

MIDTOWN OFFICE SUITES

2000 S. COLLEGE AVENUE | FORT COLLINS, COLORADO 80525



MIDTOWN FORT COLLINS OFFICE SUITES FOR LEASE

Lease Rate: \$14.00/SF NNN | NNN: \$12.79/SF (Includes Utilities)

This property is located in the heart of Midtown Fort Collins at 2000 South College Avenue. This 18,727 SF multi-tenant office building is anchored by Chase Bank on the main floor and has immediate access and visibility from College Avenue. The building has recently undergone exterior facade improvements, with landscaping upgrades and interior common area renovations in progress. The property is well-equipped to fit small office users as well as larger employers in need of ample parking and access to Fort Collins and the greater Northern Colorado area.

AVAILABILITIES

Floor	Suite	Available SF	Availability
2	200 & 207	274-1,430 SF	Now
2	209 & 210	917-2,151 SF	Now
3	300 & 308	1,150-2,921 SF	10/1/2026

PROPERTY HIGHLIGHTS

- Located in the heart of midtown Fort Collins
- Adjacent to Spring Creek Trail
- Abundant parking
- Over 86,000 vehicles per day on College Avenue at Spring Park Drive
- Building façade and landscaping improvements completed in 2019

PROPERTY FEATURES

Building Size	18,727 SF
YOC	1979
Elevator	Yes
Signage	Monument
Tenancy	Multi

SECOND FLOOR

Suite 220 | 686 SF
Brian Collins LLC

SUITE 207
Available
1,156 SF

SUITE 200
Available: Now
274 SF

SUITE 209
Available: 30 Days
1,234 SF

Suite 210
Available
917 SF

THIRD FLOOR

Suite 310 | 1,231 SF
FFTS &
Kyle S. Scott Financial Planning

Suite 305 | 745 SF
Divine Light Reiki &
Massage

Suite 303 | 1,166 SF
HEART Therapy Services

Suite 305-2 | 180 SF
GeoVox Professional
Solutions, LLC

Suite 305-1 | 203 SF
365 Real Property
Management

Suite 300
Available
1,150 SF

Suite 308
Available: 10/1/2026
1,771 SF

2000 SOUTH COLLEGE AVENUE

FORT COLLINS, COLORADO 80525



PROPERTY PHOTOS

Suite 207



Suite 209



Suite 308



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POPULATION

	2 Miles	5 Miles	10 Miles
2025 Population (Pop.)	72,254	185,287	274,247
2030 Pop. Projection	75,269	191,618	284,590

CoStar, 2026

HOUSEHOLDS

	2 Miles	5 Miles	10 Miles
2025 Households (HH)	29,092	74,965	108,402
Average HH Income	\$86,297	\$105,767	\$115,357

CoStar, 2026

For more information, please contact:

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