

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**     **850 SF - 9,231 SF AVAILABLE**

Unit 210: 2,000 SF - 4,954 SF

Unit 215: 850 SF

Unit 220: 1,881 SF (*Available January 1, 2025*)

Unit 225: 1,546 SF

*\*Units can be combined or leased separately*

**NNN Expenses**     \$10.78/SF + Utilities

**Parking Ratio**     4.0 : 1,000

**Tenancy**             Multi-tenant

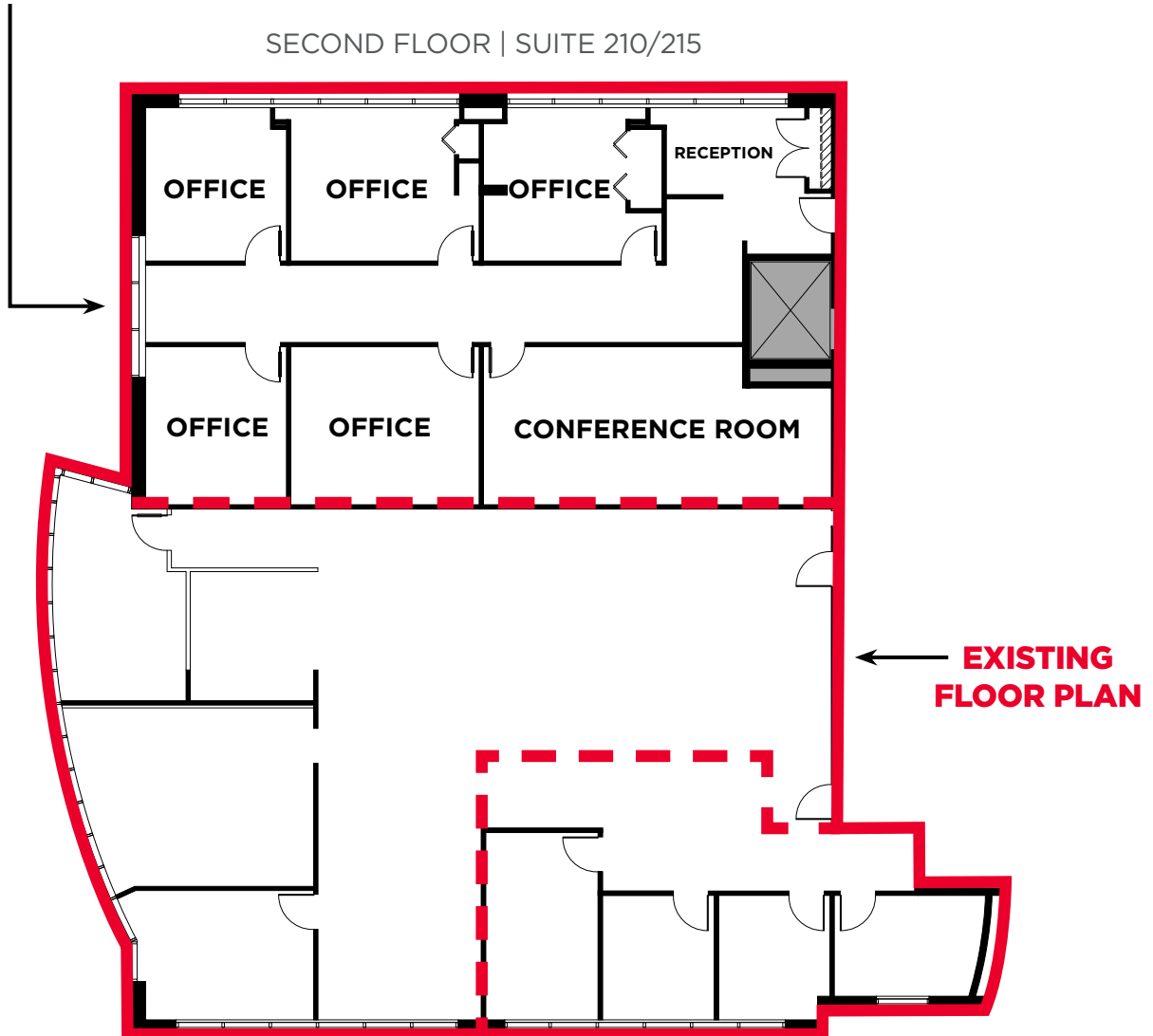


## PROPERTY HIGHLIGHTS

- 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**

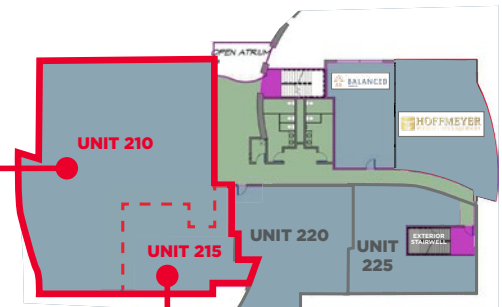


**UNIT 210**

Available: 2,000 SF - 4,954 SF  
(Divisible) Lease Rate:  
\$20-\$22/SF NNN  
(can be combined with Unit 215 for  
5,804 SF)

