

732 S Lemay Ave  
Fort Collins, CO 80524



Space Available:	Lease Rate:	NNN Rate:
Unit B   996 / SF	\$18.00/SF	\$12.29/SF

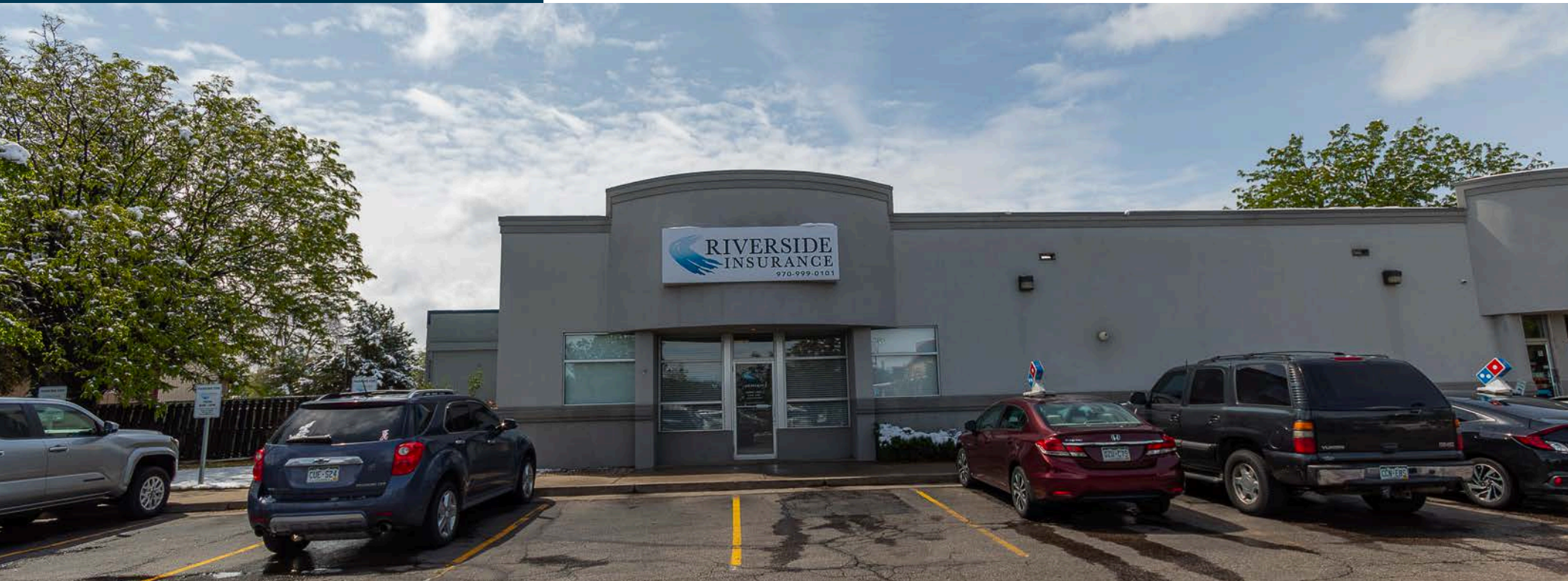
Equivalent Gross Monthly Rent: \$2,514.07

