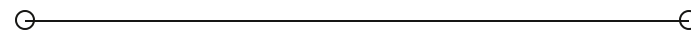


SUBLEASE

**2020 Lowe St. Suite
101/102**

2020 LOWE STREET

Fort Collins, CO 80525



PRESENTED BY:

JACK REILLY

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BILL REILLY

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.00
NNN:	\$11.12 SF
SUITE 101/102:	1,906 - 3,812 SF
ZONING:	Commercial Office
USES:	Medical or Professional Office
ADA ACCESS (ELEVATOR)	Yes

PROPERTY OVERVIEW

The property is set up for a multitude of uses including medical, computer, financial, etc. While Suite 101 is currently configured as one large space, it can be easily divided into suites 101 & 102 to accommodate smaller occupants. The landlord is amenable to including the furniture and cubicles already in place in suite 101, should the tenant require it.

PROPERTY HIGHLIGHTS

- The building is in excellent condition with upgraded finishes.
- Large windows provide an abundance of natural light
- Ample on-site parking & street parking are available.

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SUITE 101 / 102



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SUITE 101 / 102



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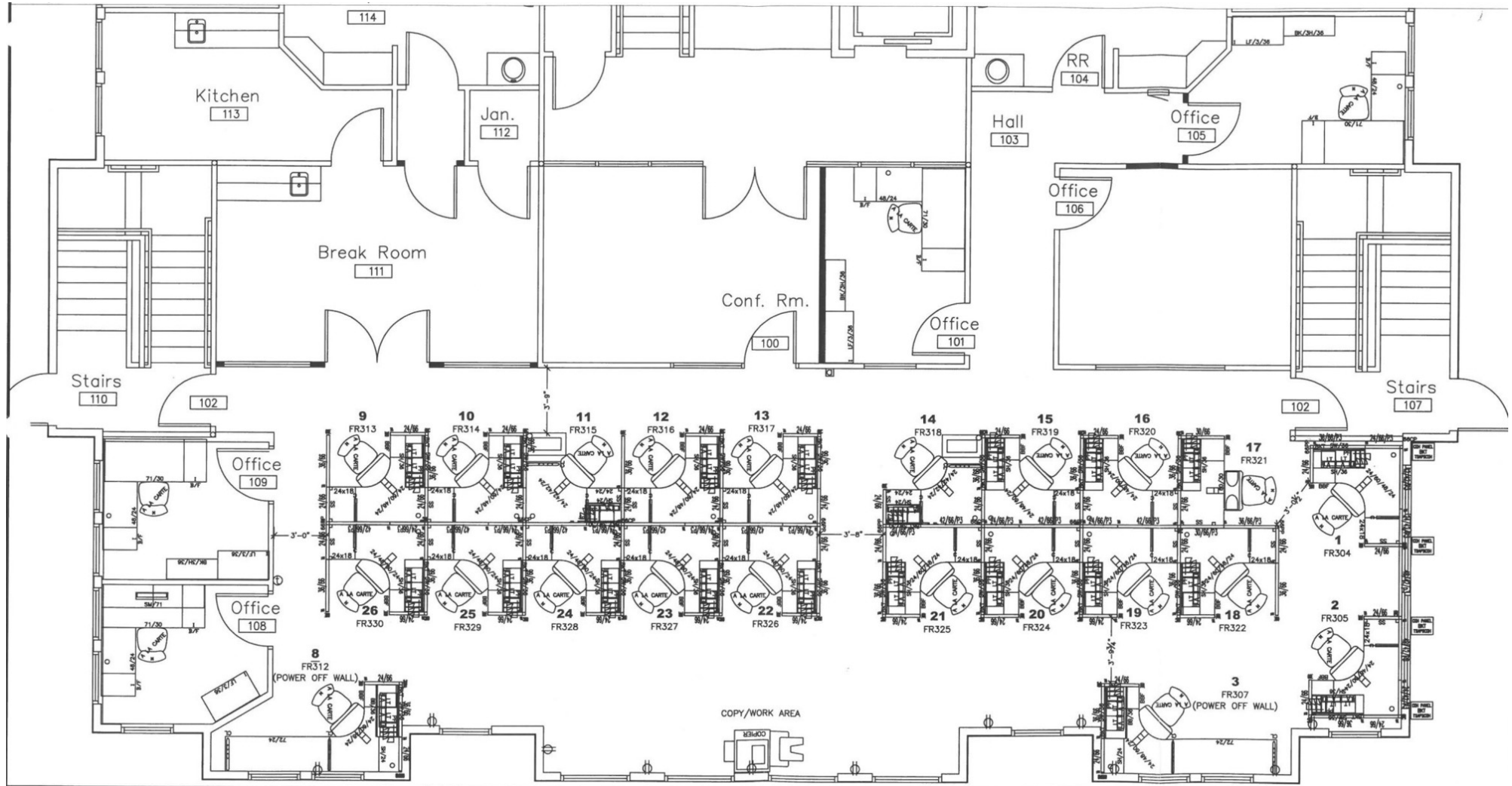
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FLOOR PLAN - SUITE 101/102



