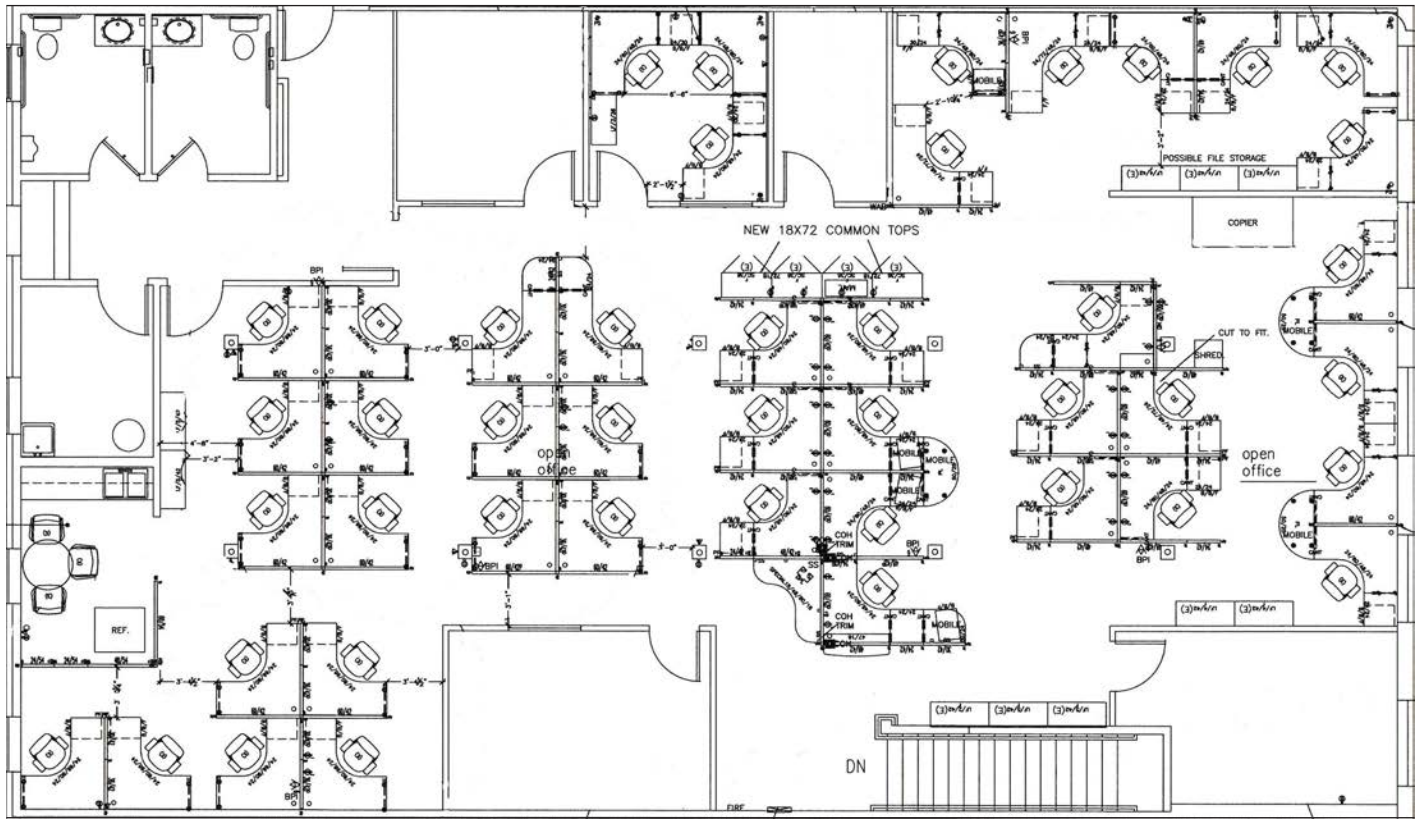
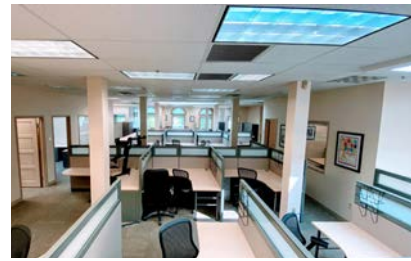
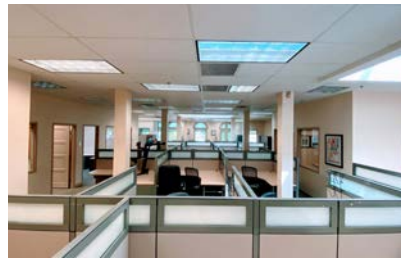
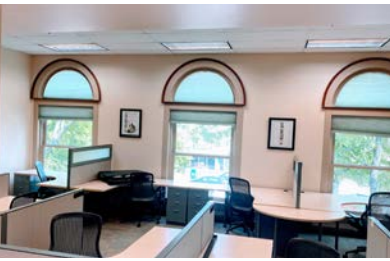
Lease Rate: \$15.50/SF NNN | NNN Expenses: \$5.84/SF



