

This Class A building has turn-key office space available. The common areas were recently remodeled and the building has a great tenant mix with mountain and lake views. It is located within walking distance to restaurants, shops, and Foothills Mall.

PROPERTY FEATURES

Available Size **2ND FLOOR - 1,546 SF AVAILABLE**

Unit 225: 1,546 SF

3RD FLOOR - 910 SF AVAILABLE

Unit 320: 910 SF

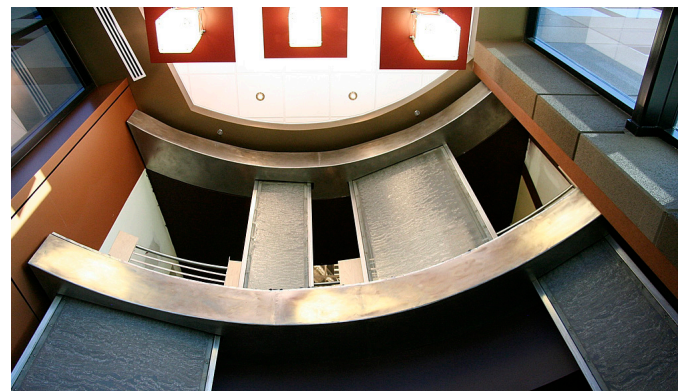
NNN Expenses \$11.36/SF + Utilities

Parking Ratio 4.0 : 1,000

Tenancy Multi-tenant

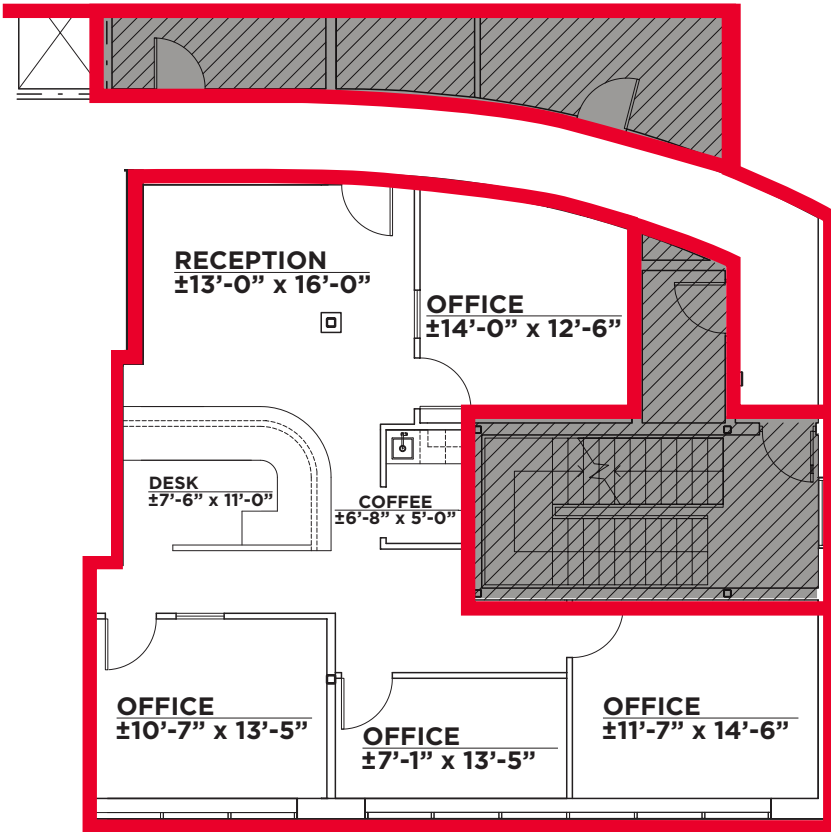
PROPERTY HIGHLIGHTS

- Class A office building
- Newly remodeled common areas with mountain and water views
- Walking distance to restaurants, shops and Foothills Mall
- Four story commercial zoned building



