



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

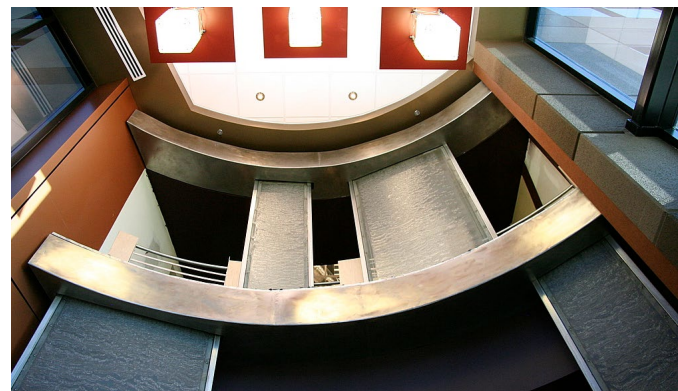
Available Size **1,546 SF AVAILABLE**

Unit 225: 1,546 SF

NNN Expenses \$10.78/SF + Utilities

Parking Ratio 4.0 : 1,000

Tenancy Multi-tenant



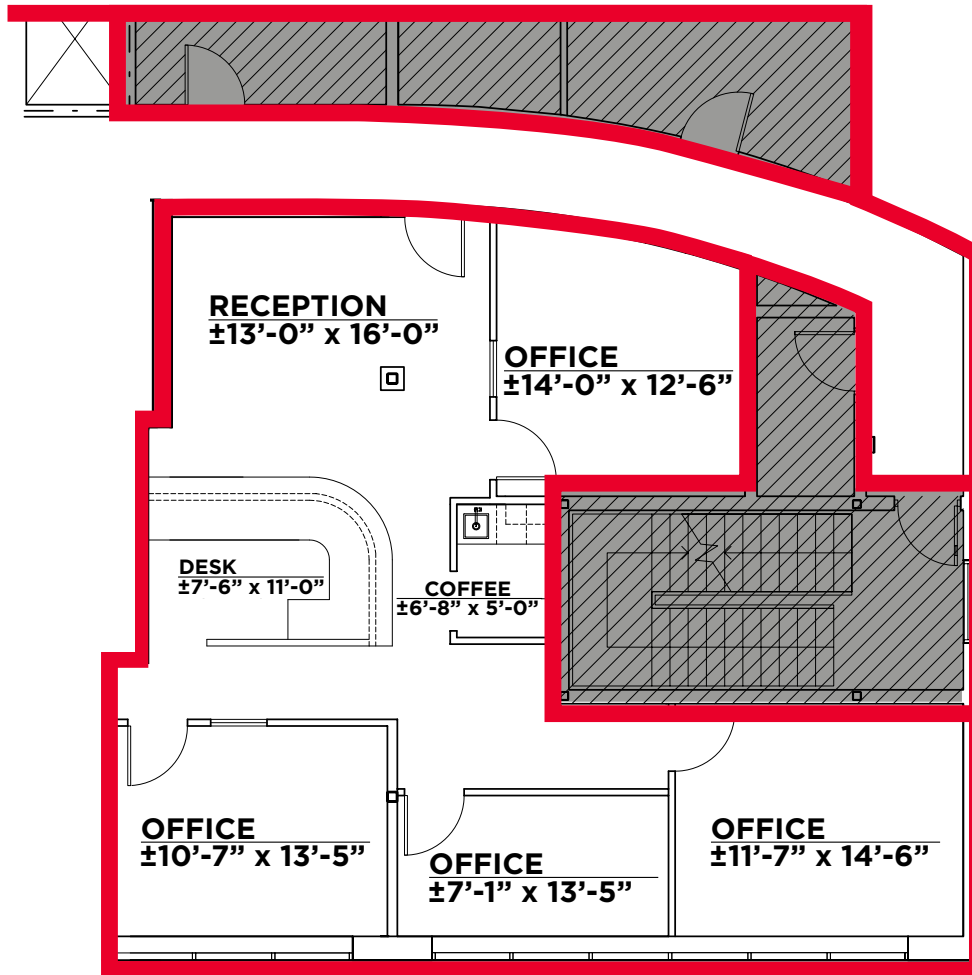
### PROPERTY HIGHLIGHTS

- 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



