

4836 S. COLLEGE AVENUE

FORT COLLINS, CO 80525



PROPERTY DESCRIPTION

Five professional office suites are now available for lease in this recently updated Fort Collins building. The property has been refreshed with a modernized exterior and two newly constructed parking lots, offering tenants and clients a polished first impression and convenient, expanded parking.

Tenants also benefit from a welcoming, spacious, light-filled lobby featuring skylights and a sitting area — a great space to greet clients or customers before their appointment. Ideal for a variety of office, retail, business users. Excellent Location just blocks off the College Ave./Harmony Rd. intersection near numerous restaurants and amenities.

OFFERING SUMMARY

- Office Suites Available For Lease
- Sizes 492 SF - 1,279 SF Suites
- Lease Rate - \$15.00 / SF + \$6.11 NNN
- Zoning - General Commercial District (GC)
- Newly Renovated Building Exterior

KEY HIGHLIGHTS

- Monument Signage Available
- ADA Compliant
- New Parking Lots Front and Back
- Office Furnishings Negotiable
- Great Location near Harmony/College Intersection
- VPD - College 33,000, Harmony 42,000



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Each office independently owned & operated. All information contained herein is deemed reliable but not guaranteed.

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LINKS

- Video
<https://luxeprecision-media.aryeo.com/videos/01a001b0-0132-72ed-a639-f6a63c9e2922>
- Website
<https://luxeprecision-media.aryeo.com/sites/4836-s-college-ave-fort-collins-co-80525-27635027/brand-ed>



UTILITY PROVIDERS

- Electric Separate
- Gas Included
- Water Included
- Trash Included
- Internet Separate



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FOR LEASE | PROFESSIONAL OFFICE SUITES

ADDITIONAL PHOTOS

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REMAX
COMMERCIAL
Alliance

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UPPER LEVEL



SUITE SIZES:

- Suite A - 787 SF
- Suite B - 787 SF
- Suite C - 1,279 SF
- Suite D - 492 SF
- Suite E - 951 SF

MONTHLY LEASE RATES:

- Suite A - \$1,384.46
- Suite B - \$1,384.46
- Suite C - \$2,249.97
- Suite D - \$865.51
- Suite E - \$1,672.96



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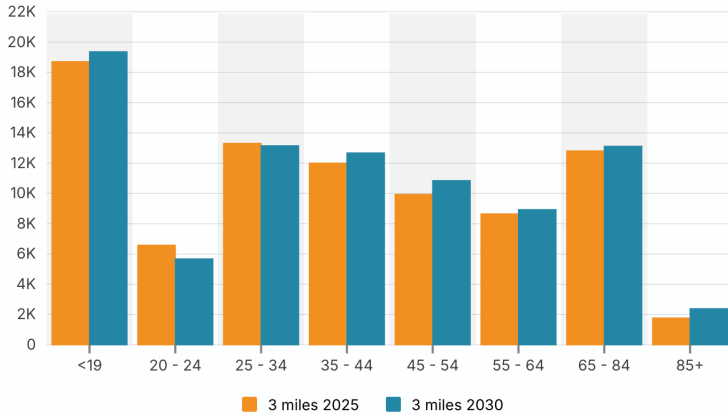
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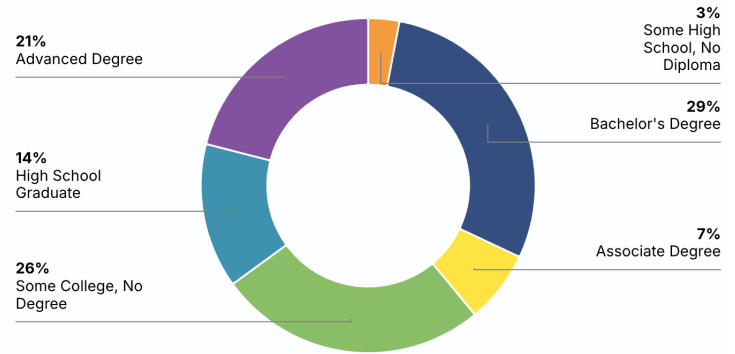
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Population By Age



Educational Attainment



3 miles 2025 % of Population

POPULATION

2020 Population
2025 Population
2030 Population Projection
Annual Growth 2020-2025
Annual Growth 2025-2030
Median Age
Bachelor's Degree or Higher
US Armed Forces

2 MILE

36,536
36,743
37,733
0.1%
0.5%
39
53%
40

3 MILE

82,740
83,787
86,164
0.3%
0.6%
37.6
51%
84

5 MILE

162,886
169,951
175,698
0.9%
0.7%
33.4
51%
333

INCOME

Avg Household Income
Medial Household Income
< \$25,000
\$25,000 - 50,000
\$50,000 - 75,000
\$75,000 - 100,000
\$100,000 - 125,000
\$125,000 - 150,000
\$150,000 - 200,000
\$200,000+

2 MILE

\$121,163
\$96,333
1,724
2,270
2,352
1,865
1,740
1,312
2,226
2,386

3 MILE

\$119,724
\$94,615
3,659
5,084
5,454
3,963
4,095
2,917
4,268
5,173

5 MILE

\$108,120
\$81,324
10,379
11,399
10,366
8,058
7,318
4,884
7,189
8,772



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