

FOR LEASE

3506 Lochwood Drive

Suite B | Fort Collins, Colorado 80525



**OFFICE SPACE
FOR LEASE**

**LEASE RATE:
\$16.00/SF FSG**

**CENTRAL FORT
COLLINS LOCATION**

**RECENTLY
RENOVATED**

This property is centrally located in the heart of Fort Collins near many amenities, including the Collindale Golf Course, Foothills Mall and an abundance of restaurants and shopping. The building has been recently renovated to suit general office, medical/dental or senior related uses. Suite A is a newly finished dentist office. Suite B is available and ready for tenant finish. With a population of almost 93,000 within 3 miles, this is a perfect location for almost any business. *Please see reverse for aerial and demographics.*

Property Features

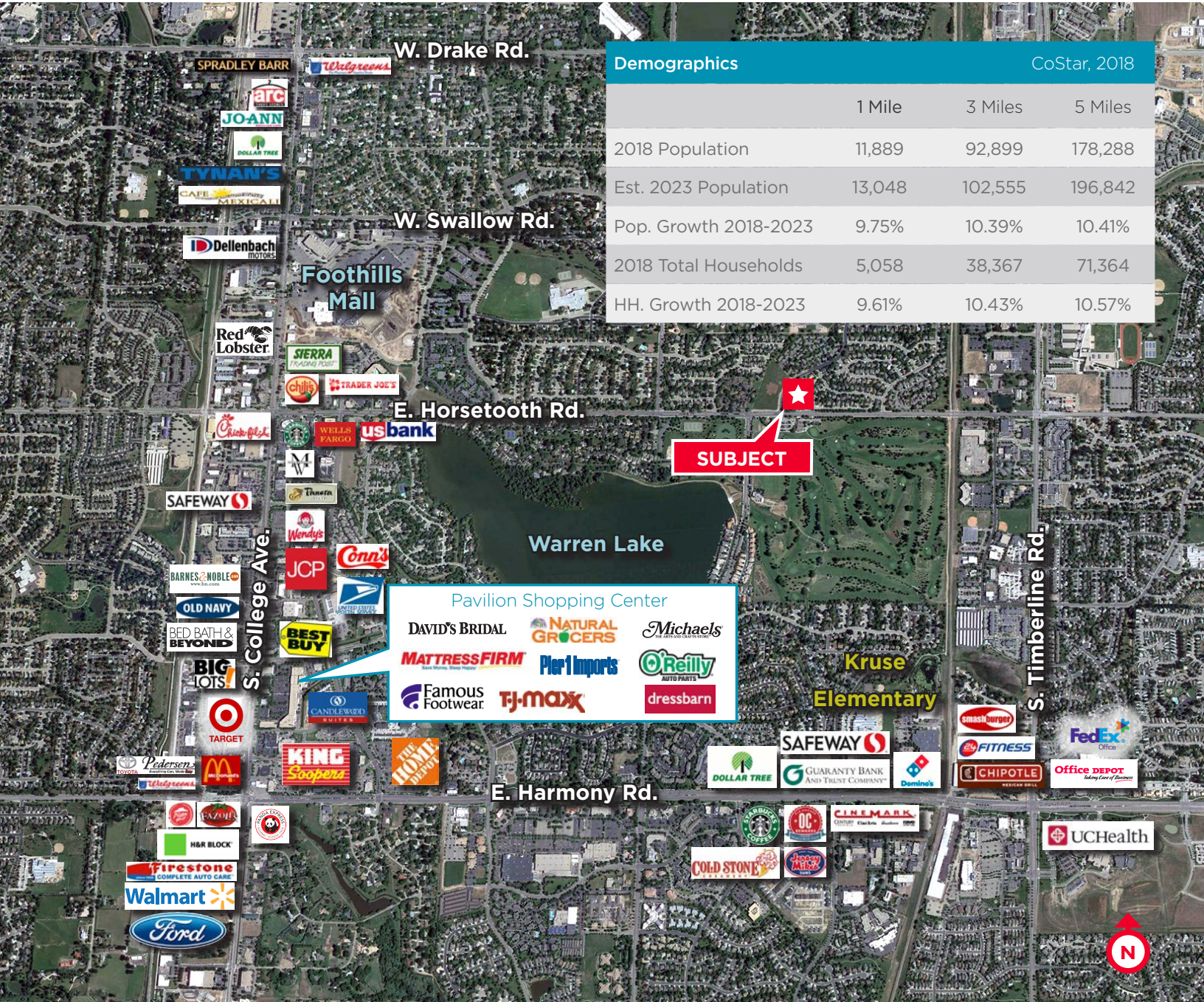
Available Size	Suite B: 1,595 SF
Site Size	0.71 Acre (30,998 SF)
YOC/YOR	1988/2018
ADA	Yes
Zoning	Commercial
Possible Uses	Office Medical/Dental



FOR LEASE

3506 Lochwood Drive

Suite B | Fort Collins, Colorado 80525



Demographics	CoStar, 2018		
	1 Mile	3 Miles	5 Miles
2018 Population	11,889	92,899	178,288
Est. 2023 Population	13,048	102,555	196,842
Pop. Growth 2018-2023	9.75%	10.39%	10.41%
2018 Total Households	5,058	38,367	71,364
HH. Growth 2018-2023	9.61%	10.43%	10.57%

Pavilion Shopping Center

DAVID'S BRIDAL NATURAL GROCERS Michaels
 MATTRESS FIRM Pier 1 Imports O'Reilly
 Famous Footwear TJ-MAXX dressbarn

For more information, please contact:

Nate Heckel
 Director
 +1 970 267 7724
 nate.heckel@cushwake.com

772 Whalers Way, Suite 200
 Fort Collins, Colorado 80525
 T +1 970 776 3900
 F +1 970 267 7419

cushmanwakefield.com

Jason Ortiz
 +1 970 214 1409
 jason@cstonerea.com

Cornerstone Real Estate
 Investment Advisors, LLC
 2706 Balmoral Court
 Fort Collins, Colorado 80525

T +1 970 221 4524