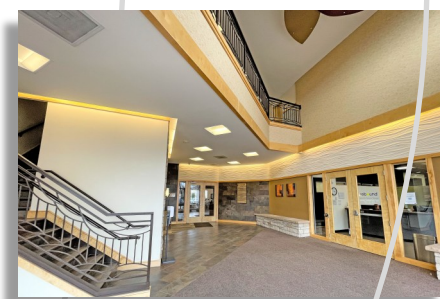




FOR LEASE

3500 John F. Kennedy Pkwy

FORT COLLINS, CO 80525



MID-TOWN OFFICE SPACES FOR LEASE



FOR LEASE

3500 John F. Kennedy Pkwy

FORT COLLINS, CO 80525

RE/MAX Commercial Alliance is pleased to present this lease opportunity for premium mid-town office space with dedicated parking lot.

3500 John F Kennedy Pkwy is located in the highly desired mid-town area and immediately south of the redeveloped Foothills Mall. This prime location allows for plentiful restaurant and retail options within walking distance. The property provides abundant parking, natural light, class A interiors, and a new monument sign. Join tenants Fidelity National Title, Rebound Sports & Physical Therapy, IMA Financial, and Whiting Turner Contracting Company at this prime location.



BROKER CONTACT

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 RE/MAX Commercial Alliance
 (970)215-7016
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SUITE INFORMATION

Suite	SF	Rate	Available	Notes
Suite 201	1,093 SF	\$20.00 NNN	Now	Sublease until 10/31/26.
Suite 221	1,518 SF	\$20.00 NNN	Now	Sublease until 10/31/26.

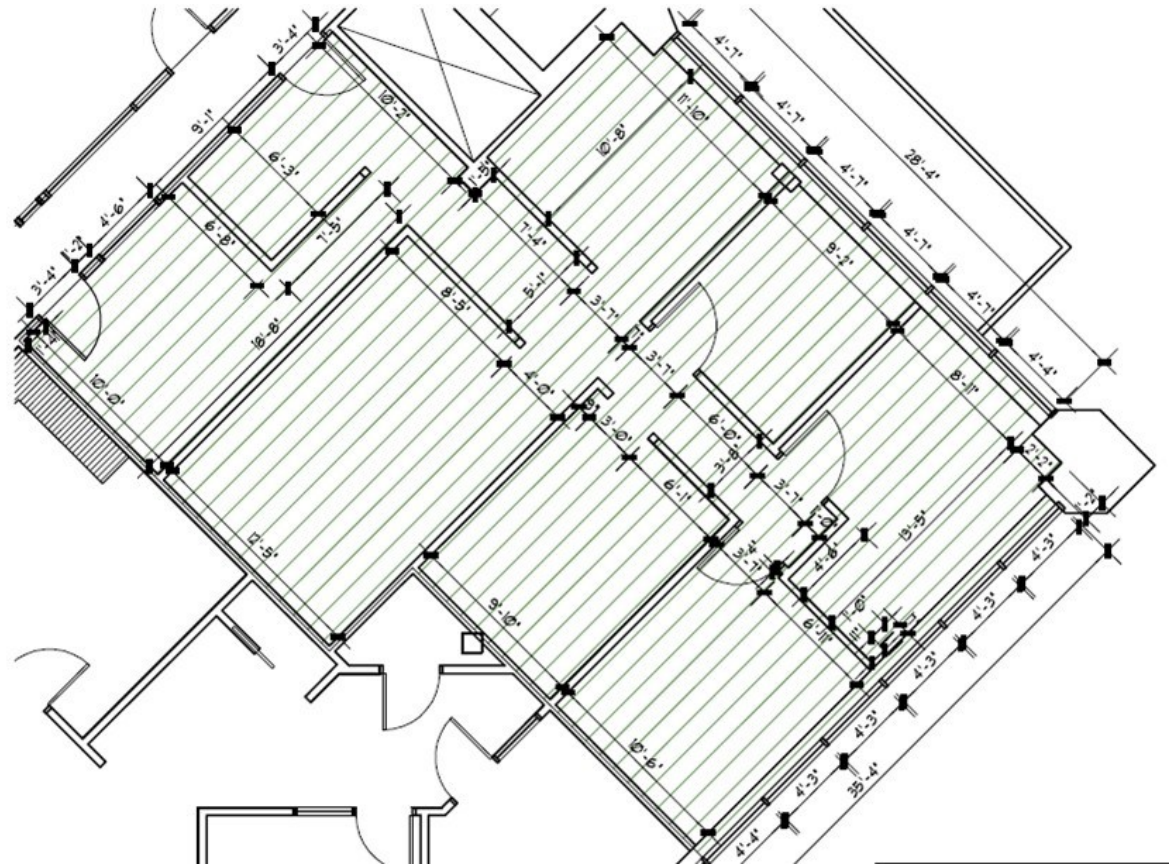
NNN Expenses: Est. at \$13.74 per/SF (2026). Includes Utilities and 3x a Week Suite Janitorial
Signage: Signage on new monument sign.



