



PROPERTY DETAILS

Available Space:

Suite B 101: +/-2,580 RSF

Lease Rate: \$13.50 - \$14.00/SF NNN

Proposed Use:

- Insurance
- Accounting
- Engineering
- Marketing and Design
- Financial Services

Co-Tenants:

- Medical Psychology Associates
- Bolz CPA
- Gordo Roofing
- Essential Wellness
- Rank & Rise Marketing

Dallas Landry

Broker Associate

970.581.0679

dallas@lcrealestategroup.com

co-listed with:

Jerry Graham

Broker Associate

720.938.0573

gghomes970@gmail.com



FOSSIL CREEK OFFICE PARK

LEASE RATE: \$13.50-\$14/SF NNN (EST. \$4.00/SF)

- Functional move-in ready office space located in a quiet easily accessible office park
- Main floor space offers open reception/waiting area, three private offices, conference room, kitchenette, storage and private restrooms
- Ideal for any professional office use, offering quick access to Fort Collins and Loveland from US Highway 287
- Ample off-street parking and abundant natural light in entire space



DEMOGRAPHICS (Source: STDB Online 2026, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	8,120	76,532	160,961
Avg. HH Income	\$129,375	\$128,109	\$117,548
Households	3,637	32,394	65,386
Businesses	458	3,537	6,955
Employees	5,233	42,748	91,460



TRAFFIC COUNTS (Source: STDBOnline)

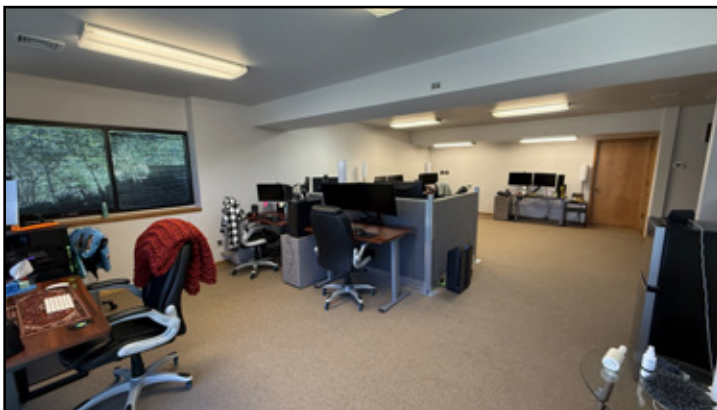
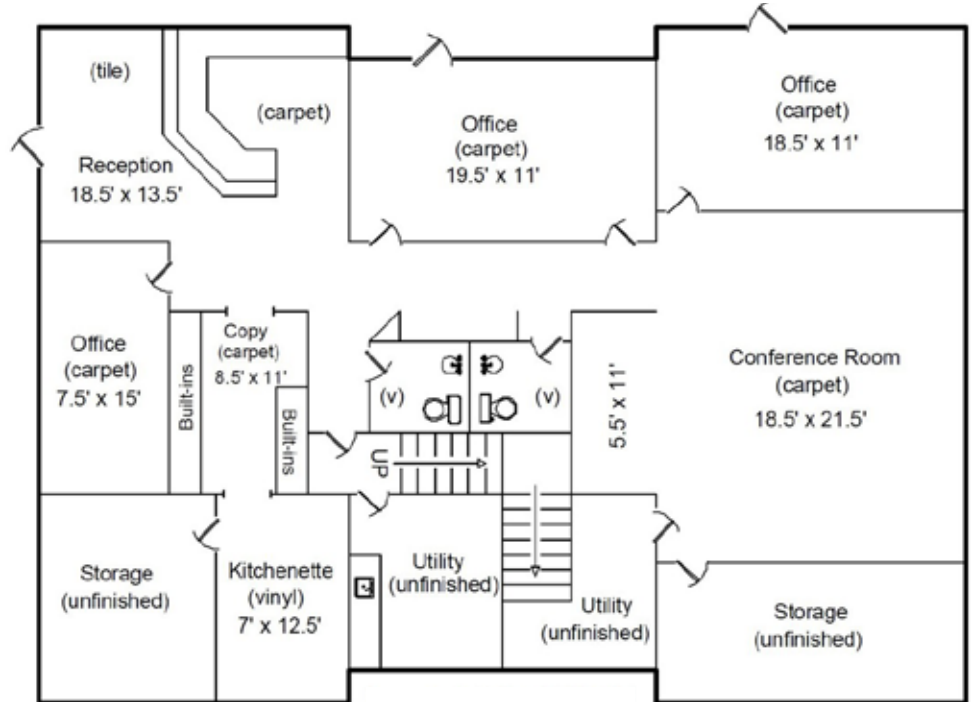
S. College Ave./US Hwy 287 @Cameron Dr.	32,650 VPD
Cameron Dr. @ S. College Frontage Rd.	660 VPD

OFFICE SPACE FOR LEASE

113 Coronado Ct. #B101, Fort Collins, CO

Suite B 101

- +/- 2,580 RSF
- Built-in reception desk, 3 private offices, conference room, kitchenette and restrooms
- Abundant storage space
- Easily accessible from S. College Ave.



The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 9/8/2026

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