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.

**LEASE RATE**

**Garden Level Office:** Negotiable / Contact Broker

**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
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