



2301 Research Blvd
Fort Collins, CO 80526

For Lease



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Fort Collins, CO 80526



Suites 105, 201, 202

For more information
please contact :

Rick Callan
Senior Real Estate Analyst
Or
John Slack
Commercial Property Manager

CSURF
2537 Research Blvd., Suite 200
Fort Collins, CO 80526

T 970.491.2625
F 970.472.2608

REO@CSURF.ORG

Professional Office Space Available

Lease Rate: \$13.75/SF NNN
(2018 NNN Estimate= \$7.32/SF)

Contemporary, one story office building located north of Drake Road between College Avenue & Shields Street. Close to many amenities including hotel, restaurants, coffee shops, health clubs, retail, and public transit.

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Property Description

Available SF: Suite 201/202 — 3,473 SF

Suite 105—1,545 SF

Building SF: 222,839

Year Built: 1987

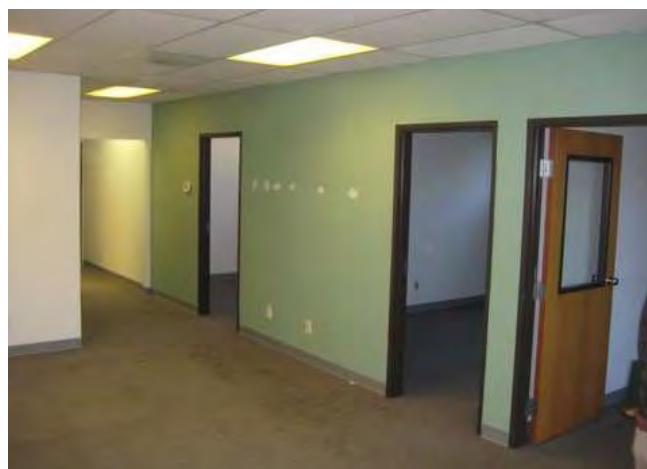
Parking spaces: Ample

Number of Stories: 2



Property Highlights

- Mid-town location near CSU campus, in the Centre for Advanced Technology
- Easy access to public transit (Max & Transfort) and is located on CSU's Around the Horn bus route
- Professional setting with great amenities nearby including common shower facilities & outdoor patio
- Secure electronic access, Century Link & Comcast connectivity

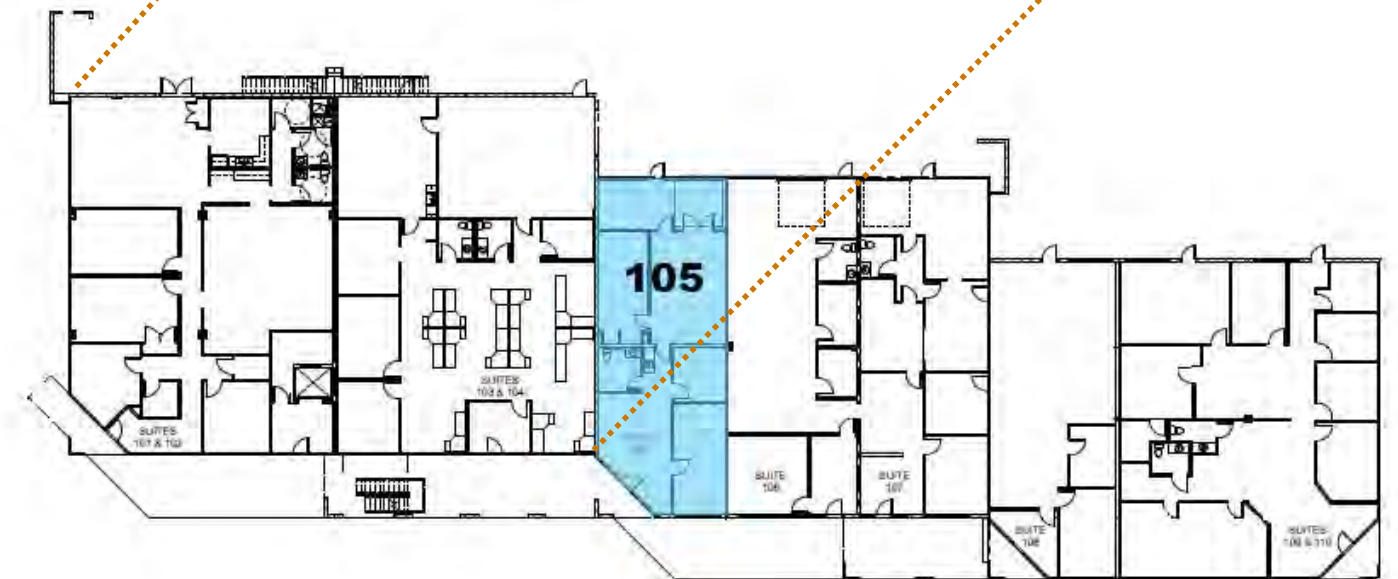
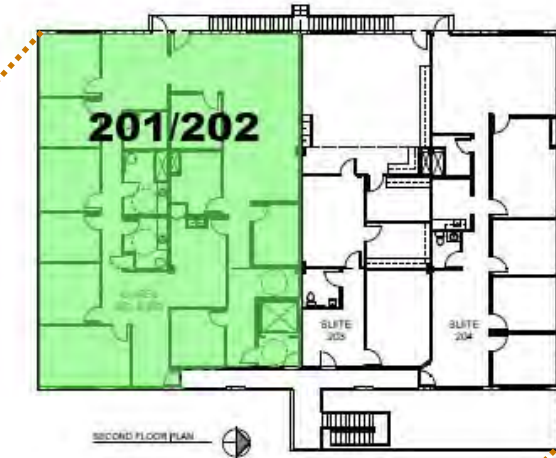


Demographics	(Census '15)		
	1 Mile	3 Miles	5 Miles
Population	12,786	107,010	153,563
Average Household Income	\$49,007	\$59,788	\$70,195

Floor Plans



Second Floor.....



First Floor

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