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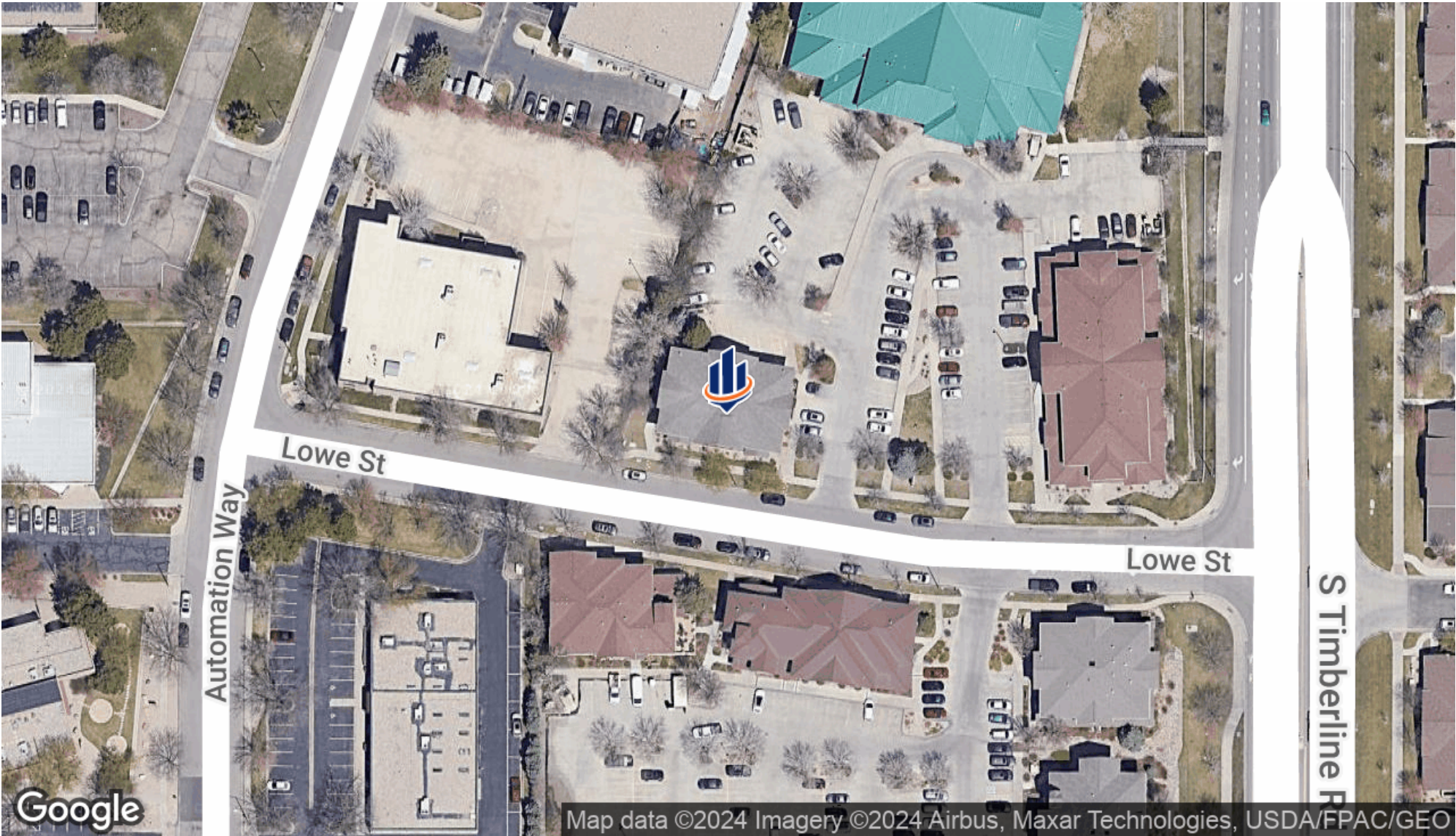
RETAILER MAP



