

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 **3RD FLOOR - 910 SF AVAILABLE**

Unit 320: 910 SF

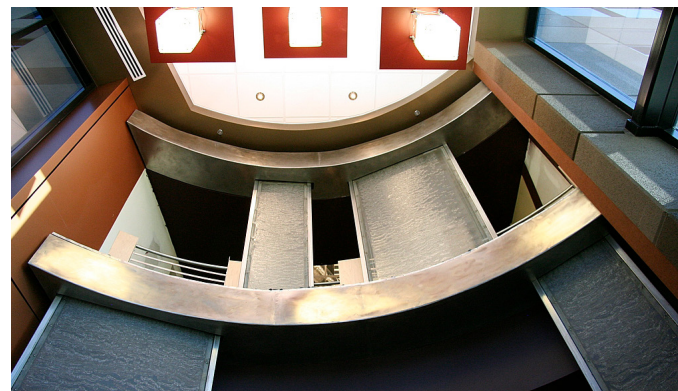
NNN Expenses \$11.36/SF + Utilities

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

THIRD FLOOR | SUITE 320



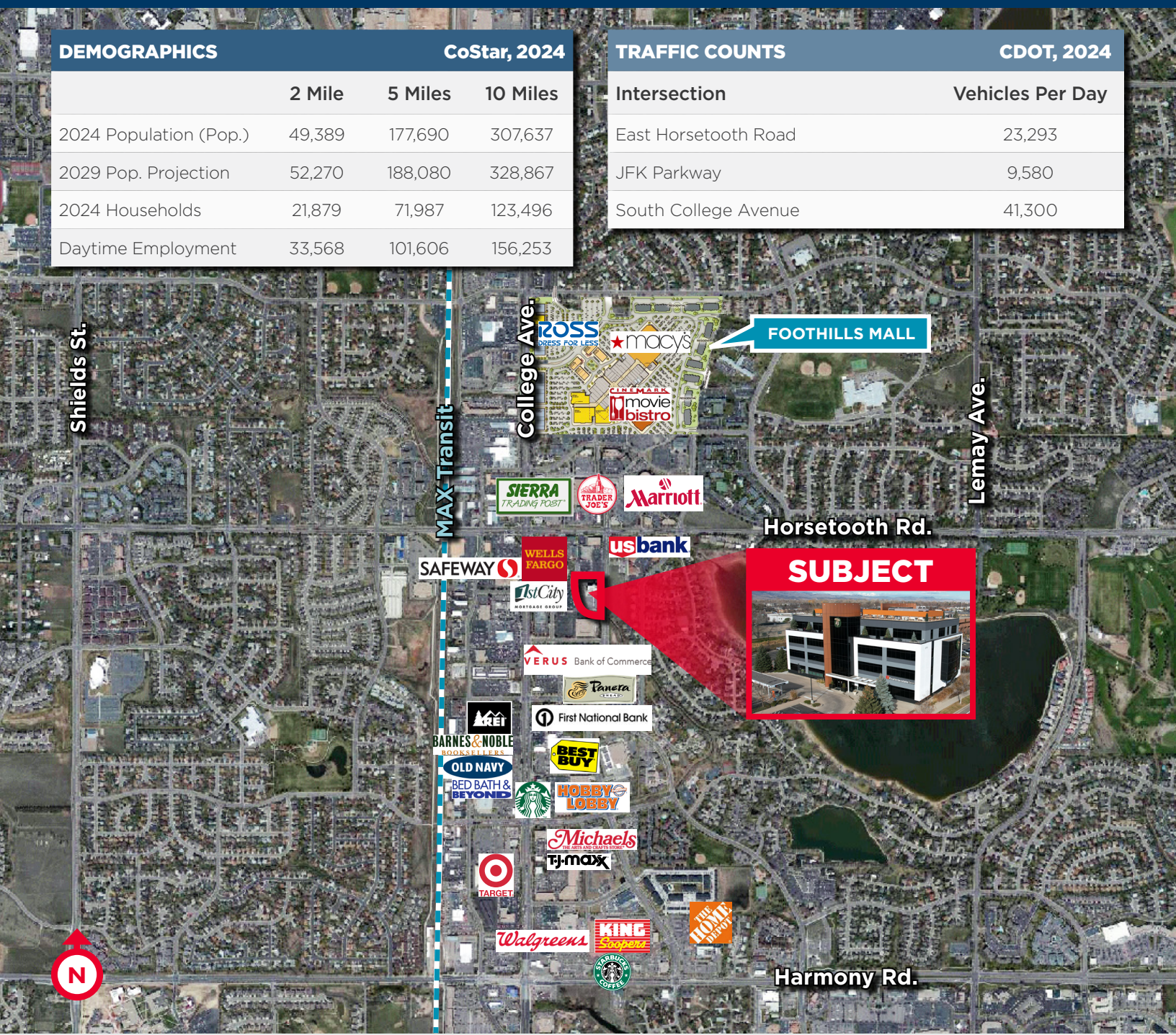
UNIT 320
Available: 910 SF
Lease Rate: \$20 -\$22/SF NNN

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	Vehicles Per Day
East Horsetooth Road	23,293	
JFK Parkway	9,580	
South College Avenue	41,300	



For more information, please contact:

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