This extremely desirable location in downtown Fort Collins has high visibility and the property has window signage on College Avenue. Located on the west side of College Avenue between Mountain Avenue and Olive Street, this 4,225 square foot 2nd floor space has charm and character with its recent renovations and arched windows overlooking College Avenue as well as a view of the Mountains. 113 South College is located in near proximity to the Mason Street parking garage with 900 parking spaces.

PROPERTY HIGHLIGHTS

- Outstanding Old Town Fort Collins location with mountain views
- Features 4 private offices, 2 private restrooms, 1 conference room, kitchenette and large open cubicle area
- Walking distance to countless businesses and amenities
- Enjoys heavy foot traffic from Colorado State University
- Window signage available fronting College Avenue



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CITY OF FORT COLLINS AREA HIGHLIGHTS

Fort Collins, one of the healthiest cities in the U.S., boasts award winning schools, beautiful outdoor facilities, and a flourishing arts scene. Additionally, residents can visit any of the unique breweries, shops and restaurants located in the area.

The Fort Collins economy has a mix of manufacturing and service-related businesses. Many high-tech companies have relocated to Fort Collins because of the resources of Colorado State University and its research facilities.

Fort Collins is also home to many small businesses and entrepreneurial ventures. The Larimer Small Business Development Center helps small businesses in the area get started and become profitable while the Northern Colorado Economic Alliance attracts business while stimulating relevant economic opportunity and job growth for the region.

Other factors that attribute to the entrepreneurial climate of Fort Collins are Colorado State University's College of Business and its Institute for Entrepreneurship Center and the Rocky Mountain Innosphere, helping new clean energy, technology, and scientific startup companies get started.

MAJOR EMPLOYERS

- Advanced Energy Industries, Inc.
- Anheuser Busch
- Banner Health
- Colorado State University
- Columbine Health Systems
- Hewlett-Packard Enterprise
- Kaiser Permanente
- Platte River Power Authority
- University of Colorado Health
- Water Pik
- Woodward
- Xcel Energy Co.



MSA DEMOGRAPHIC HIGHLIGHTS

- As of 2019 the region's population increased by 10.1% since 2014, growing by 32,583. Population is expected to increase by 6.3% between 2019 and 2024, adding 22,497.
- From 2014 to 2019, jobs increased by 15.5% in Fort Collins, CO from 163,088 to 188,291. This change outpaced the national growth rate of 7.3% by 8.2%. As the number of jobs increased, the labor force participation rate increased from 66.8% to 70.7% between 2014 and 2019.

