

FOR SALE OR LEASE

**3540 JFK PARKWAY**  
FORT COLLINS, COLORADO 80525



## PROFESSIONAL MIDTOWN OFFICE BUILDING





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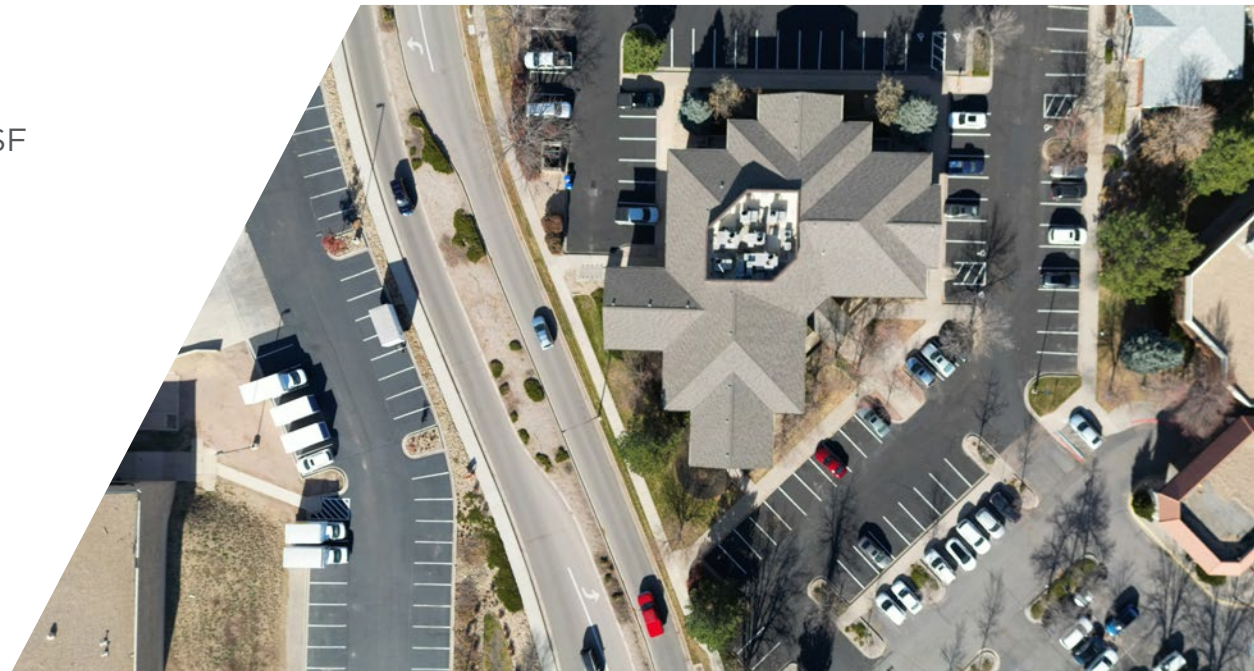


## EXECUTIVE SUMMARY

### 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 4 units; 2 units upstairs and 2 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.

<b>Sale Price</b>	\$3,614,000 (\$200/SF)
<b>Lease Rate</b>	\$18.00/SF NNN   NNN: \$9.71/SF
<b>Building Size</b>	18,072 SF
<b>Stories</b>	Two
<b>Roof</b>	2018
<b>YOC/YOR</b>	1998/2008
<b>Elevator</b>	Yes
<b>Parking</b>	72 Spaces (4 : 1,000 SF) LED Lighting (2017)
<b>Site Size</b>	1.21 Acres (52,708 SF)



