



181 W. Boardwalk Dr., Fort Collins, CO

OFFICE SUITES FOR LEASE



PROPERTY DETAILS

AVAILABLE SPACES:

Second Floor Suites - \$16.00/SF NNN

Suite 201: 1,552 RSF

Suite 203: 1,567 RSF

Garden Level Suites - \$8.00/SF NNN

Suite B10: 1,589 RSF

Suite B14: 2,253 RSF

(Available as combined 3,842 RSF)

Ideal Uses:

- Design
- Engineering
- Marketing
- Sales
- Insurance
- Legal
- Financial

Rico Devlin

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BOARDWALK OFFICE SUITES

LEASE RATE: \$8 - \$16.00/SF NNN (EST. \$8.62/RSF)

- **FREE RENT AVAILABLE WITH 3+ YEAR TERM FOR QUALIFIED TENANTS**
- Well appointed building featuring professional office suites in convenient midtown location with close proximity to many restaurants, retailer & all midtown Fort Collins amenities
- Common areas and interior suites have been updated with new carpet, paint, and lighting - ready for immediate occupancy
- High quality finishes and functional layouts to suit many different office needs
- Elevator-served second floor with large windows offering abundant natural light and mountain views - *must tour to appreciate!*
- Elevator served garden level suites with large windows and new LED lighting for an attractive and functional space
- Monument signage available for each tenant & building signage for multiple suites
- Property also listed For Sale - Contact Broker for details

[Click for Property Photos & Web page](#)



DEMOGRAPHICS (Source: STDB Online 2026, radius)

	1 Mile	3 Mile	5 Mile
2026 Population	12,637	100,490	173,455
Avg. HH Income	\$78,712	\$94,210	\$89,610
Households	5,977	42,041	70,870
Businesses	1,033	4,326	7,859
Employees	11,682	52,622	100,409



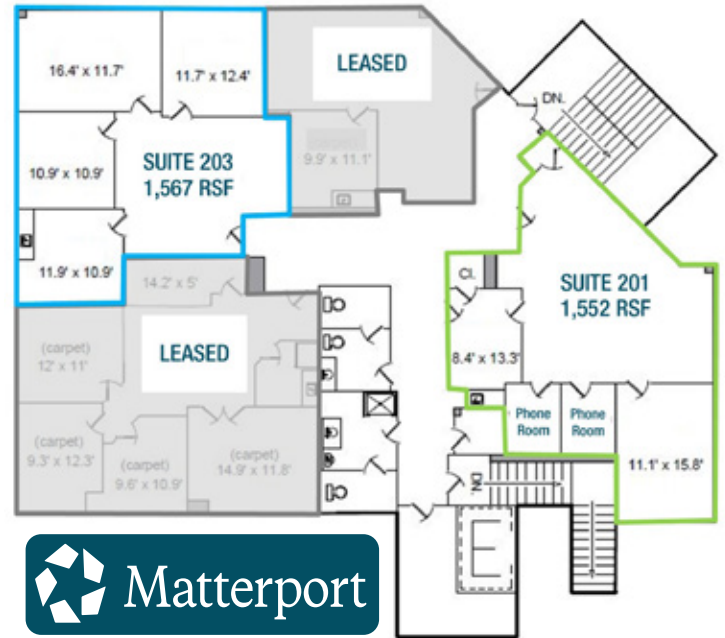
TRAFFIC COUNTS (Source: STDBOnline)

S. College Ave./US Hwy 287 @ Boardwalk	35,620 VPD
Boardwalk Dr. @ Property	4,480 VPD

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. 9/25/2026

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SUITE 201: 1,552 RSF \$16.00/SF NNN

- Single private office
- Open Reception / Waiting area
- Two small private consultation / phone rooms

SUITE 203: 1,567 RSF \$16.00/SF NNN

- Two private offices
- Large corner conference room
- Breakroom
- Open Reception / Waiting area
- Abundant natural light



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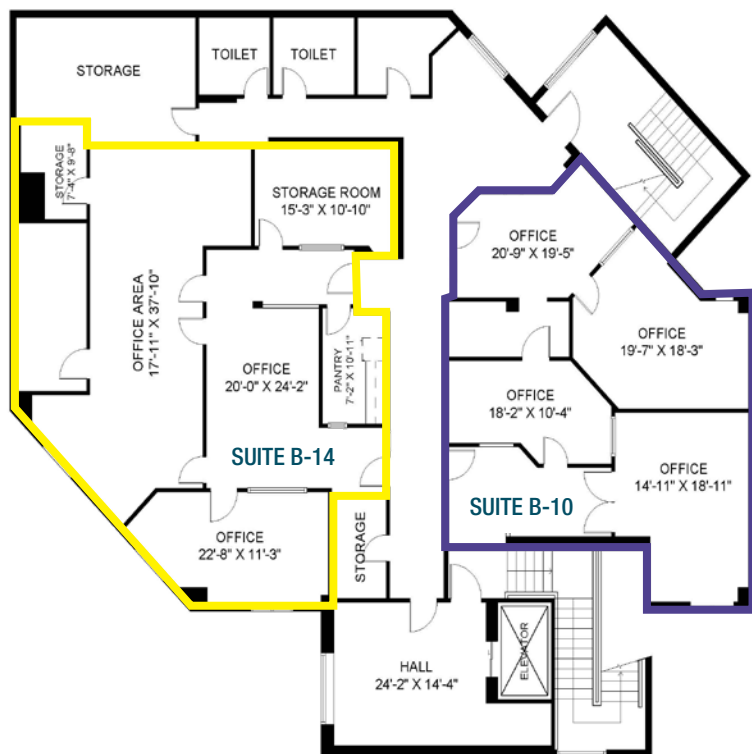
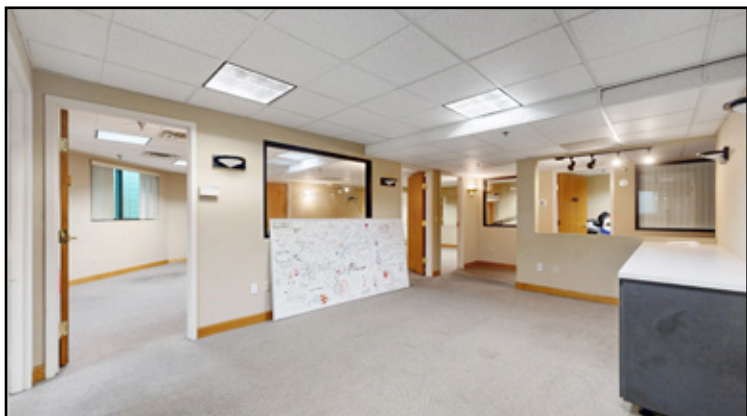
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SUITE B10: 1,589 RSF
SUITE B14: 2,253 RSF
Total Available: 3,842 RSF \$8.00/SF NNN

- Multiple private offices
- Conference or Training room potential
- Abundant storage
- Private restrooms
- Elevator served
- Available separately or combined



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