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LOCATION MAP



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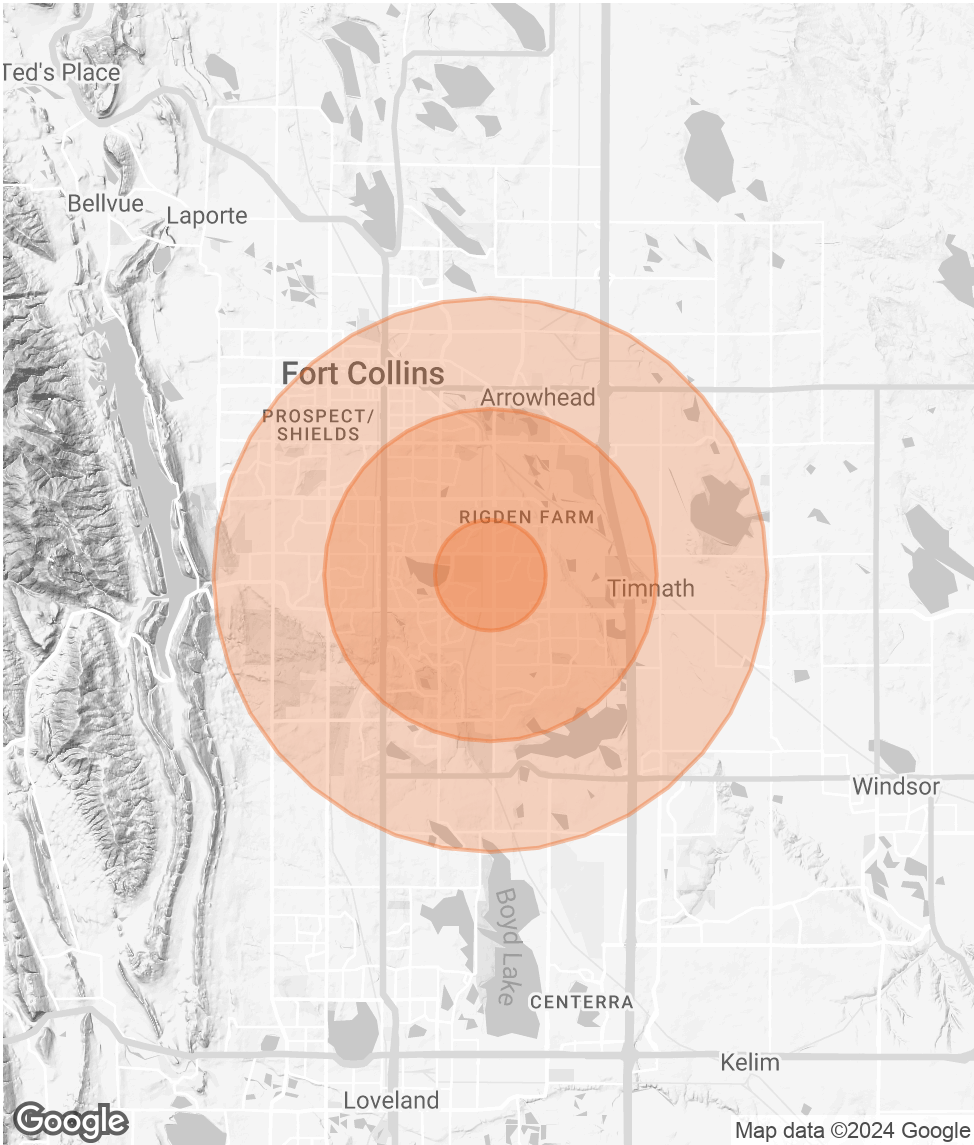
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,003	75,933	155,389
AVERAGE AGE	37.7	36.5	34.0
AVERAGE AGE (MALE)	35.8	35.5	33.2
AVERAGE AGE (FEMALE)	42.2	38.3	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,565	30,088	60,139
# OF PERSONS PER HH	2.6	2.5	2.6
AVERAGE HH INCOME	\$105,247	\$100,495	\$91,071
AVERAGE HOUSE VALUE	\$380,581	\$384,934	\$377,626

* Demographic data derived from 2020 ACS - US Census



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