

FOR SALE OR LEASE

3540 JFK PARKWAY
FORT COLLINS, COLORADO 80525



PROFESSIONAL MIDTOWN OFFICE BUILDING



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EXECUTIVE SUMMARY

THE OFFERING

This professional, free-standing office building has been owner occupied for the last 15 years. It is in terrific condition with a very flexible interior configuration. The building easily splits into as many as 6 units; 3 units upstairs and 3 units downstairs. There is an elevator in the lobby and restroom banks on both the main floor and 2nd floor. The property has terrific parking at a ratio of 4:1,000 SF and provides multiple building signage opportunities. Located adjacent to the Foothills Mall, the Square Shopping Center and Fort Collins Marketplace there are a number of walkable retail, lunch and transportation amenities.

Sale Price	\$3,614,000 (\$200/SF)
Lease Rate	\$18.00/SF NNN NNN: \$10.08/SF
Building Size	18,072 SF
Stories	Two
Roof	2018
YOC/YOR	1998/2008
Elevator	Yes
Parking	72 Spaces (4 : 1,000 SF) LED Lighting (2017)
Site Size	1.21 Acres (52,708 SF)



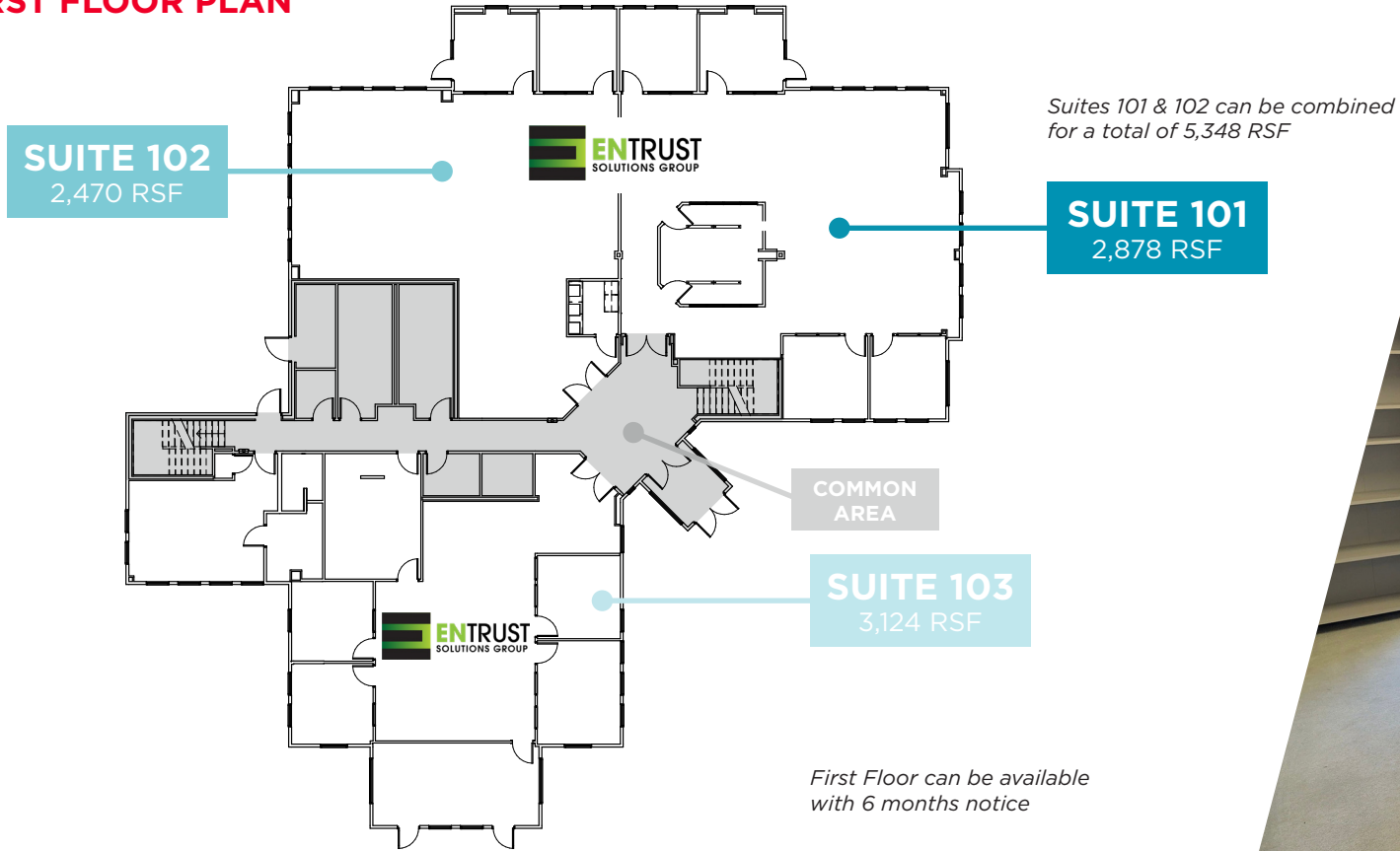
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FIRST FLOOR PLAN



Suites 101 & 102 can be combined for a total of 5,348 RSF

First Floor can be available with 6 months notice



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SECOND FLOOR PLAN

SUITE 202
2,504 RSF

SUITE 201
2,925 RSF

COMMON
AREA

SUITE 203
3,144 RSF

*Suites 201 & 202 can be combined
for a total of 5,429 RSF*



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