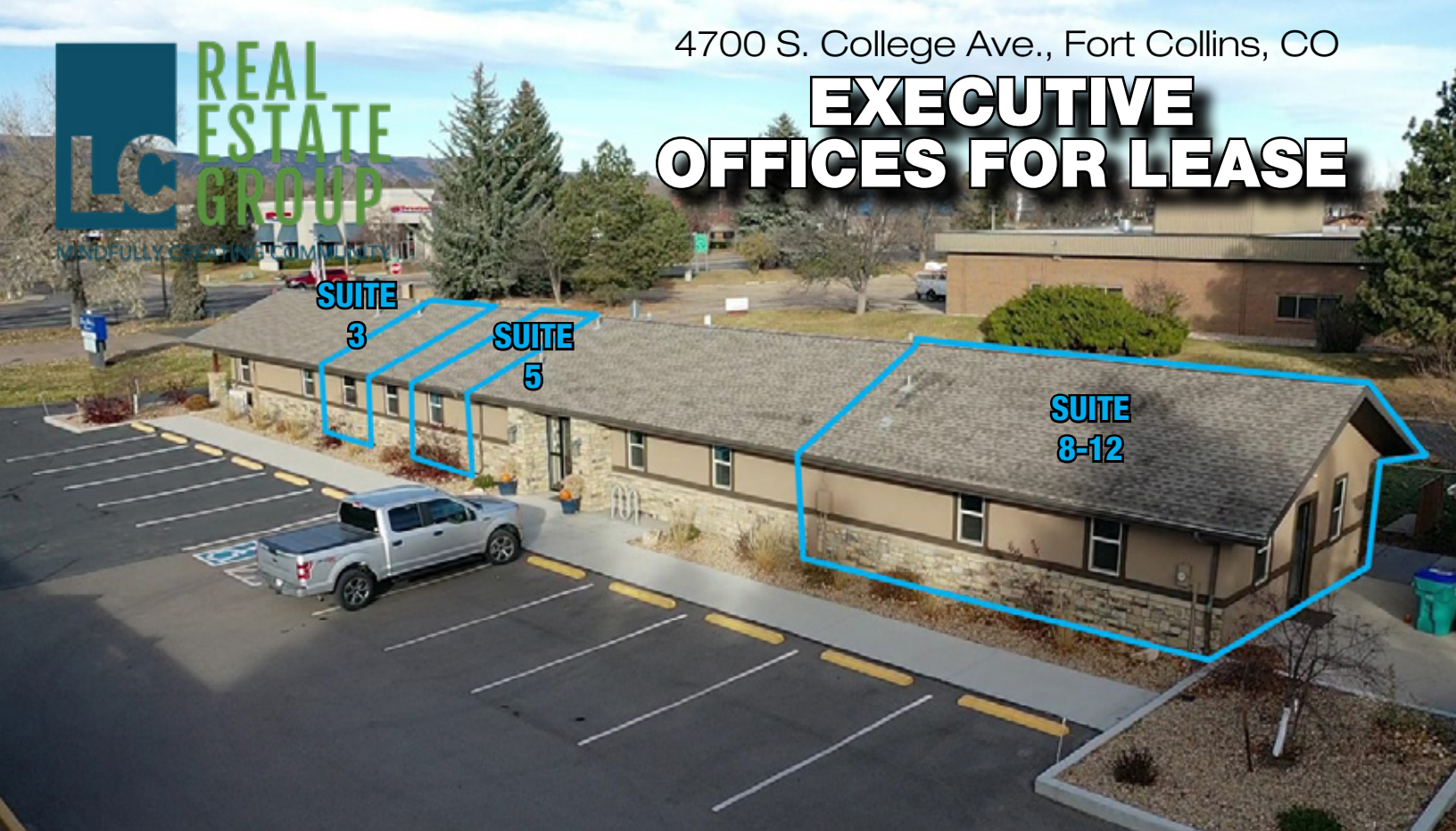




PROPERTY DETAILS

Available Space:

Suite 3: approx. 145 RSF
Suite 5: approx. 125 RSF
Suites 8-12: approx. 850 RSF

Lease Rate:

Suite 3: \$750/mo MG
Suite 5: \$750/mo MG
Suites 8-12: \$2,200/month
+ 1/3 building expenses

Proposed Use:

- Executive office use
- Insurance
- Legal
- Professional

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FAIRWAY ESTATES OFFICES

LEASE RATE: \$750-\$2,200/MONTH + UTILITIES

- Unique opportunity in accessible south Fort Collins location
- Two single executive offices with access to shared reception, coffee bar and restrooms
- One suite of offices with 5 private offices and access to shared reception, conference room and restrooms
- Recently renovated space with attractive modern finishes
- Some furnishings negotiable
- Excellent location near Harmony and College Ave., with many nearby restaurants and amenities
- Ample parking and quick access to US Highway 287 and Harmony Road



DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	8,780	86,997	166,176
Avg. HH Income	\$121,032	\$126,478	\$117,326
Households	3,947	36,959	67,793
Businesses	803	3,770	7,535
Employees	9,453	45,959	101,505



TRAFFIC COUNTS (Source: STDBOnline)

S. College Ave. just South of Palmer Dr. 36,000 VPD

EXECUTIVE OFFICES FOR LEASE

4700 S. College Ave., Fort Collins, CO



SUITE 3

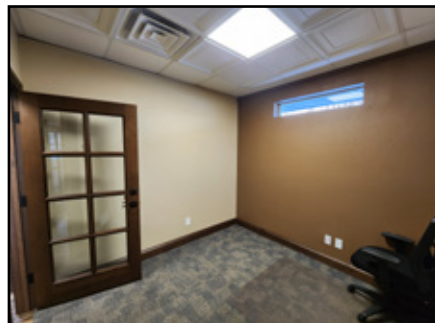
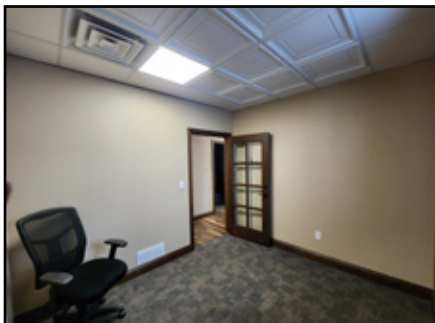
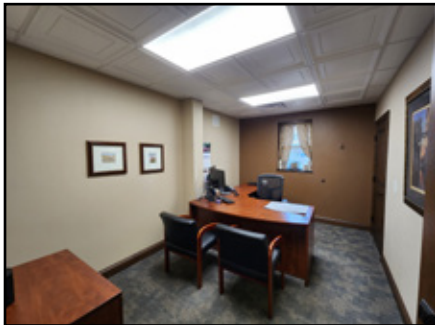
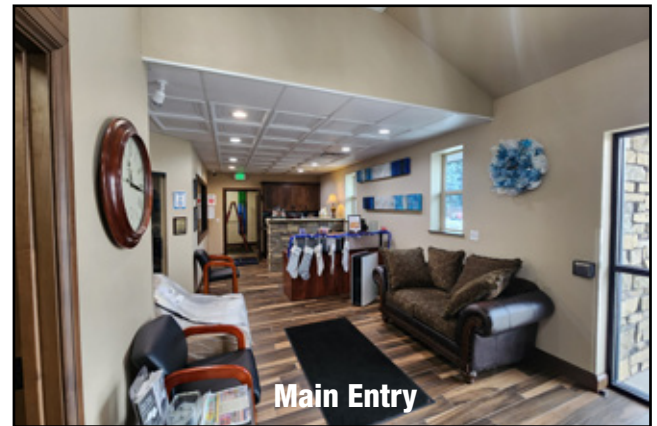
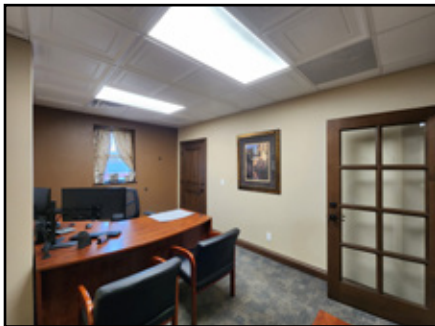
- 145 RSF
- Lease rate \$750/month + utilities
- Shared use of reception and restrooms

SUITE 5

- 125 RSF
- Lease rate \$750/month + utilities
- Shared use of reception and restrooms

SUITE 8-12

- 850 total RSF
- 5 private offices, private entry and restroom
- Lease rate \$2,200/month + utilities
- Shared use of reception, conference room and restrooms



EXECUTIVE OFFICES FOR LEASE

4700 S. College Ave., Fort Collins, CO

Digital Monument Sign



The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 10/10/2025