STRATA
COLORADO STATE UNIVERSITY SYSTEM

Professional Office Space Available

2537 Research Boulevard

Suites 101, 103, 110, 130 | Fort Collins, CO 80526

Suites 101 (1,479 SF), 103 (1,867 SF),
110 (2,124 SF), & 130 (3,272 SF)
Lease Rate: $20.00—$28.00/SF NNN

BUILDING FEATURES

- Building: 32,360 SF
- Renovated: 2014
- Shared Parking: 5:1,000 SF
- Recent tenant upgrades

For more information, please contact:

John Slack
Director, Property Management | 970.631.3554
John.Slack@colostate.edu

John Gerhard
Commercial Property Manager | 970.978.3418
John.Gerhard@colostate.edu

STRATA
COLORADO STATE UNIVERSITY SYSTEM

Professional Office Space Available

2537 Research Boulevard

Suites 101, 103, 110, 130 | Fort Collins, CO 80526

PROPERTY HIGHLIGHTS

- Easy access to parking and public transit
- LEED eco-friendly features
- Monument signage
- Safe and secure access
- Bike repair station, showers, and close proximity to trails
- Attractive outdoor patio

Demographics (Esri '22)

	1 Mile	3 Miles	5 Miles
Population	14,098	116,473	178,250
Average Household Income	$78,749	$93,315	$102,640

STRATA
COLORADO STATE UNIVERSITY SYSTEM

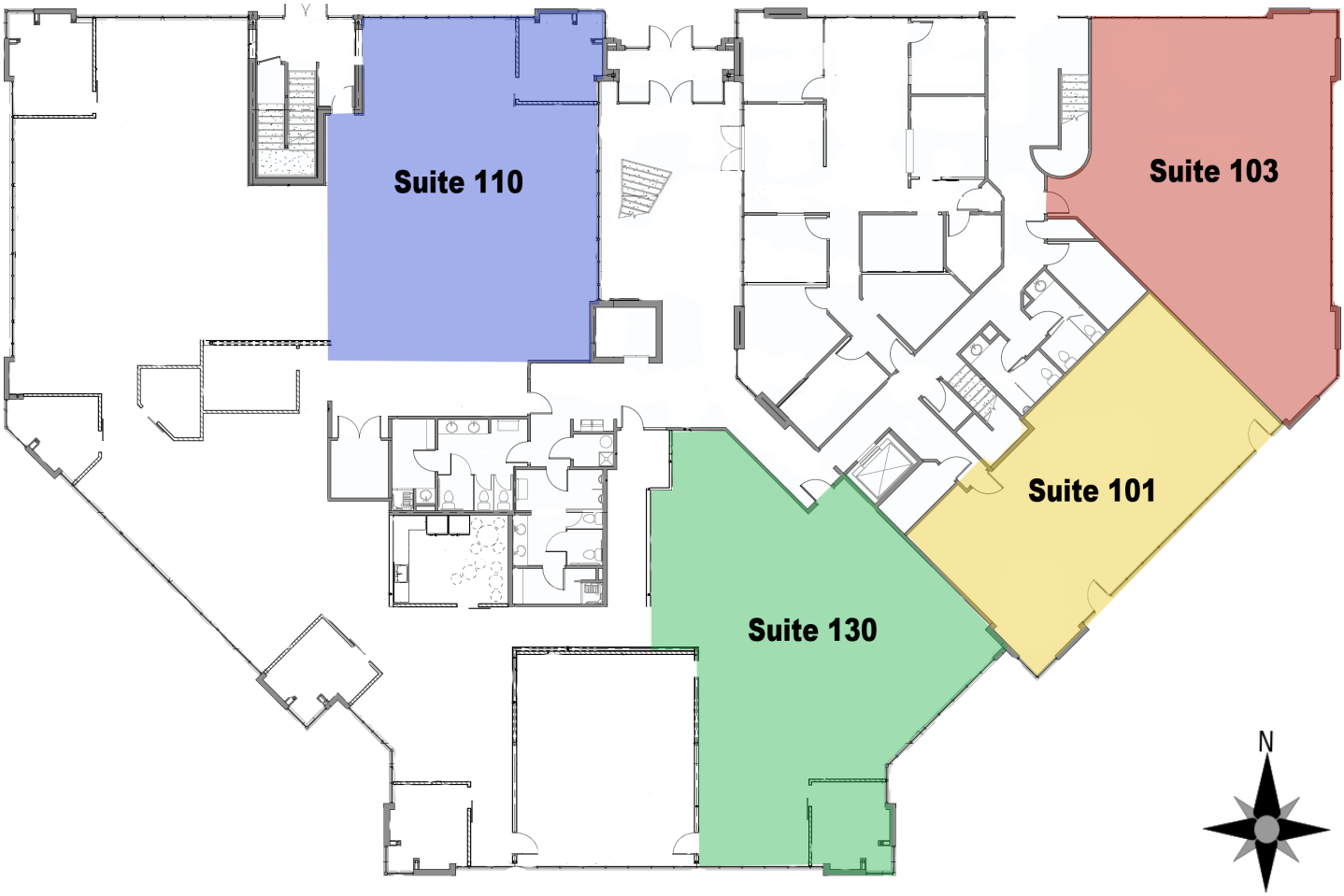
Professional Office Space Available

2537 Research Boulevard

Suites 101, 103, 110, 130 | Fort Collins, CO 80526

FLOOR PLAN

Suites 101, 103, 110, & 130



John Slack
Director, Property Management | 970.631.3554
John.Slack@colostate.edu

John Gerhard
Commercial Property Manager | 970.978.3418
John.Gerhard@colostate.edu

