



AVAILABLE FOR LEASE

1740 SOUTH COLLEGE AVE
FORT COLLINS, COLORADO 80525



MIDTOWN SMALL OFFICES FOR LEASE

1740 South College Avenue in Fort Collins is an 2,855 square foot freestanding building located directly on College Avenue in Midtown Fort Collins. This building is located near CSU at fully signalized intersection, and has two offices available with large windows and a closet, private exterior entrance into each suite, access to shared restroom, kitchen, and parking.

Please see reverse for aerial.

Lease Rates

Smaller Office	\$700/month gross
Larger Office	\$800/month gross

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DEMOGRAPHICS	CoStar, 2024		
	2 Miles	5 Miles	10 Miles
2024 Population (Pop.)	69,026	179,036	267,957
2029 Pop. Projection	73,496	189,297	285,268
2024 Households (HH)	28,098	72,887	106,084
2024 Avg. HH Income	\$79,565	\$97,441	\$107,654

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