OFFICE / RETAIL SPACE FOR LEASE IN NORTH FORT COLLINS

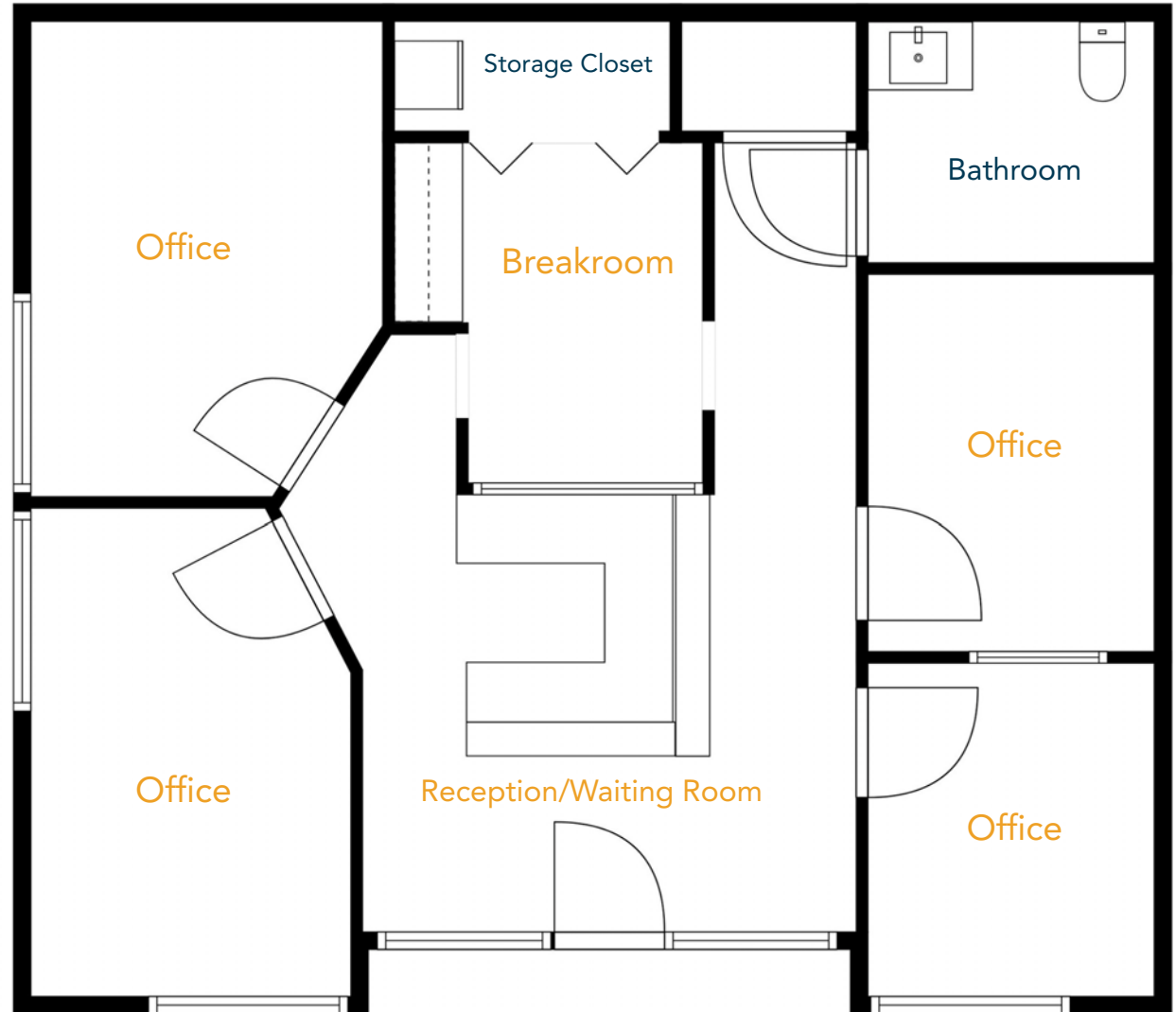
### CONTACT

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# PHOTOS & FLOORPLAN



# PROPERTY DETAILS

## UTILITY PROVIDERS

Electric	Tenant pays
Gas	Tenant pays
Water & Sewer	Tenant pays
Trash	Association
Internet (high speed available)	Tenant pays

## CONSTRUCTION

Unit B	996 SF
Heat Type	Forced Air
Air Conditioning	Yes

## BUILDING AMENITIES

Building Signage	Yes
Breakroom	Yes
Parking	Shared Lot

## SITE DETAILS

Zoning	Employment District
Parcel #	8718239003

## DEMOGRAPHICS & TRAFFIC

Median Household Income	\$67,426 (3 - mile radius)
Traffic Count	24,120 approx VPD S Lemay & Riverside (2025)

Source: CoStar 2026



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**Fort Collins, CO**

 [Link to Google Maps](#)

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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.