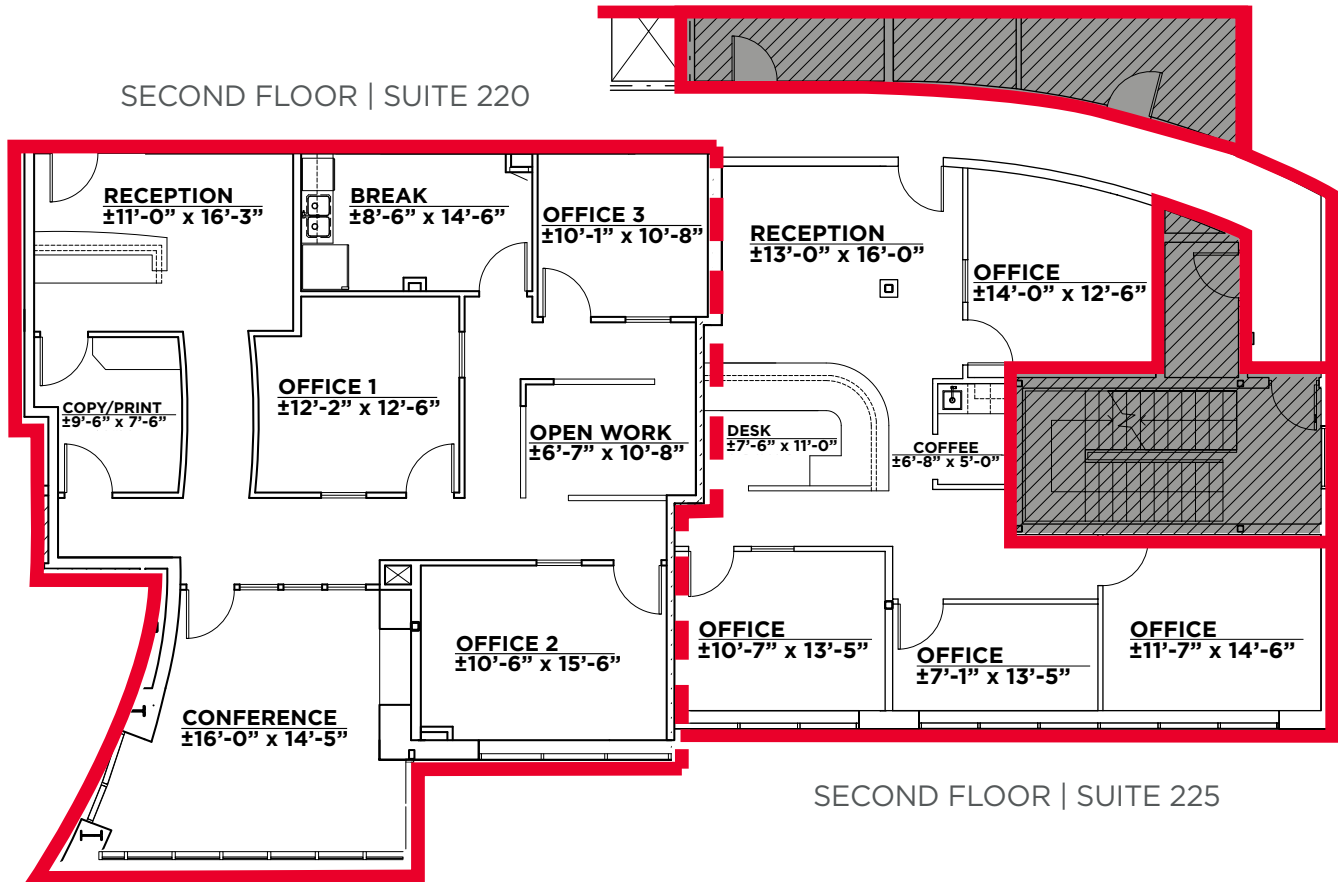
**UNIT 215**

Available: 850 SF  
Lease Rate: \$20-\$22/SF NNN  
(can be combined with  
Unit 210 for 5,804 SF)

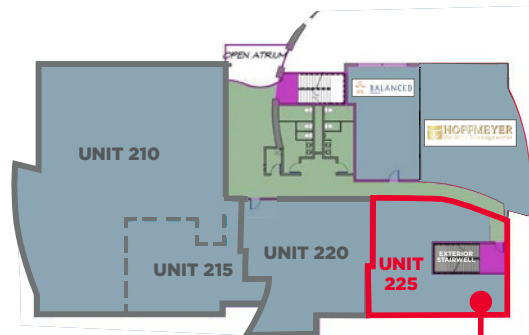
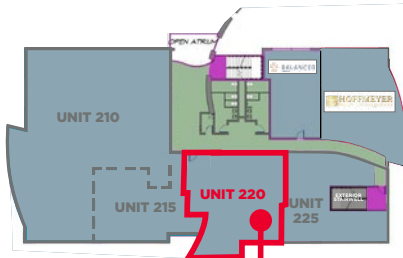


