

**LEASE RATE****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	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

FOR LEASE

605 South College Avenue

Fort Collins, Colorado 80524

MAIN LEVEL

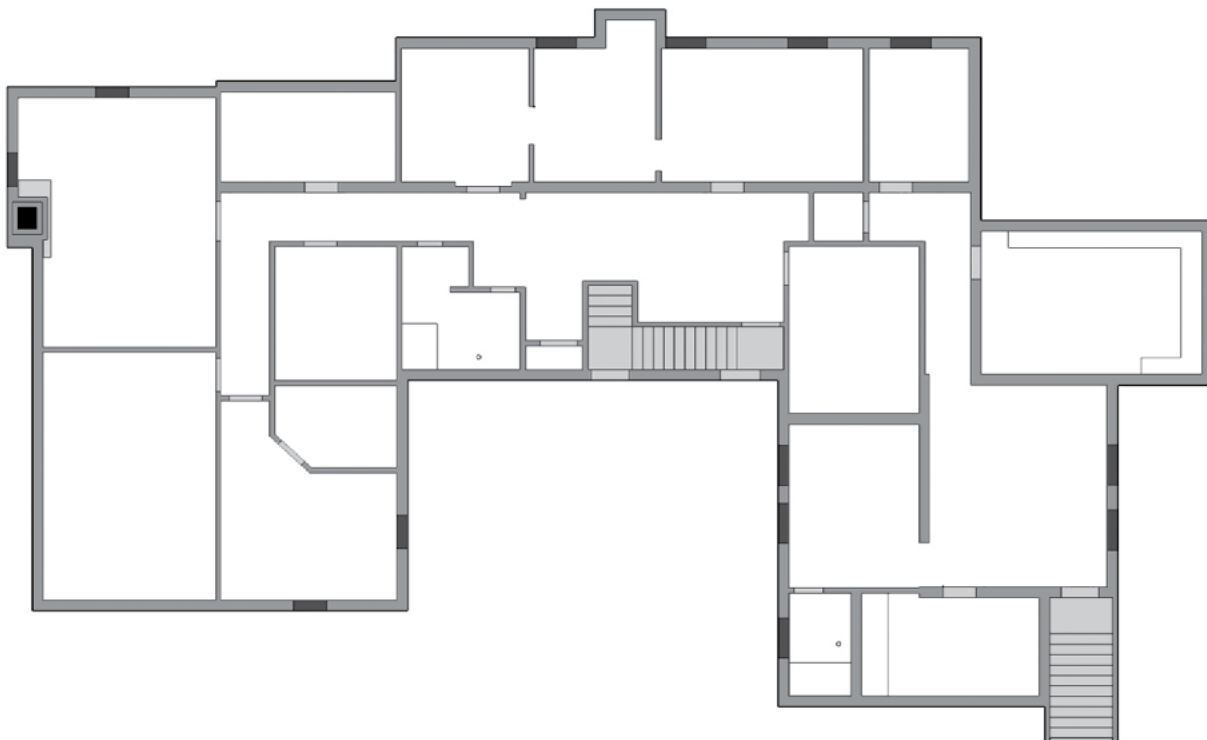


GARDEN LEVEL OFFICES

108 - 2,000 SF

Myrtle Street with Street Parking

Parking Lot



College Avenue

FOR LEASE

605 South College Avenue

Fort Collins, Colorado 80524



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 2020 the region's population increased by 8.0% since 2015, growing by 26,791. Population is expected to increase by 9.1% between 2020 and 2025, adding 32,936.
- From 2015 to 2020, jobs increased by 8.5% in Fort Collins, CO from 170,872 to 185,432. This change outpaced the national growth rate of 0.0% by 8.5%. As the number of jobs increased, the labor force participation rate increased from 76.3% to 85.4% between 2015 and 2020.

