

# 3665 JOHN F KENNEDY PARKWAY

BUILDING 2, 3RD FLOOR, FORT COLLINS, CO 80525



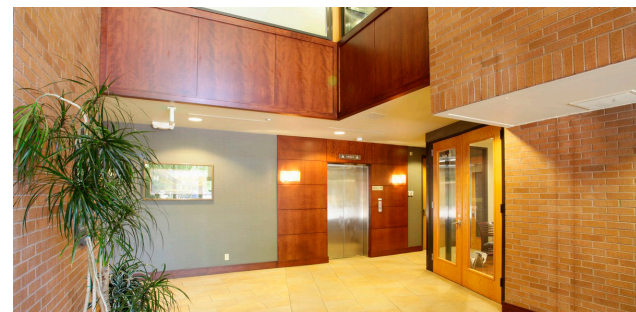
## OFFICE SPACES AVAILABLE FOR LEASE

LEASE RATE: \$18.00-\$19.00/SF NNN | OPERATING EXPENSES \$12.09/SF + UTILITIES

AVAILABILITIES		
BUILDING	SUITES	SF AVAILABLE
BUILDING 2	300, 320, 340	1,311-7,270 SF

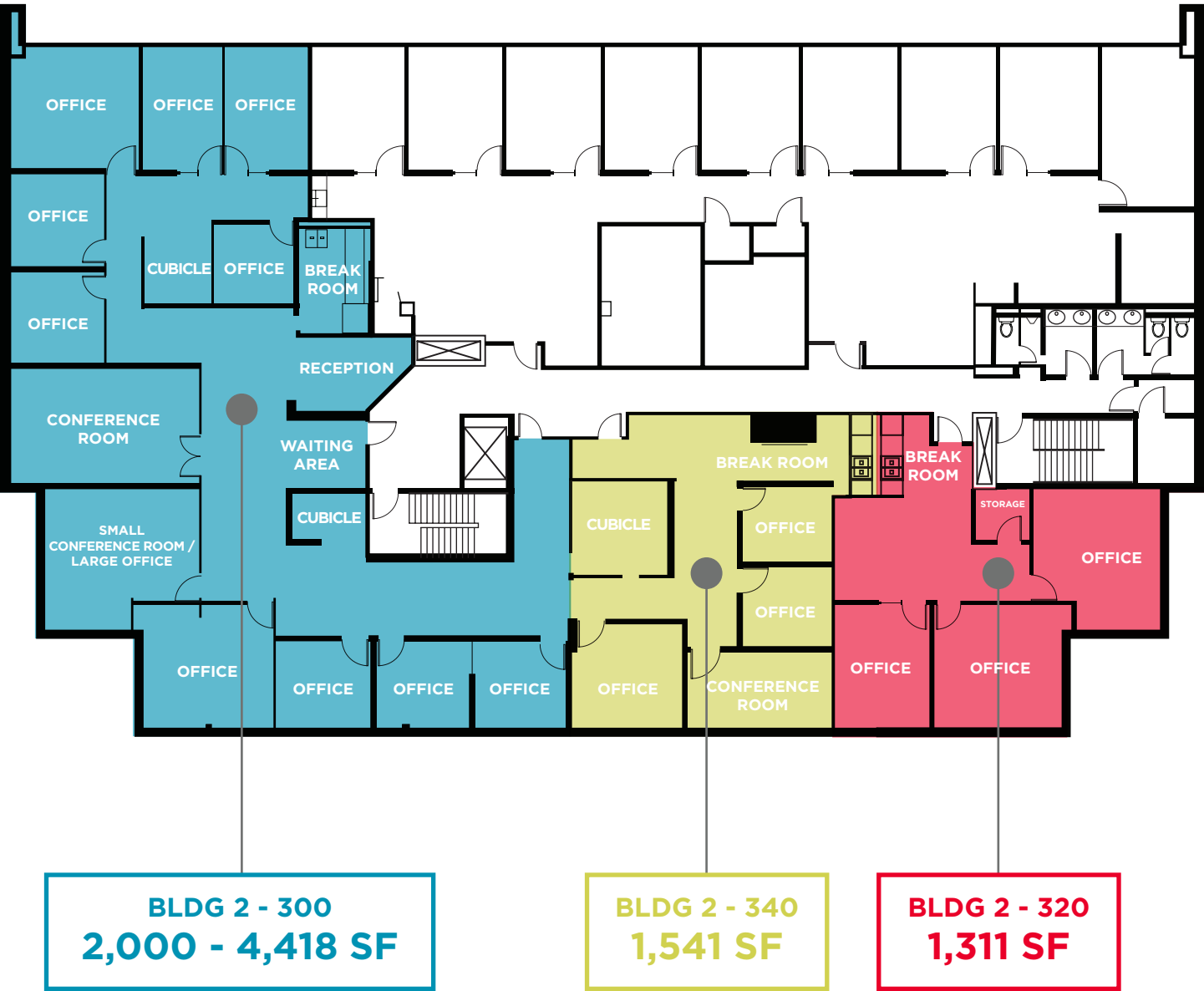
### PROPERTY HIGHLIGHTS

- Building & Monument signage on Horsetooth Road and John F Kennedy Parkway
- Located in the heart of the south Fort Collins business district
- Parking onsite with 5 spaces : 1,000 SF
- Walkable to MAX Transit, Foothills Mall, Marriott, several banks and multiple amenities
- Comcast cable and CenturyLink T-1 and fiber