**CONCEPTUAL FLOOR PLAN**

SECOND FLOOR | SUITE 220



SECOND FLOOR | SUITE 225



**UNIT 220**

Available: 1,881 SF  
Lease Rate: \$22/SF NNN  
Available January 1, 2025

**UNIT 225**

Available: 1,546 SF  
Lease Rate: \$22/SF NNN



# FIRST INTERSTATE BANK PLAZA

3711 JFK PARKWAY, FORT COLLINS, CO 80525

## DEMOGRAPHICS

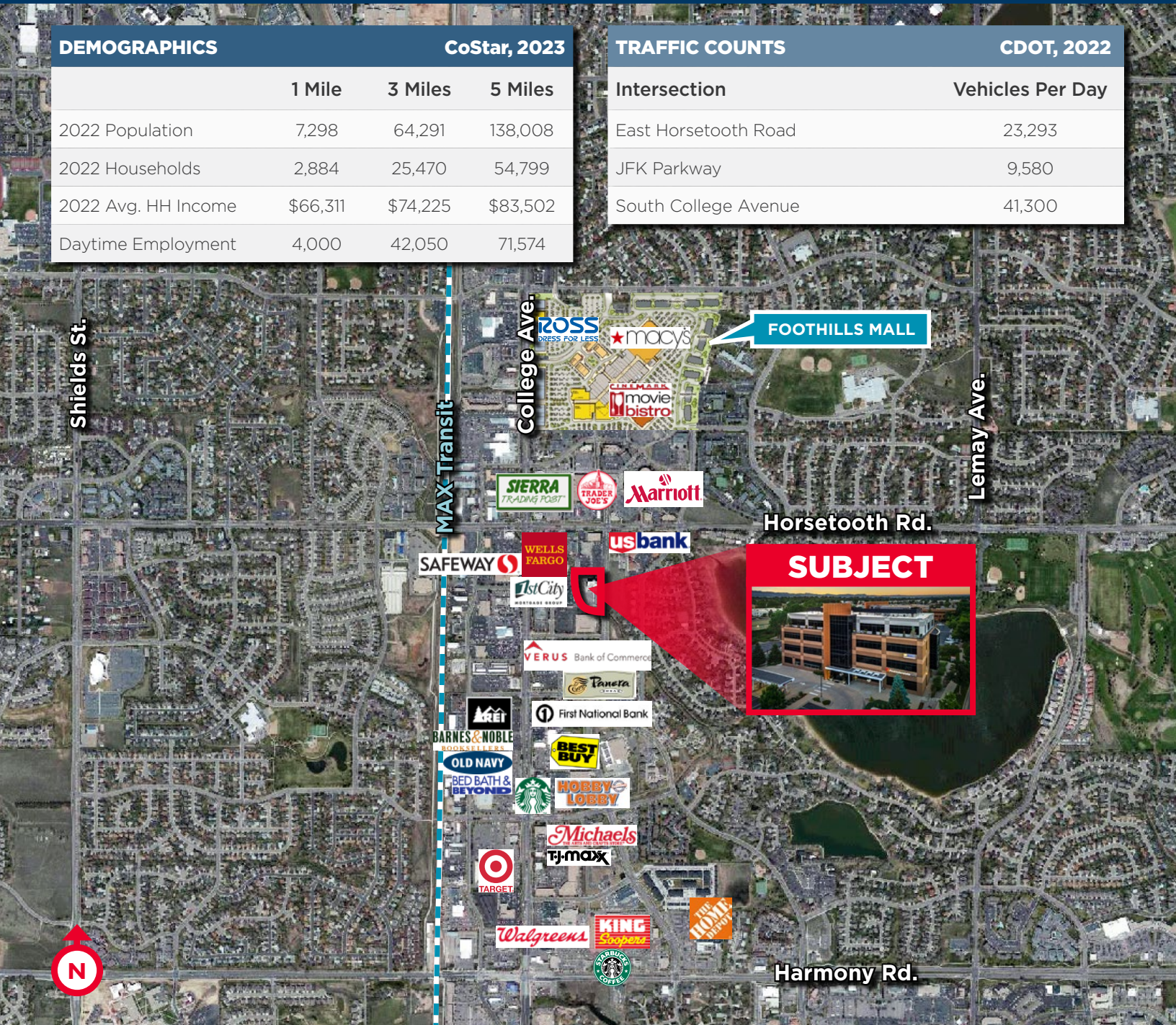
CoStar, 2023

	1 Mile	3 Miles	5 Miles
2022 Population	7,298	64,291	138,008
2022 Households	2,884	25,470	54,799
2022 Avg. HH Income	\$66,311	\$74,225	\$83,502
Daytime Employment	4,000	42,050	71,574

## TRAFFIC COUNTS

CDOT, 2022

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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