Source: EMSI, 2020



2019 TOTAL POPULATION

168,623



2019 TOTAL HOUSEHOLDS

67,047



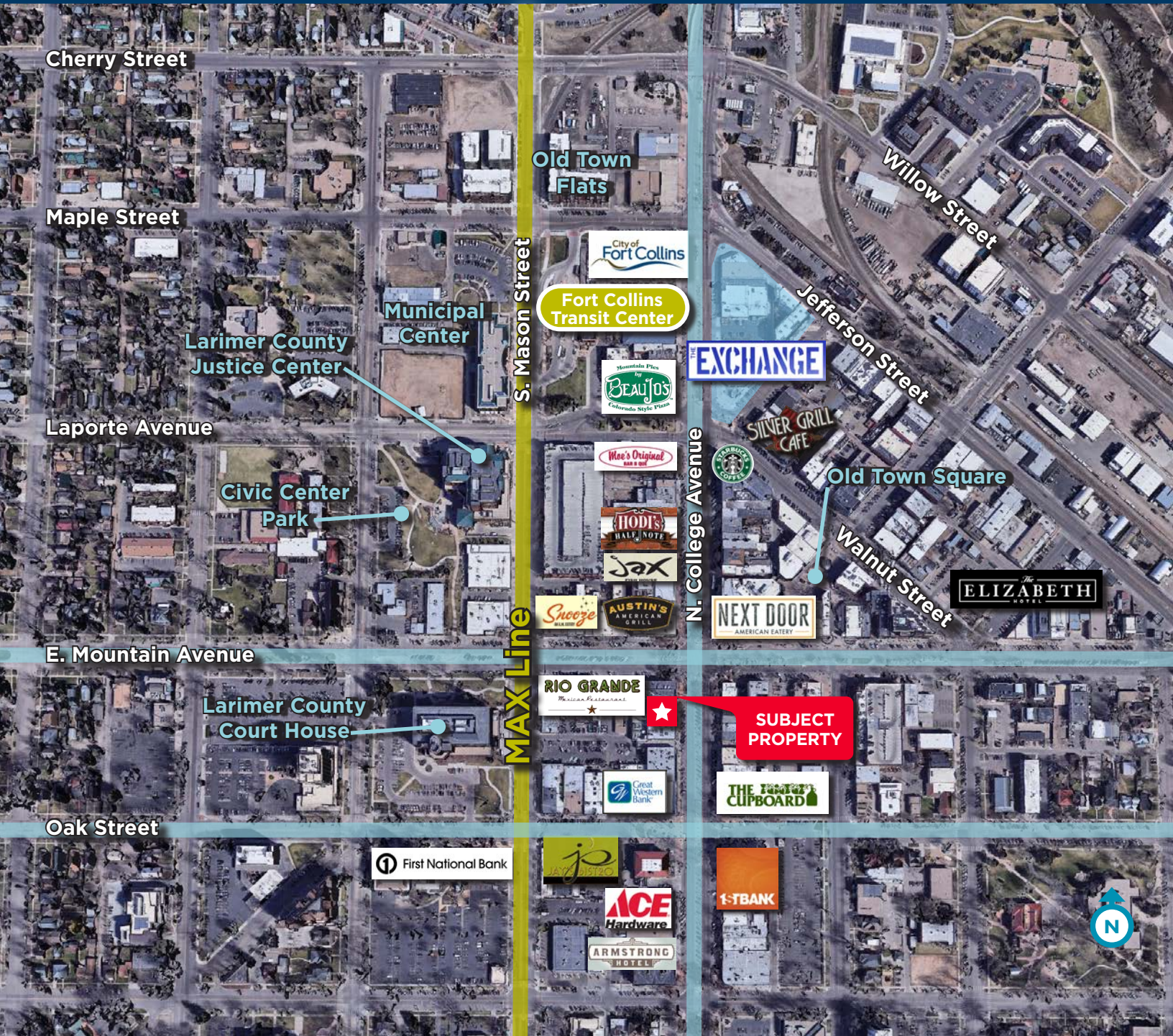
2019 MEDIAN HOUSEHOLD INCOME

\$63,332

Source: ESRI, 2020

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