



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 - 2,186 SF AVAILABLE

Unit 305: 2,186 SF

Available: November 1, 2026

4TH FLOOR - 1,086 SF

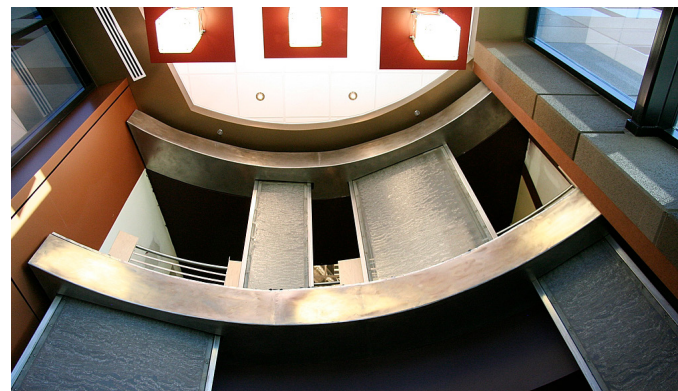
Unit 420: 1,086 SF Available

Available: September 1, 2026

NNN Expenses \$11.36/SF + Utilities

Parking Ratio 4.0 : 1,000

Tenancy Multi-tenant



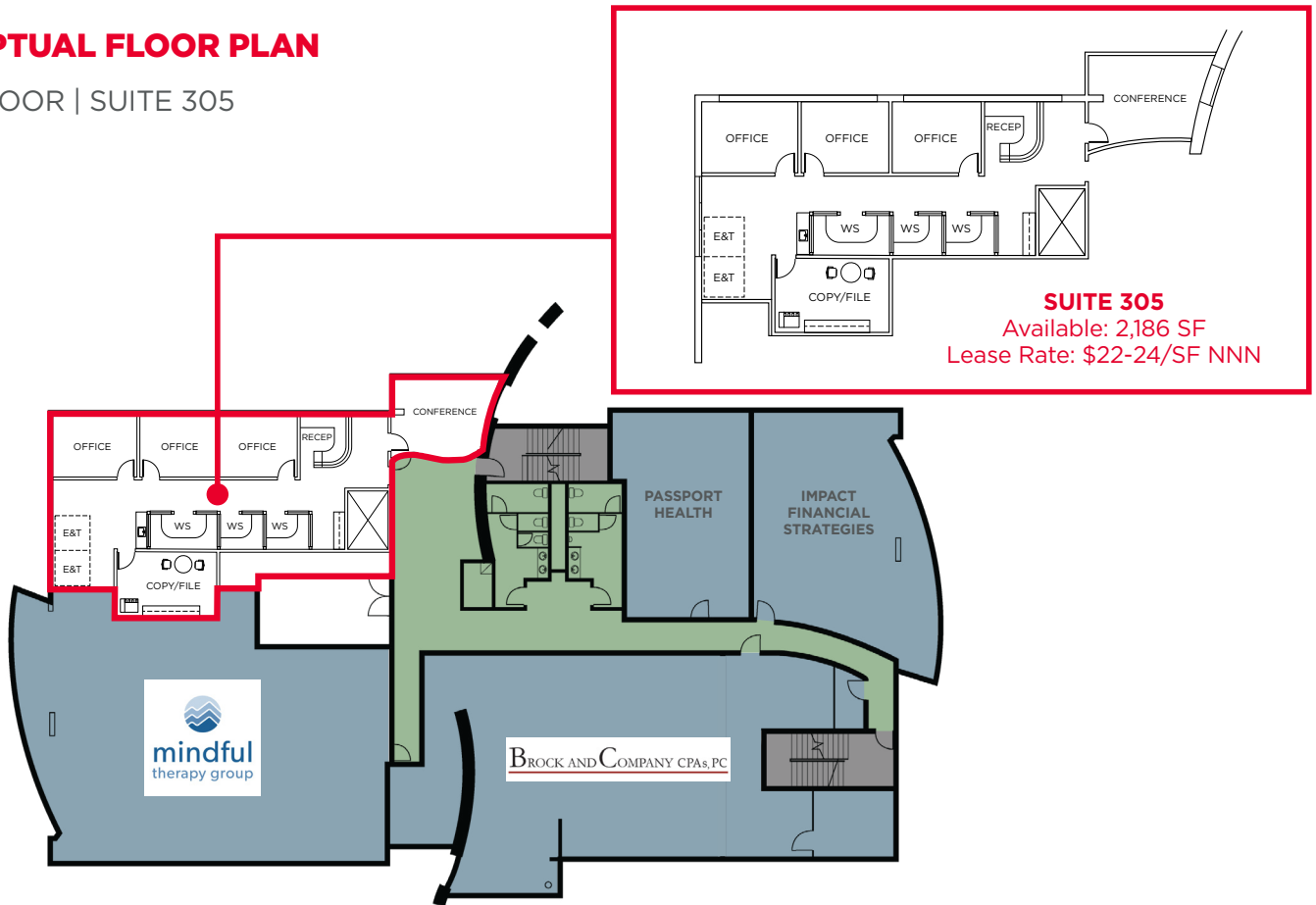
PROPERTY HIGHLIGHTS

- 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

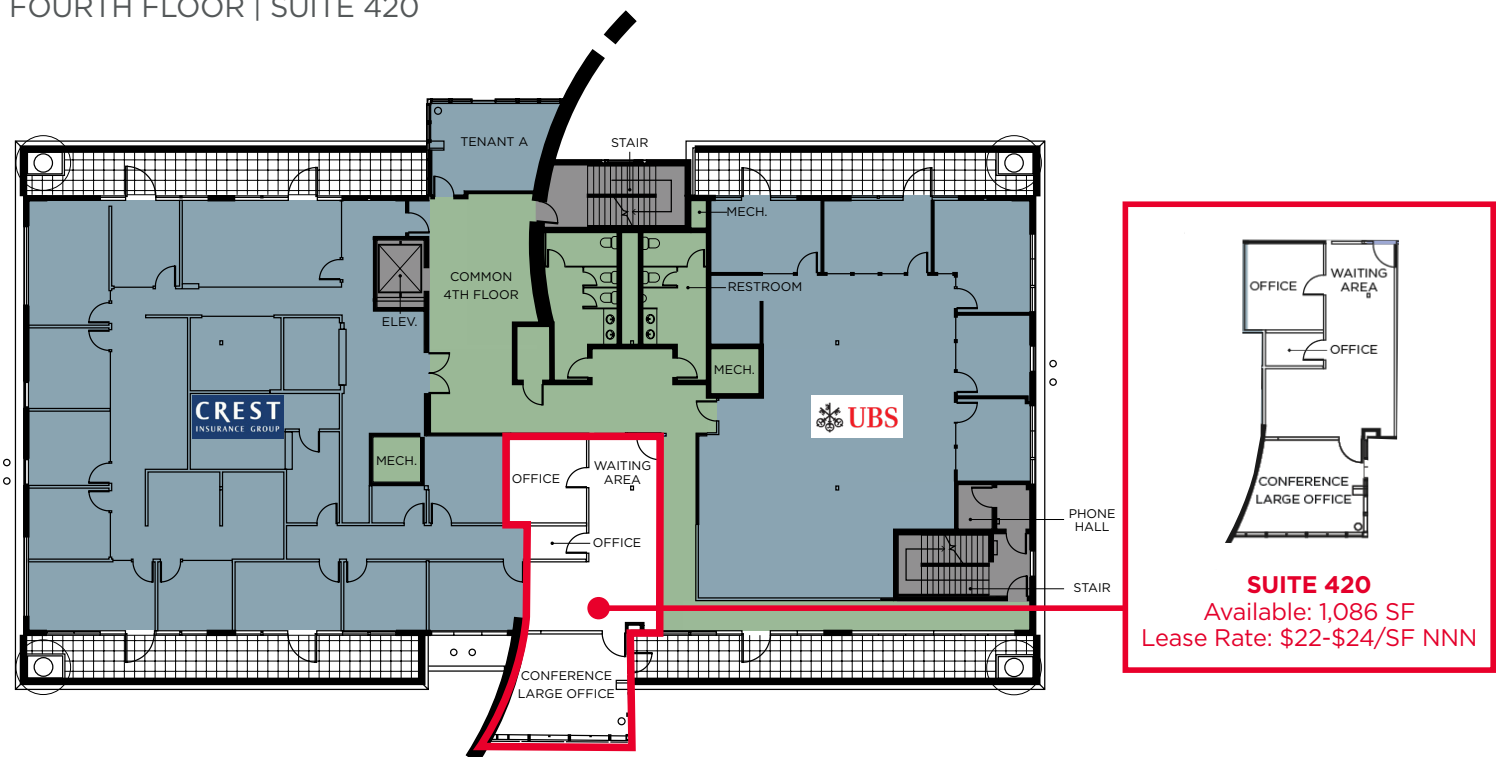


CONCEPTUAL FLOOR PLAN

THIRD FLOOR | SUITE 305



FOURTH FLOOR | SUITE 420



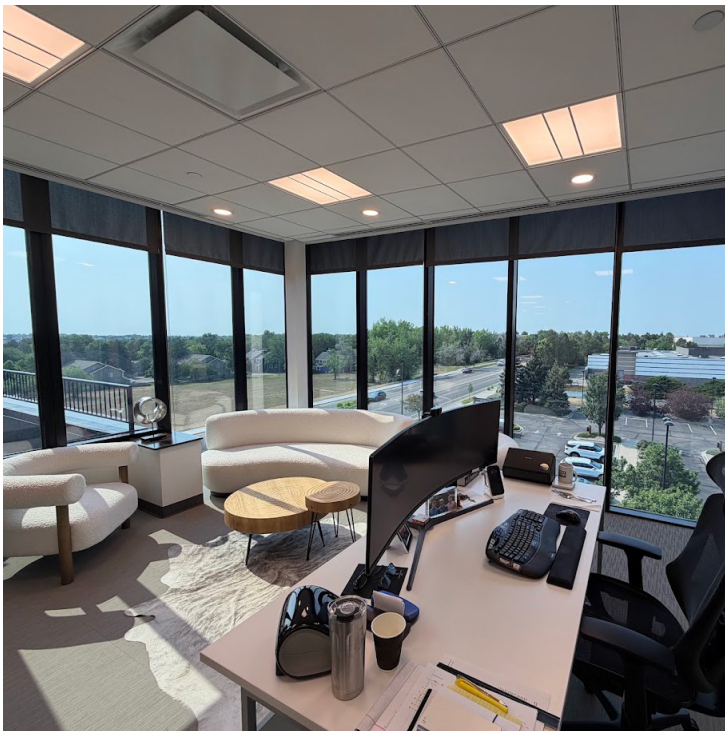
SUITE PHOTOS



SUITE 305 CONFERENCE



