



1221 E. Elizabeth St., Suite 1, Fort Collins, CO

MEDICAL/PROFESSIONAL OFFICE FOR LEASE



PROPERTY DETAILS

AVAILABLE SPACE:

Suite 1: 3,220 RSF
+ basement storage

Ideal Uses:

- Dental
- Medical
- Professional office

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

DOCTORS MEDICAL CENTER CONDOS

LEASE RATE: \$18.00/RSF NNN (\$11.10/SF)

- Turn-key dental or medical office with high quality finishes and generous suites
- Ideal for dental specialty or small medical use, and designed for easy conversion to professional office space
- Significant medical & dental area co-tenancy and just one block from burgeoning Poudre Valley Hospital - in process of \$100M renovation project
- Close proximity to many restaurants, retailers, and amenities of Old Town Fort Collins
- Monument signage available for each tenant and building signage possible
- High quality finishes and functional layout - move-in ready!
- End cap unit with windows in every office and excellent natural light



DEMOGRAPHICS (Source: STDB Online 2024, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	8,363	91,250	174,511
Avg. HH Income	\$108,517	\$100,962	\$113,575
Households	3,739	37,284	71,524
Businesses	871	5,505	7,972
Employees	12,745	79,235	111,345



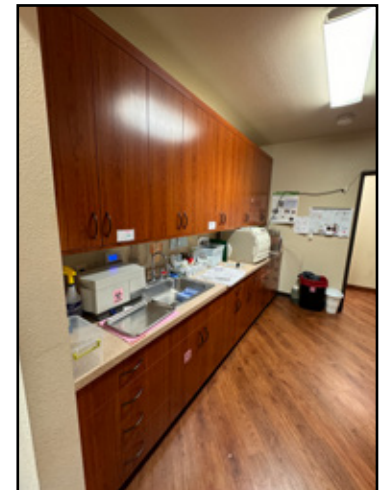
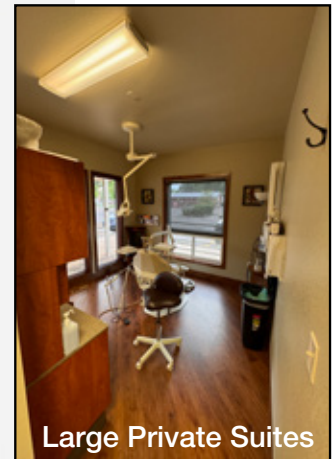
TRAFFIC COUNTS (Source: STDBOnline)

S. Lemay Ave., @ Elizabeth	26,723 VPD
Elizabeth St. @ S. Lemay	3,117 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. 12/9/2024