Source: EMSI, 2021



2021 TOTAL POPULATION

173,035



2021 TOTAL HOUSEHOLDS

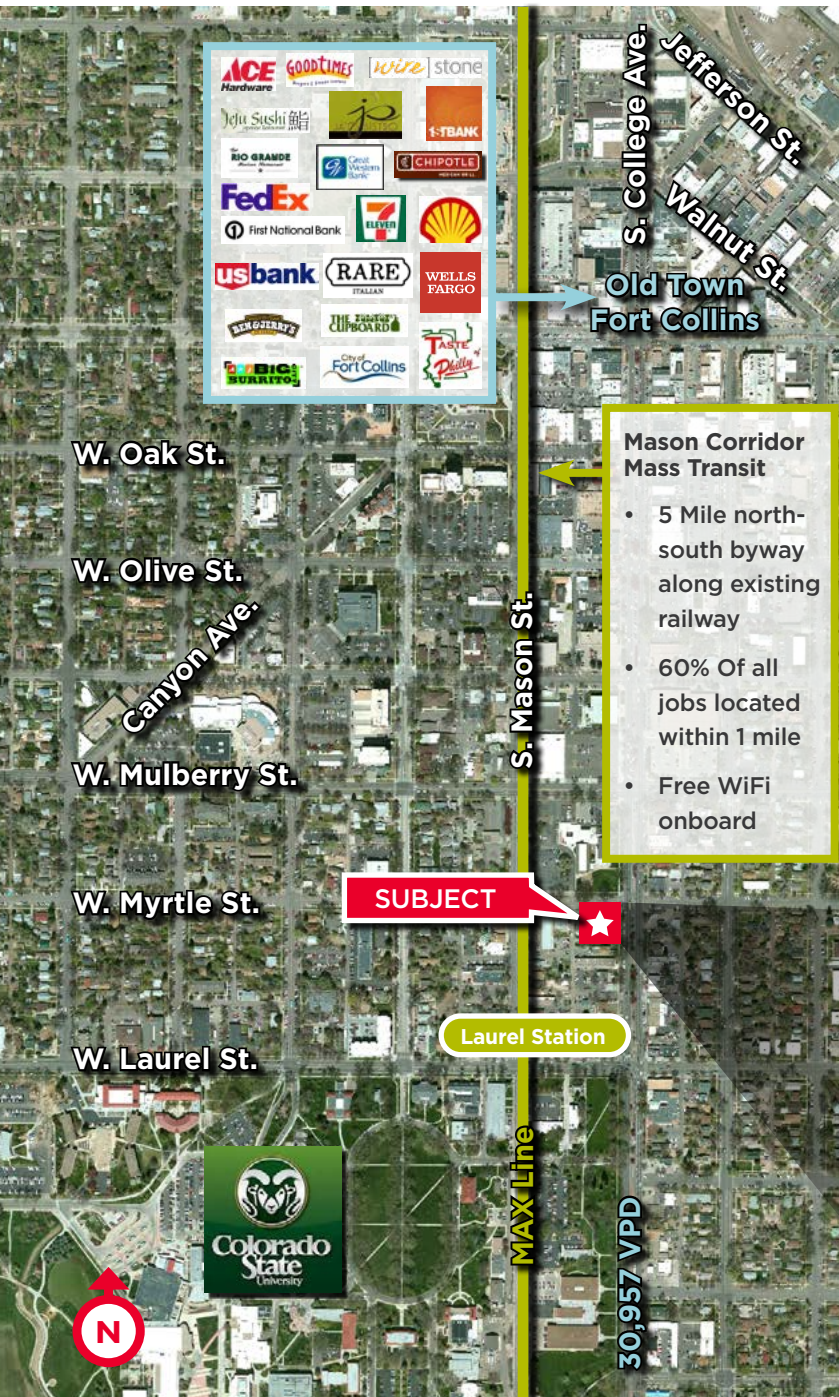
69,655



2021 MEDIAN HOUSEHOLD INCOME

\$68,077

Source: ESRI, 2021



For more information, please contact:

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