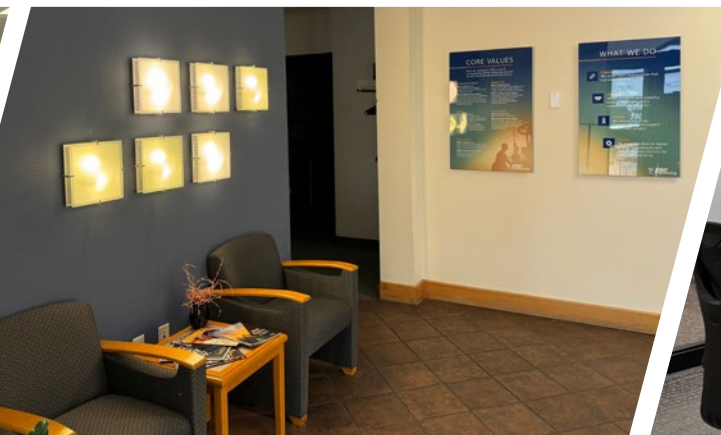
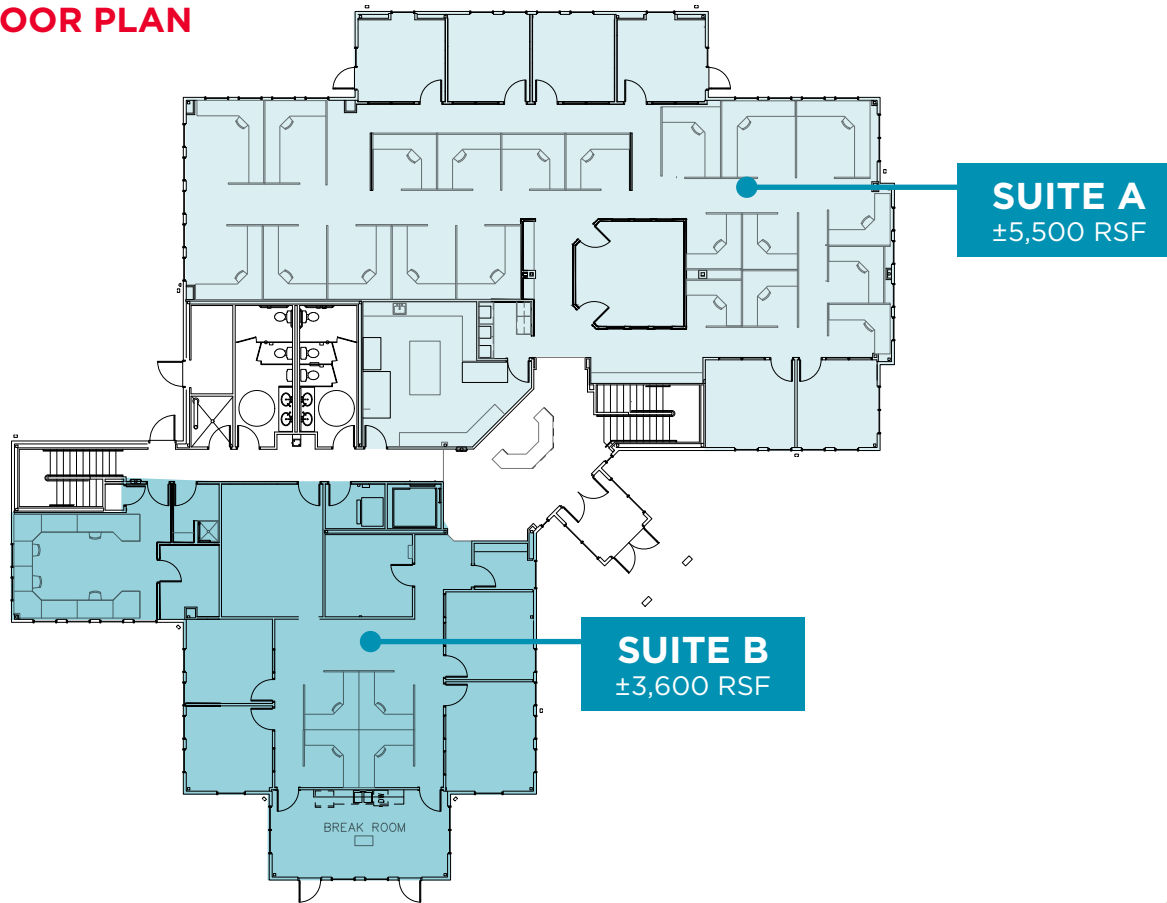
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## FIRST FLOOR PLAN





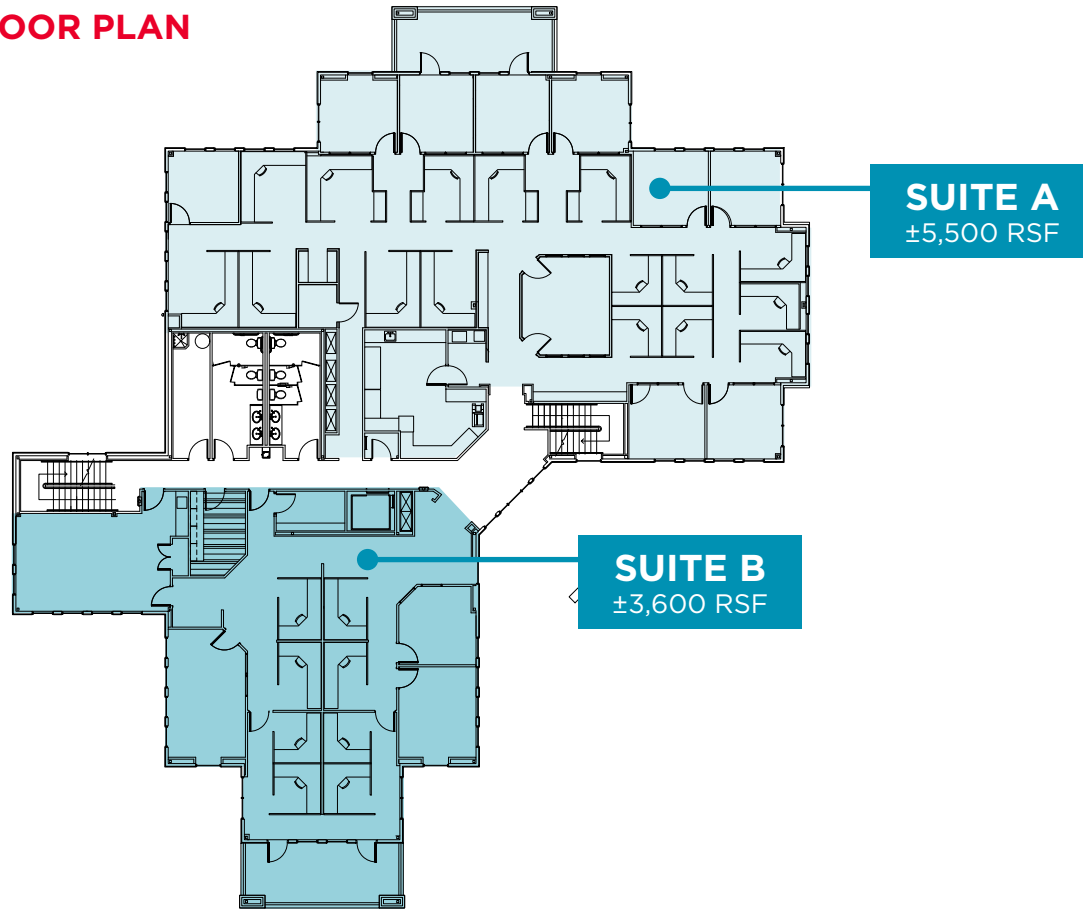
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## SECOND FLOOR PLAN





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