# FLOOR PLAN

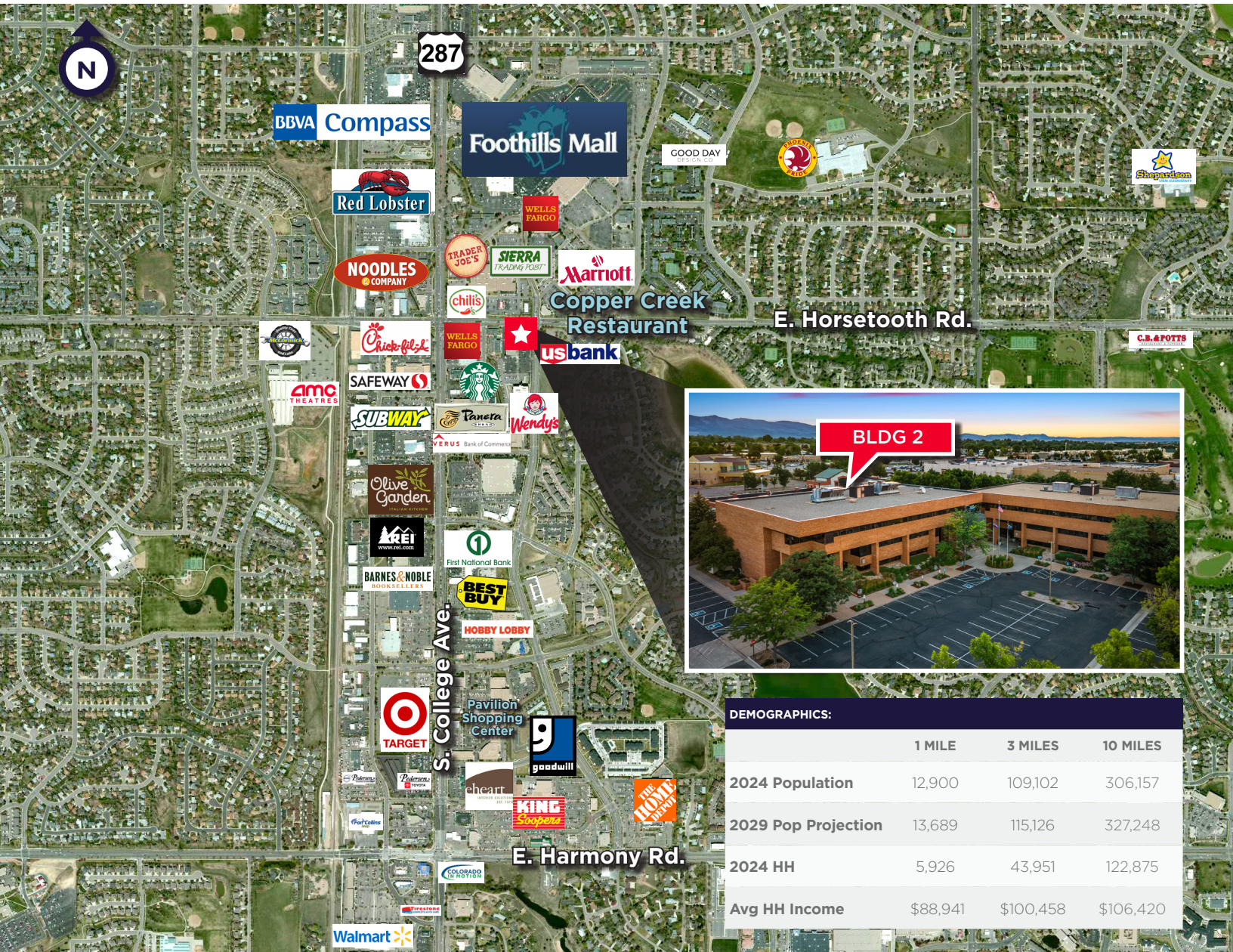
SUITES CAN BE COMBINED AND OR DEMISED FURTHER



TOTAL SF AVAILABLE: 7,270 SF

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## DEMOGRAPHICS:

	1 MILE	3 MILES	10 MILES
2024 Population	12,900	109,102	306,157
2029 Pop Projection	13,689	115,126	327,248
2024 HH	5,926	43,951	122,875
Avg HH Income	\$88,941	\$100,458	\$106,420

## FOR MORE INFORMATION, PLEASE CONTACT:

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