



105 Coronado Ct., Unit 102, Fort Collins, CO
OFFICE SPACE FOR LEASE



PROPERTY DETAILS

Available Space:

Suite 102 - +/-1,526 RSF

Lease Rate: \$13.00/RSF NNN

Proposed Use:

- Insurance
- Accounting
- Engineering
- Marketing and Design
- Financial Services

Co-Tenants:

- J-2 Contracting Company
- Moments Captured Ultrasound & Imaging
- Brilliance Medical Spa

Dallas Landry

Broker Associate

970.581.0679

dallas@lcrealestategroup.com

co-listed with:

Jerry Graham

Broker Associate

720.938.0573

jerry@thekeygroupre.com



FOSSIL CREEK OFFICE PARK

LEASE RATE: \$13.00/SF NNN (EST. \$4.00/SF)

- Functional move-in ready office space located in a quiet easily accessible office park
- Main floor space offers open floor plan, vaulted ceilings, reception/waiting area, large office or conference room, and private restroom
- Ideal for any professional office use, offering quick access to Fort Collins and Loveland from US Highway 287
- Ample off-street parking and abundant natural light in entire space



DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	7,848	78,393	160,925
Avg. HH Income	\$131,723	\$129,834	\$119,001
Households	3,526	32,855	65,090
Businesses	506	3,453	6,735
Employees	6,121	42,478	91,421



TRAFFIC COUNTS (Source: STDBOnline)

S. College Ave./US Hwy 287 @Cameron Dr.	34,400 VPD
Cameron Dr. @ S. College Frontage Rd.	660 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. 5/16/2025

OFFICE SPACE FOR LEASE

105 Coronado Ct. #102, Fort Collins, CO

Suite 102

- +/- 1,526 RSF
- Vaulted ceilings
- Abundant natural light
- Easily accessible from S. College Ave.



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OFFICE SPACE FOR LEASE

105 Coronado Ct. #102, Fort Collins, CO

