

# OFFICE SUITES FOR LEASE



## PROPERTY DETAILS

### AVAILABLE SPACES:

#### Second Floor Suites - \$16.00/RSF NNN

- Suite 201: 1,552 RSF
- Suite 203: 1,567 RSF
- Suite 204: 1,586 RSF

#### Ideal Uses:

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

## Rico Devlin

Sr. Partner/Sr. Broker  
970.413.1182  
rico@lcrealestategroup.com

## Nathan Klein

Sr. Partner/Comm. Brokerage Mgr  
970.222.2473  
nathan@lcrealestategroup.com

## BOARDWALK OFFICE SUITES

**LEASE RATE: \$16.00/RSF NNN (EST. \$8.00/RSF)**  
**RATE REDUCED BY \$2.00 PSF!**

- **FREE RENT AVAILABLE WITH 3+ YEAR TERM FOR QUALIFIED TENANTS**
- Well appointed building featuring professional office suites in convenient midtown location
- 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
- Close proximity to many restaurants, retailers, and amenities of midtown Fort Collins and the Harmony Corridor
- Multiple configurations to choose from, each with a kitchenette and common restrooms - can be leased separately or combined for a larger need
- Monument signage available for each tenant and building signage possible for multiple suites



### DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	12,544	99,961	173,014
Avg. HH Income	\$100,141	\$119,675	\$117,376
Households	5,789	41,556	70,356
Businesses	967	4,263	7,720
Employees	11,480	61,409	105,389



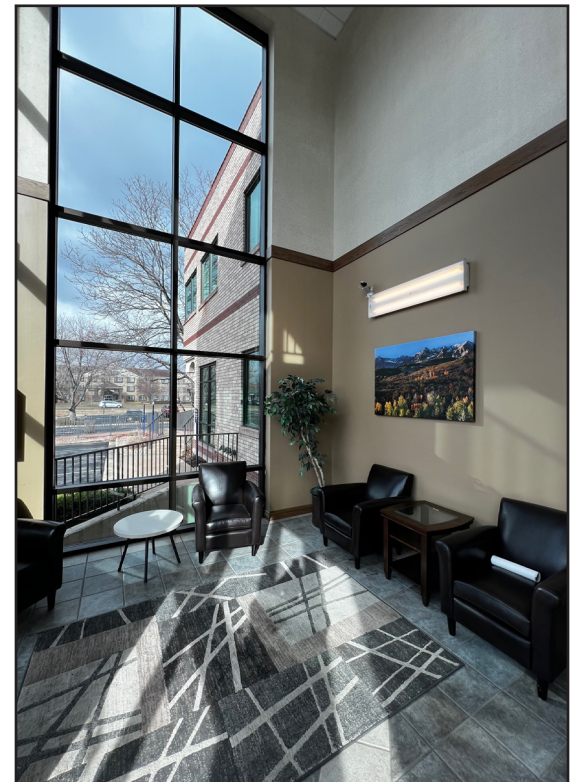
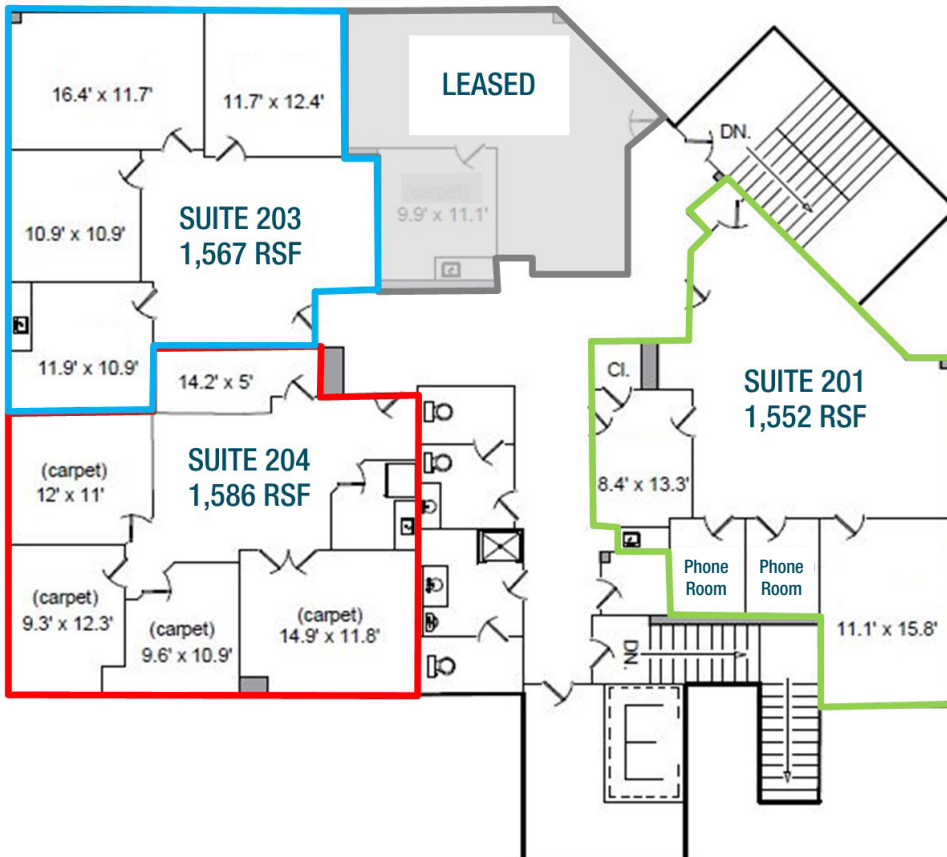
### TRAFFIC COUNTS (Source: STDBOnline)

S. College Ave./US Hwy 287 @ Boardwalk	38,900 VPD
Boardwalk Dr. @ Property	4,480 VPD



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181 W. Boardwalk Dr., Fort Collins, CO

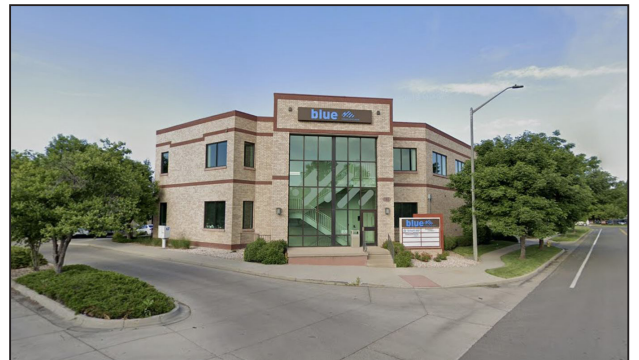


The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 2/25/2025



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