SUITE 305 OFFICE



SUITE 420 CONFERENCE
LARGE OFFICE



SUITE 420 CONFERENCE
WORK AREA

FIRST INTERSTATE BANK PLAZA

3711 JFK PARKWAY, FORT COLLINS, CO 80525

DEMOGRAPHICS

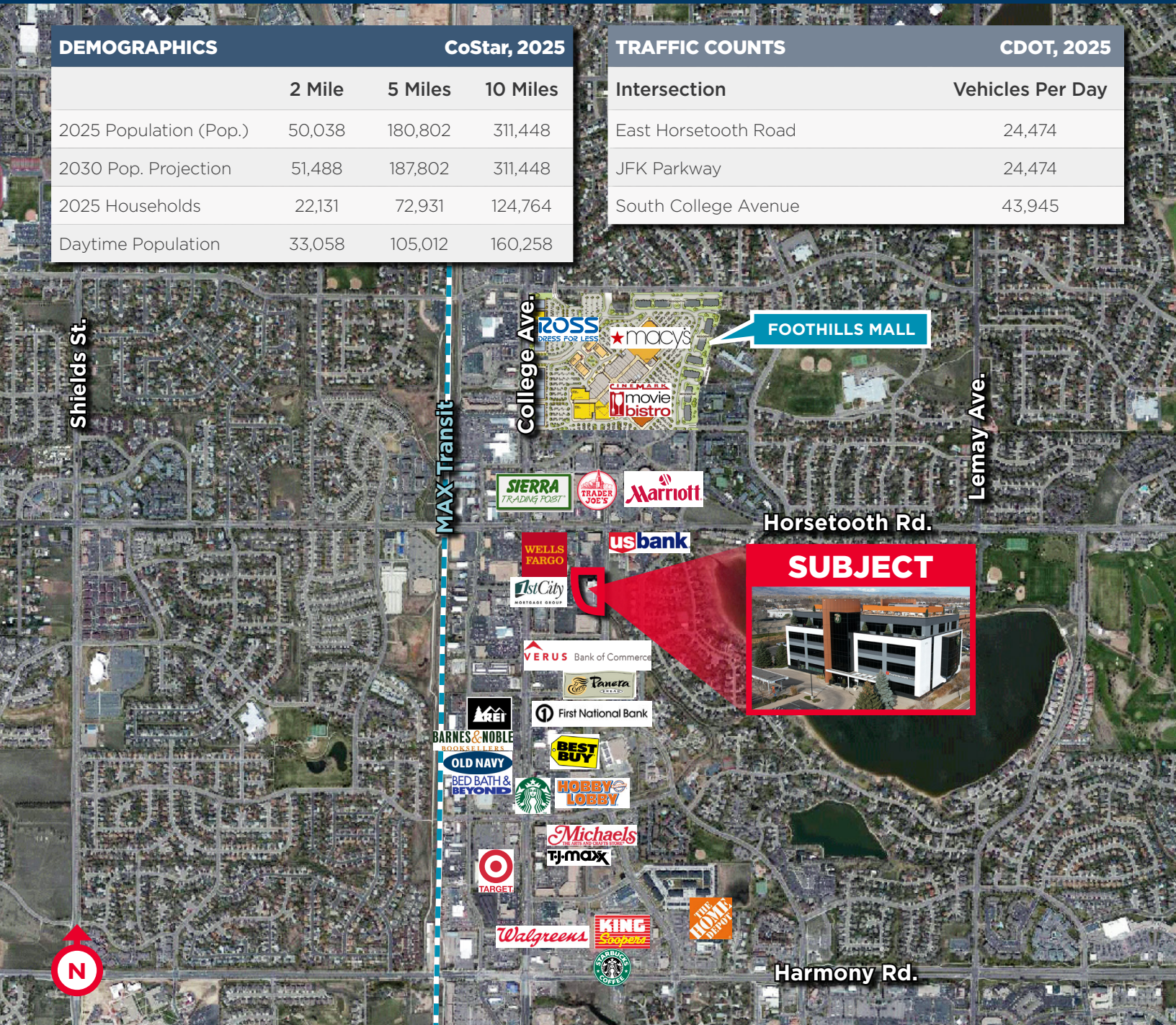
CoStar, 2025

	2 Mile	5 Miles	10 Miles
2025 Population (Pop.)	50,038	180,802	311,448
2030 Pop. Projection	51,488	187,802	311,448
2025 Households	22,131	72,931	124,764
Daytime Population	33,058	105,012	160,258

TRAFFIC COUNTS

CDOT, 2025

Intersection	Vehicles Per Day
East Horsetooth Road	24,474
JFK Parkway	24,474
South College Avenue	43,945



For more information, please contact:

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