# FIRST INTERSTATE BANK PLAZA

3711 JFK PARKWAY, FORT COLLINS, CO 80525

## DEMOGRAPHICS

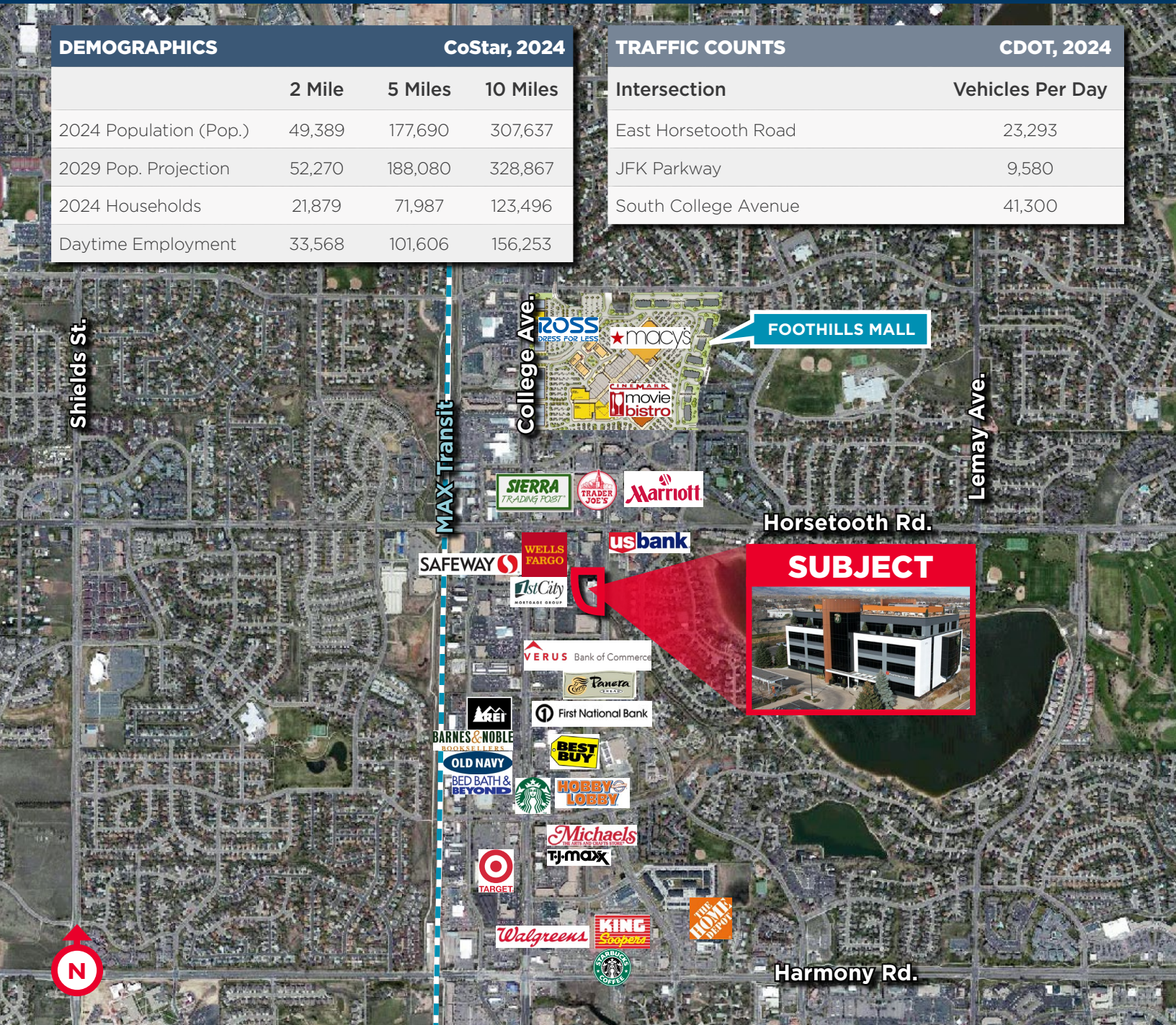
CoStar, 2024

	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	Vehicles Per Day
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](http://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](http://palmerpropertiesco.com)