CONCEPTUAL FLOOR PLAN

SECOND FLOOR | SUITE 225



UNIT 225
Available: 1,546 SF
Lease Rate: \$22/SF NNN

THIRD FLOOR | SUITE 320



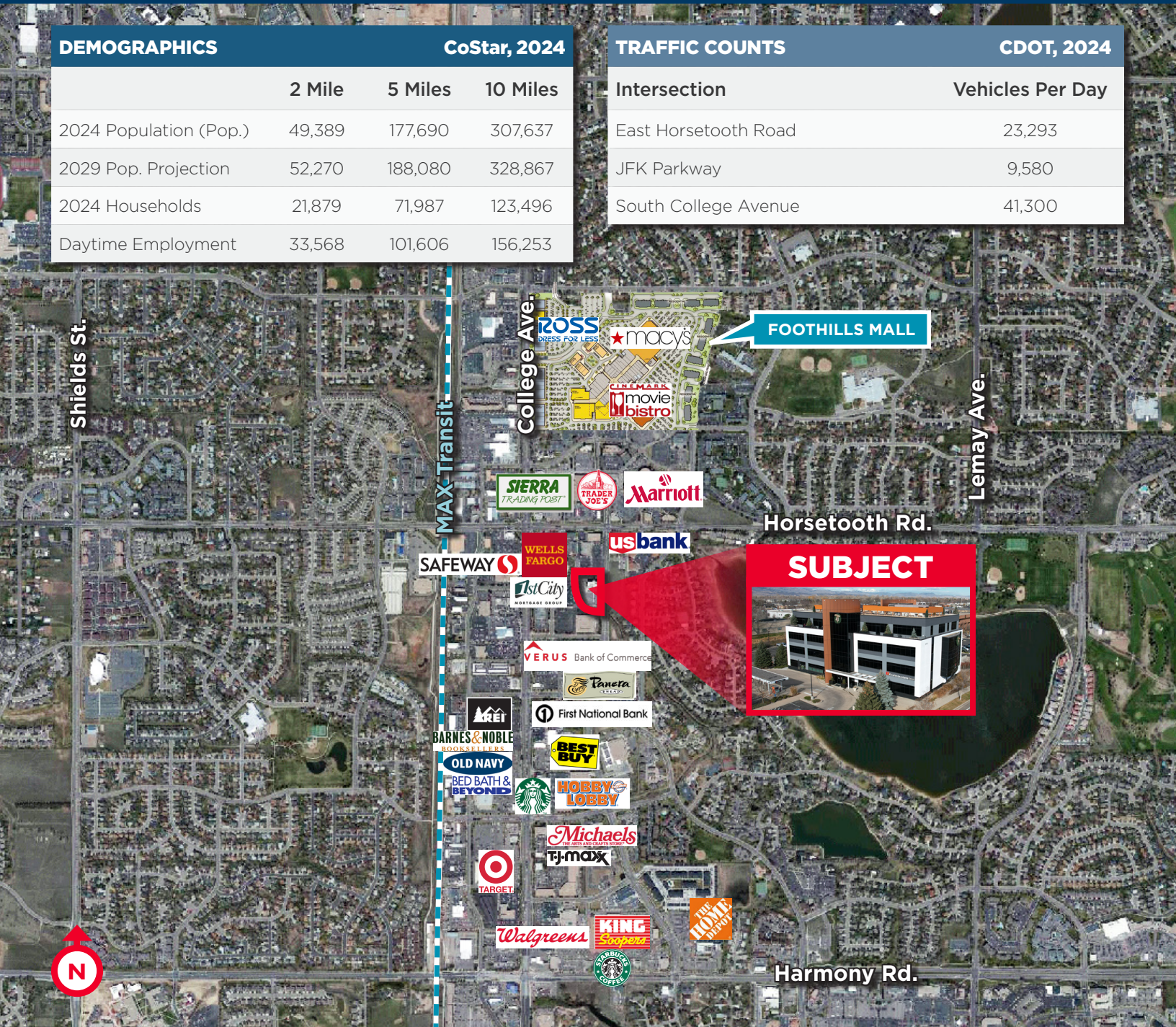
UNIT 320
Available: 910 SF
Lease Rate: \$20 - \$22/SF NNN

FIRST INTERSTATE BANK PLAZA

3711 JFK PARKWAY, FORT COLLINS, CO 80525

DEMOGRAPHICS	CoStar, 2024		
	2 Mile	5 Miles	10 Miles
2024 Population (Pop.)	49,389	177,690	307,637
2029 Pop. Projection	52,270	188,080	328,867
2024 Households	21,879	71,987	123,496
Daytime Employment	33,568	101,606	156,253

TRAFFIC COUNTS	CDOT, 2024
	Intersection
East Horsetooth Road	23,293
JFK Parkway	9,580
South College Avenue	41,300



For more information, please contact:

AKI PALMER
Executive Managing Director
+1 970 267 7727
aki.palmer@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525
T +1 970 776 3900
F +1 970 267 7419
cushmanwakefield.com

JIM PALMER
Director/Principal
+1 970 212 0901
jpalmer@palmerpropertiesco.com

3665 John F. Kennedy Parkway
Suite #2-300
Fort Collins, Colorado 80525
palmerpropertiesco.com