Leif Tiley
Assistant Property Manager
970.492.4520 | Leif.Tiley@colostate.edu

SUITE C - 523 SF
SUITE D - 1,113 SF
LEASE RATE: $13.08/SF NNN
NNN Rate (2022): $11.40/SF

PROPERTY FEATURES

- Building: 3,512 SF
- Year Built: 1966
- Parking Spaces: 12

For more information, please contact:

John Slack
Director, Property Management
970.491.3654 | John.Slack@colostate.edu

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PROPERTY HIGHLIGHTS

- Location near CSU campus
- Easy access to public transit (Max & Transfort) and is located on CSU’s Around the Horn bus route
- Professional setting with great amenities nearby

Demographics (Esri ‘22)

<table>
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<th>1 Mile</th>
<th>3 Miles</th>
<th>5 Miles</th>
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<tbody>
<tr>
<td>Population</td>
<td>18,205</td>
<td>115,484</td>
<td>174,988</td>
</tr>
<tr>
<td>Average Household Income</td>
<td>$68,245</td>
<td>$87,989</td>
<td>$101,982</td>
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Retail Space Available

220 W Prospect Rd
Suite C&D | Fort Collins, CO 80526

FLOOR PLAN

Front of Building

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