

# 3665 JOHN F KENNEDY PARKWAY

BUILDING 1 & 2, FORT COLLINS, CO 80525



**OFFICE SPACES AVAILABLE FOR LEASE**  
LEASE RATE: \$18.00-\$19.00/SF NNN | OPERATING EXPENSES \$11.92/SF + UTILITIES

| AVAILABILITIES |        |              |
|----------------|--------|--------------|
| BUILDING       | SUITES | SF AVAILABLE |
| BUILDING 1     | 102    | 1,799 SF     |
| BUILDING 1     | 306    | 3,195 SF     |
| BUILDING 2     | 202    | 2,469 SF     |
| BUILDING 2     | 320    | 1,311 SF     |

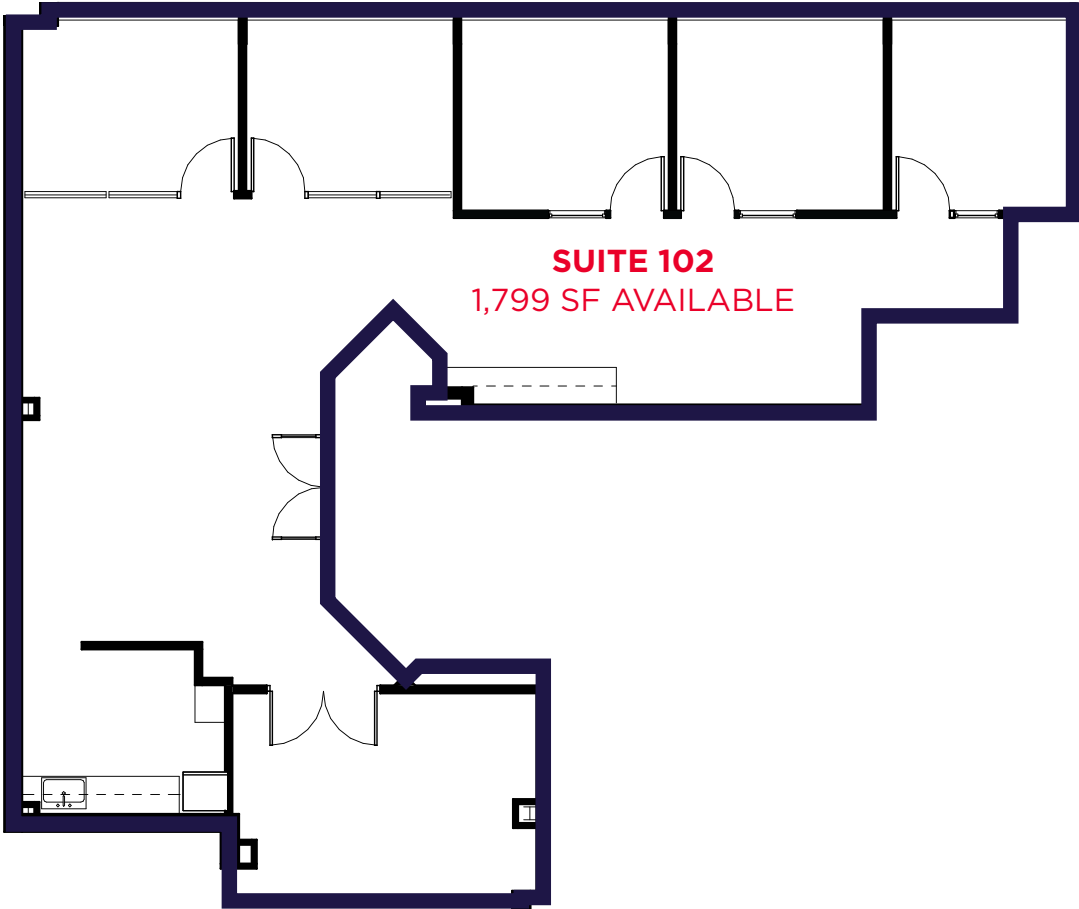
**PROPERTY HIGHLIGHTS**

- 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

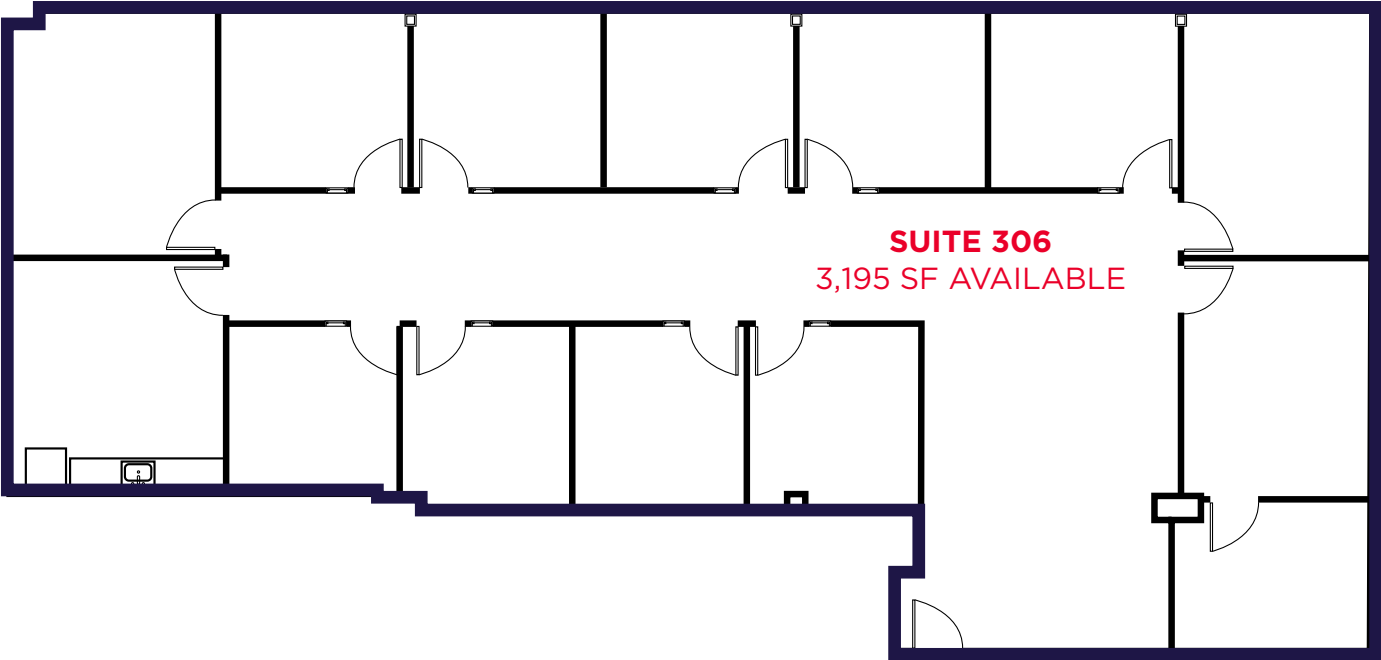


# FLOOR PLAN: BUILDING 1

## 1ST FLOOR - SUITE 102

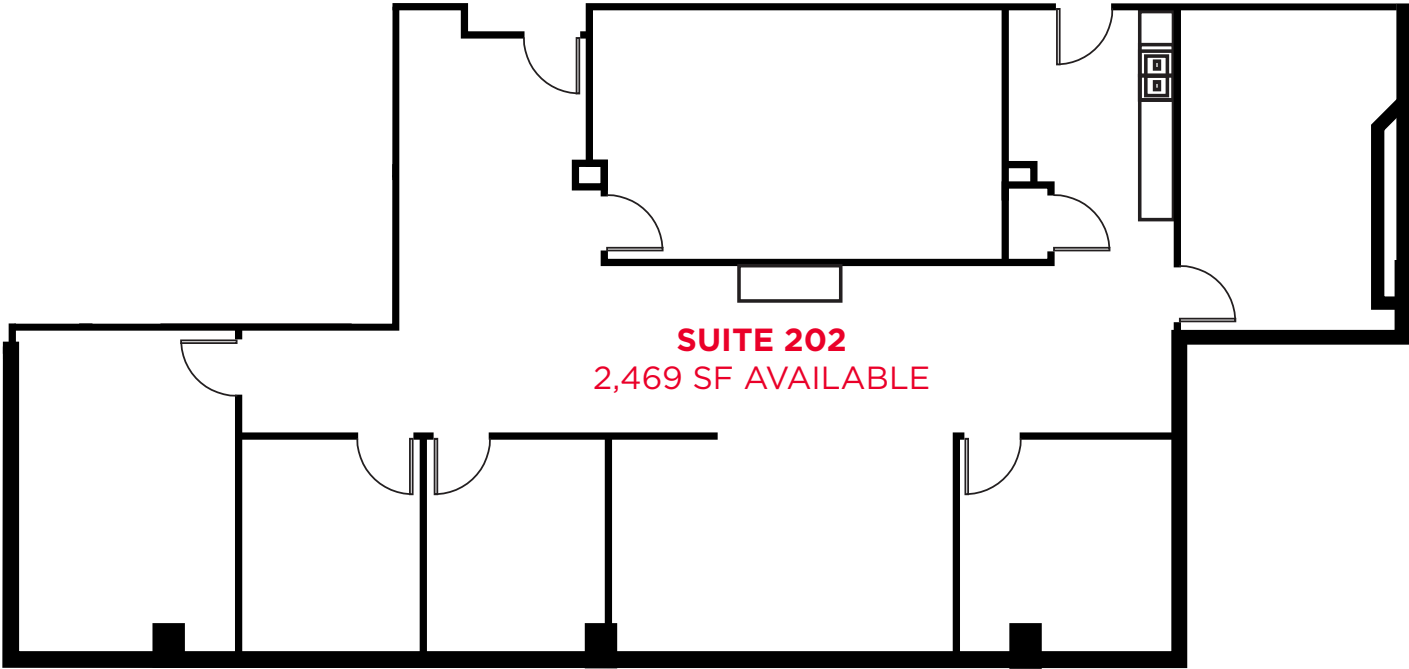


