LC REAL ESTATE GROUP
MINDFULLY CREATING COMMUNITY

2850 McClelland Drive, Fort Collins, CO

SINGLE EXECUTIVE OFFICE FOR SUBLEASE



PROPERTY DETAILS

Available Space:
Suite 1400: approx. 474 RSF

Lease Rate: $15.25/SF NNN

Proposed Use:
- Accounting
- Legal
- Counseling
- Marketing

MCCLELLAND OFFICE PARK

LEASE RATE: $15.25/SF NNN ($11.35/SF)

- Unique opportunity in accessible Fort Collins location
- One single executive office with access to shared lobby and restrooms
- Ideal for any small office use including accounting, therapist, counseling, legal advisor, and many more
- Recently renovated space with attactive modern finishes
- Excellent location near Drake Rd. and Swallow Rd., with many nearby restaurants and amenities
- Ample parking and quick access to US Highway 287

DEMOGRAPHICS (Source: STDB Online 2026, radius)

	1 Mile	3 Mile	5 Mile
2026 Population	*14,702*	*118,450*	*183,374*
Avg. HH Income	*$103,777*	*$118,142*	*$126,703*
Households	*7,030*	*48,863*	*75,062*
Businesses	*1,144*	*6,004*	*8,177*
Employees	*11,637*	*77,842*	*101,960*

TRAFFIC COUNTS (Source: STDBOnline)

S. College Ave./US Hwy 287 @ Harvard St.	*43,240 VPD*
S. College Ave./US Hwy 287 @ Swallow Rd.	*38,000 VPD*

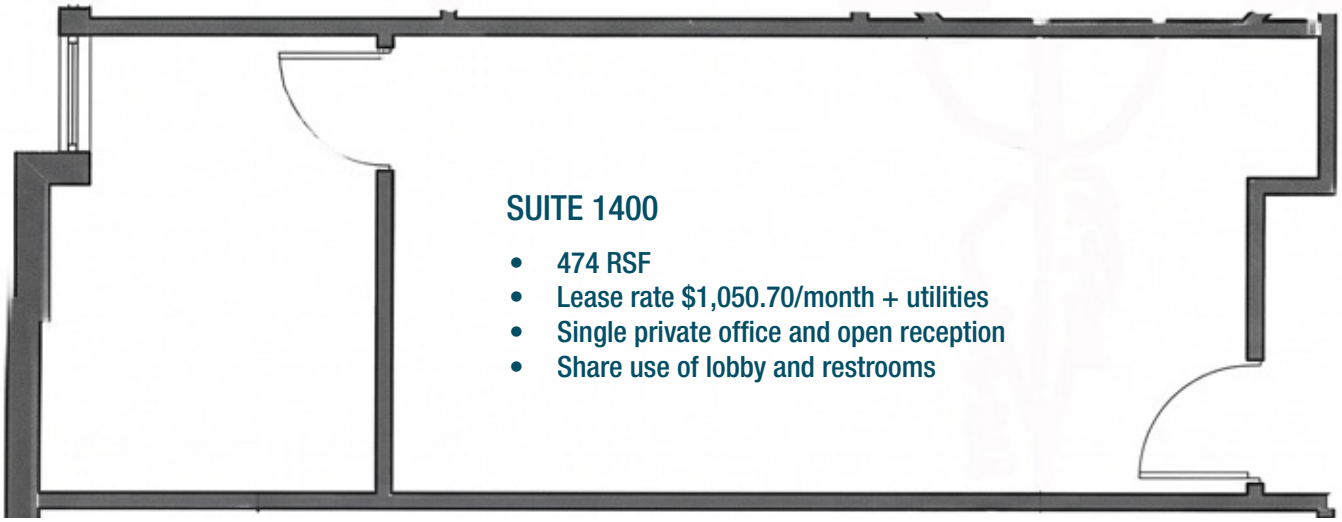
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The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 11/16/2026

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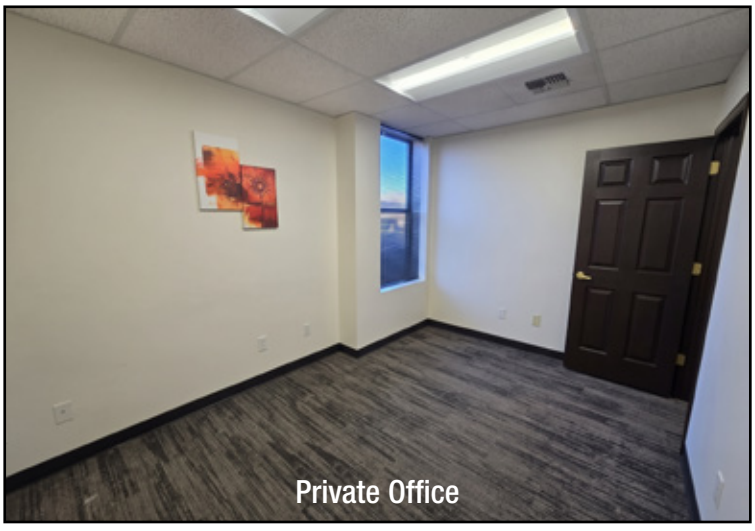
SUITE 1400

- 474 RSF
- Lease rate $1,050.70/month + utilities
- Single private office and open reception
- Share use of lobby and restrooms


Reception / Waiting Area


Reception / Waiting Area


Private Office

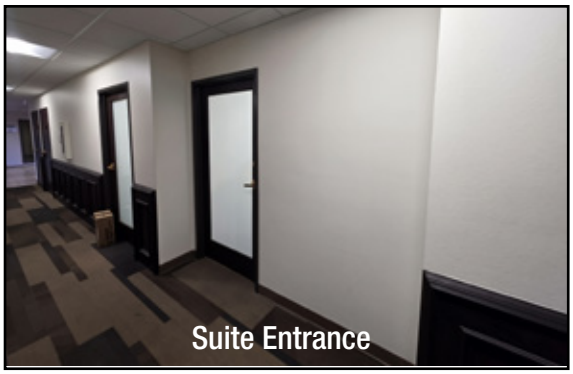

Private Office

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Suite Entrance


Building Lobby


Main Building Entrance from Parking



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