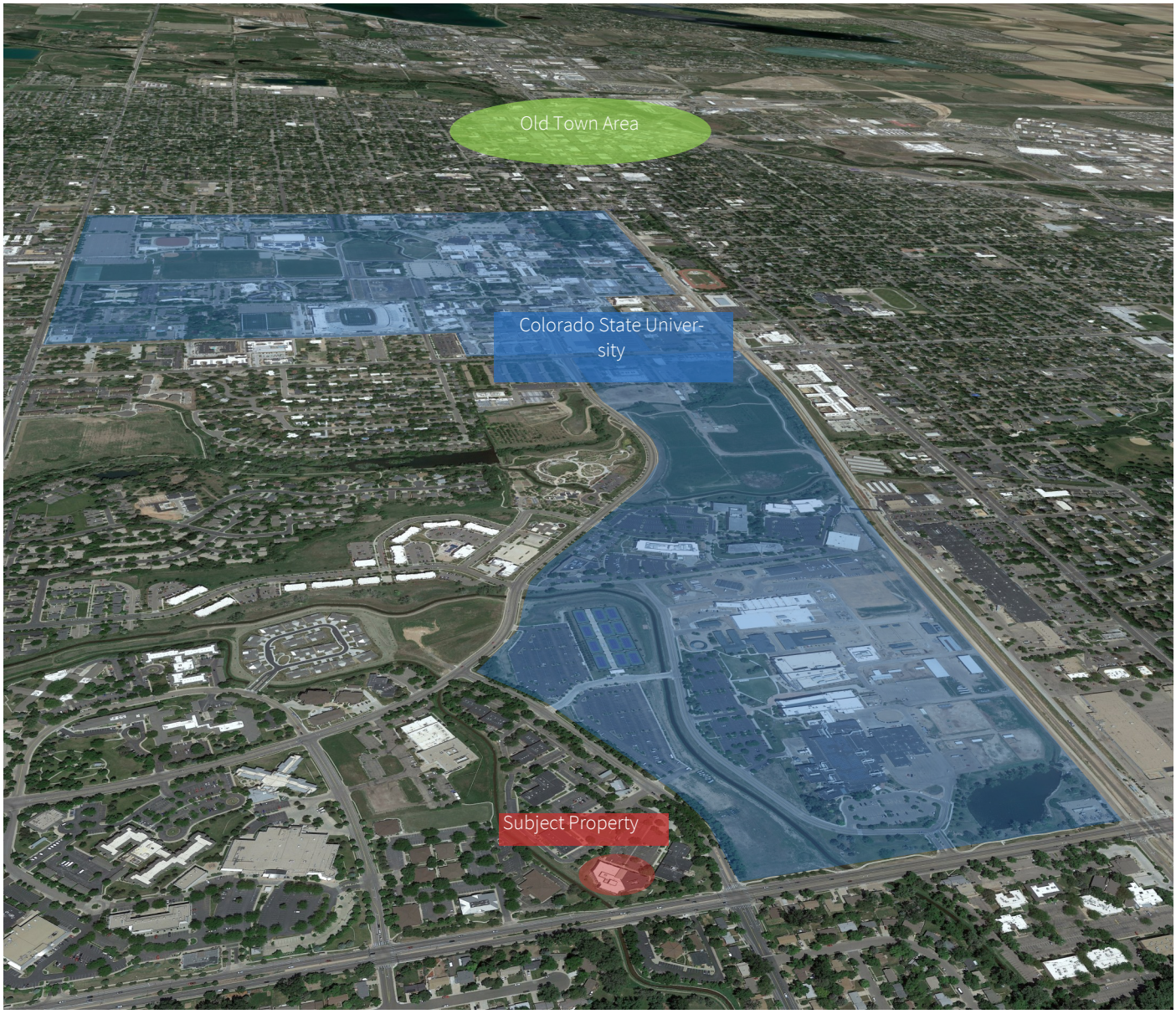
STRATA
COLORADO STATE UNIVERSITY SYSTEM

Professional Office Space Available

2537 Research Boulevard

Suites 101, 103, 110, 130 | Fort Collins, CO 80526

MAP



John Slack
Director, Property Management | 970.631.3554
John.Slack@colostate.edu

John Gerhard
Commercial Property Manager | 970.978.3418
John.Gerhard@colostate.edu