## 3RD FLOOR - SUITE 306

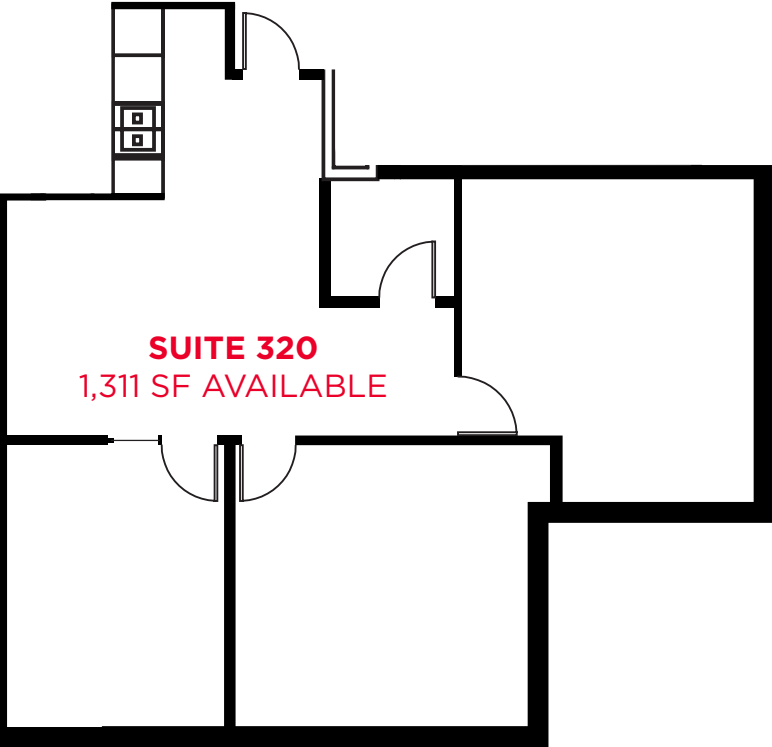


# FLOOR PLAN: BUILDING 2

## 2ND FLOOR - SUITE 202



## 3RD FLOOR - SUITE 320



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**DEMOGRAPHICS:**

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

**FOR MORE INFORMATION, PLEASE CONTACT:**

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