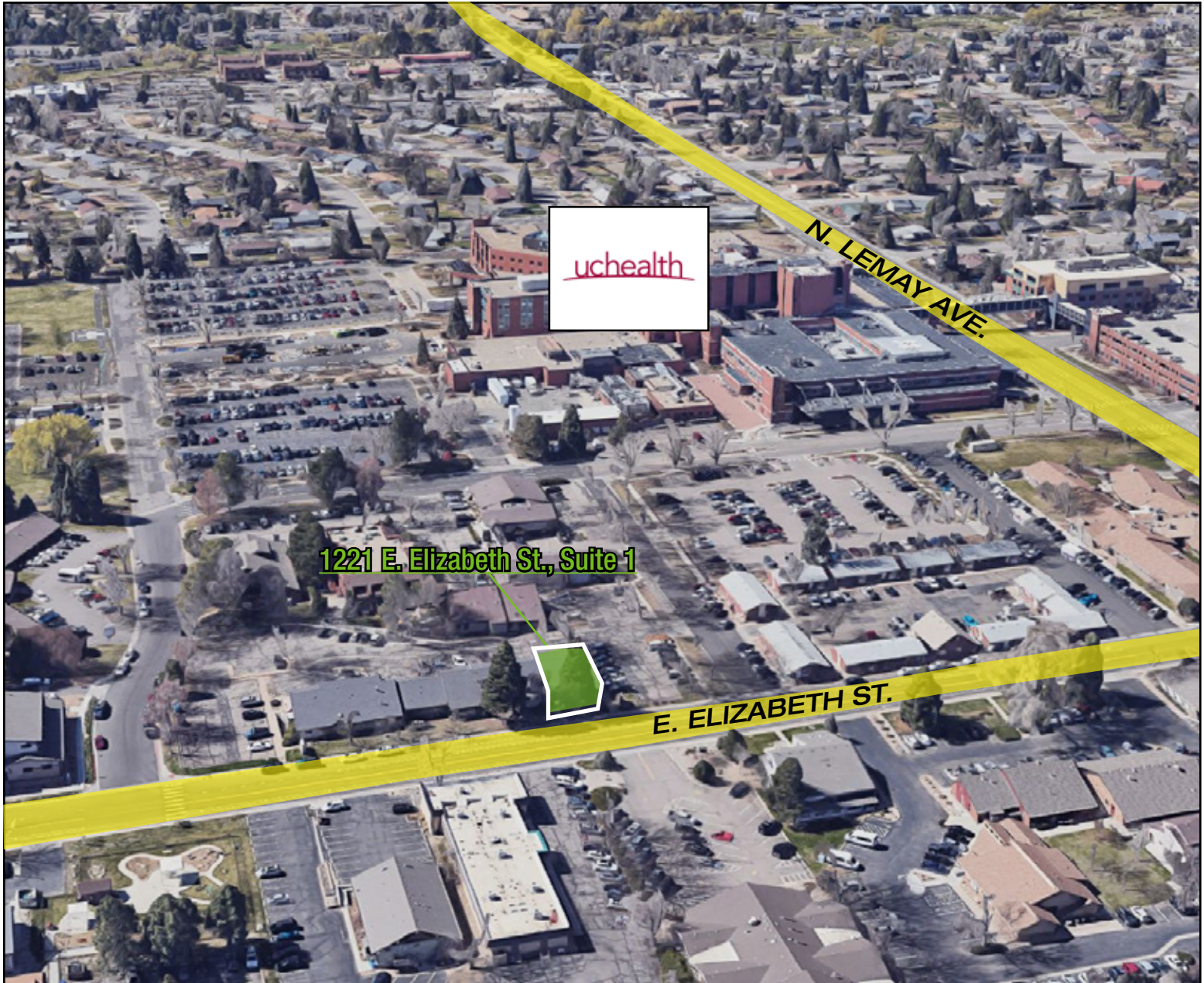
OFFICE SUITE FOR LEASE

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Honors and Awards

- 2024 Top 100 Best Places to Live: [Livability](#) - April 2024
- Climate Action Leader: [scored "A" grade from environmental impact non-profit, CDP](#)
- Silver Level Recognition: [American Heart Association's Workforce Well-being Scorecard](#) - 2022-2023
- Best Place to Live in Northern Colorado Regions: [The Colorado Sun](#) - October 2023
- Best Places to Live in the U.S. in 2023: [Livability](#) - June 2023
- Silver Level Recognition in American Heart Association's 2022 [Workforce Well-being Scorecard](#)
- No. 1 Best Place to Live in Colorado: [Forbes](#) - October 2022
- Certified Healthy Workplace Award: [Healthy Links](#) - 2016-2023
- No. 3 Most Dog-friendly City in U.S.: [Rocket Homes](#) - February 2022



Populations and People

Total Population

169,810

P1 | 2020 Decennial Census



Employment

Employment Rate

64.3%

DP03 | 2023 American Community Survey 1-Year Estimates



Families and Living Arrangements

Total Households

72,318

DP02 | 2023 American Community Survey 1-Year Estimates



Income and Poverty

Median Household Income

\$81,883

S1901 | 2023 American Community Survey 1-Year Estimates



Housing

Total Housing Units

71,625

H1 | 2020 Decennial Census



Race and Ethnicity

Hispanic or Latino (of any race)

21,003

P9 | 2020 Decennial Census



Education

Bachelor's Degree or Higher

64.5%

S1501 | 2023 American Community Survey 1-Year Estimates



Health

Without Health Care Coverage

4.4%

S2701 | 2023 American Community Survey 1-Year Estimates

