



**CUSHMAN &
WAKEFIELD**

FOR LEASE

605 South College Avenue

Fort Collins, Colorado 80524



LEASE RATES

Suite 101: \$2,500/Month (Utilities Included) | Available 7/1/2021

Garden Level Office: Negotiable / Contact Broker

Located on the corner of College Avenue and Myrtle Street in Old Town Fort Collins, this property provides great exposure to a high traffic area. This prominent art deco building, 2 blocks from Colorado State University, was designated as a historic landmark in 2005 and includes monument signage, private parking and great proximity to countless amenities, restaurants and major businesses.

Please see reverse for aerial and floor plans.

PROPERTY FEATURES

Available Sizes	Suite 101: 1,208 SF (available 7/1/2021) Garden Level Office: 108 - 2,000 SF
Site Size	.44 Acre
Gross Building Size	7,344 SF
Year Built / Renov.	1938 / 2017
HVAC	GFAC
Building Exterior	Stucco with brick accents
Parking	Four spaces included in a private lot, plus street parking, as well as additional spaces for \$40/month in the church lot across the street
Zoning	CC, Community Commercial

GARDEN LEVEL OFFICES

- 108 - 2,000 SF
- Two restrooms; one shower
- 2 Private entrances
- 9' Ceilings
- New flooring, doors, paint/general finishes throughout
- 2 Furnished kitchenette's
- Waiting area with built in TV

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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 2018 the region's MSA population increased by 10.9% since 2013, growing by 34,553. MSA population is expected to increase by 6.5% between 2018 and 2023, adding 22,804. (EMSI, 2019)
- From 2013 to 2018, jobs increased by 17.8% in Fort Collins, CO from 157,932 to 185,988. This change outpaced the national growth rate of 8.5% by 9.3%. As the number of jobs increased, the labor force participation rate increased from 64.4% to 70.2% between 2013 and 2018. (EMSI, 2019)

Source: EMSI, 2019



2019 TOTAL POPULATION

168,623



2019 TOTAL HOUSEHOLDS

67,047



2019 MEDIAN HOUSEHOLD INCOME

\$63,332

Source: ESRI, 2019

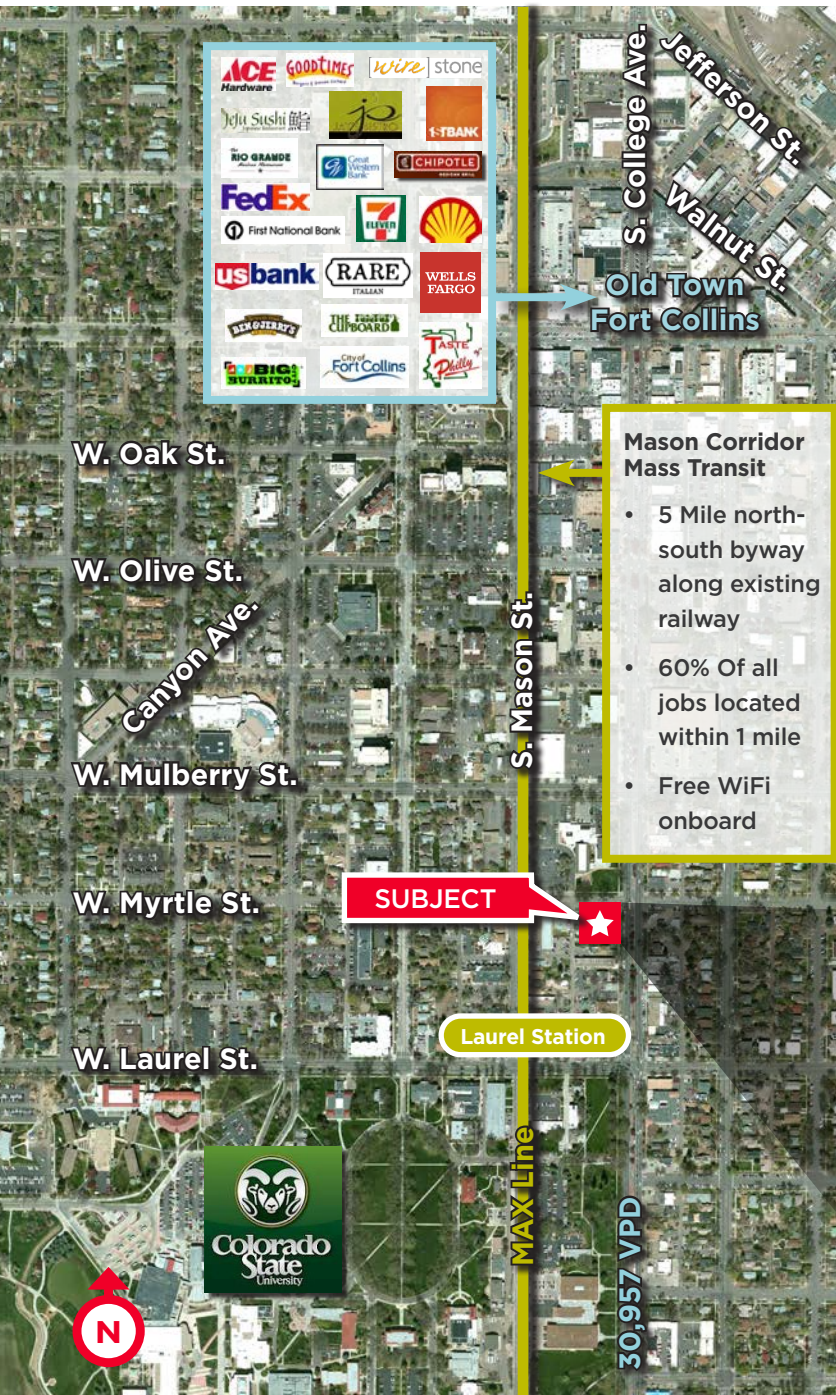


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