SUITE 221

1,518 SF

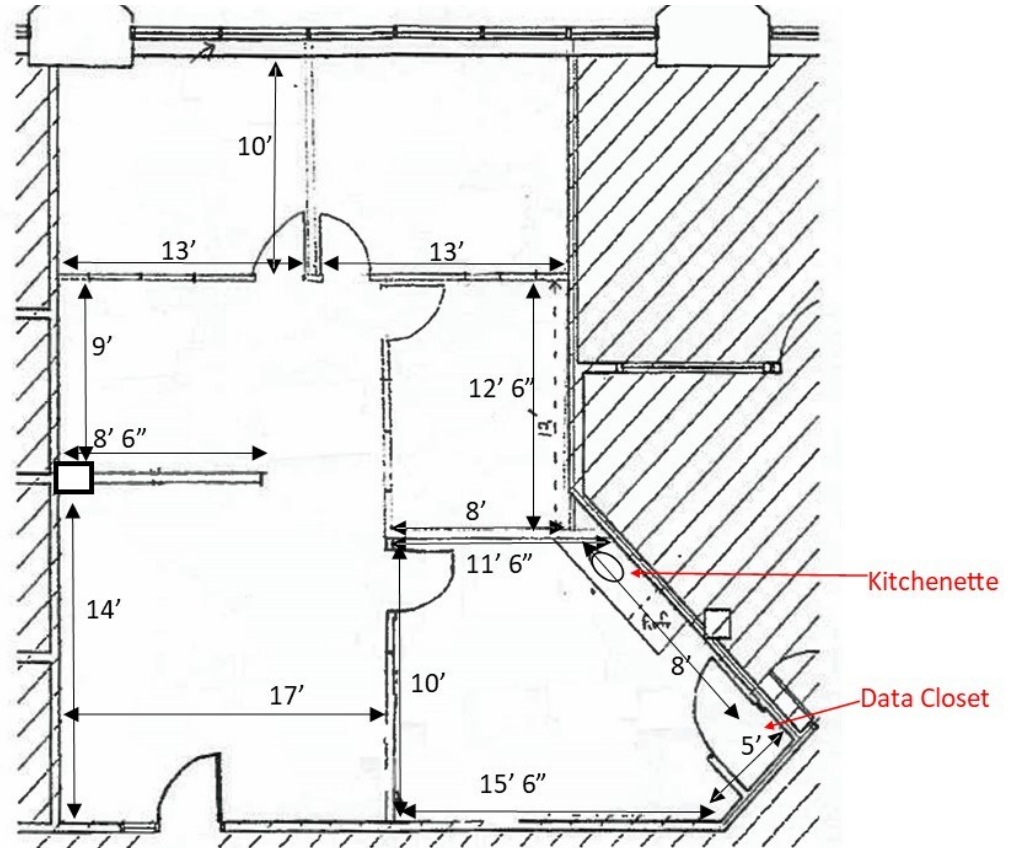
Suite 221 has 6 offices and waiting area OR could be used as 5 offices plus conference and waiting area. This unit is being offered on a sublease basis. The current term of the lease expires 10/31/2026. Base lease rate is \$20.00 NNN per sf until 10/31/2026. NNN's are est. at \$13.74 per/SF (2026). Includes utilities and 3x a week suite janitorial.



SUITE 201

1,093 SF

Suite 201 has 5 offices and waiting area OR could be used as 4 offices plus conference and waiting area. This unit is being offered on a sublease basis. The current term of the lease expires 10/31/2026. Base lease rate is \$20.00 NNN per sf until 10/31/2026. NNN's are est. at \$13.74 per/SF (2026). Includes utilities and 3x a week suite janitorial.



RE/MAX

COMMERCIAL

REGIONAL INFORMATION

LOCATION OVERVIEW



NORTHERN COLORADO FRONT RANGE

Situated against the Rocky Mountains to the west and Wyoming to the north, Northern Colorado and Weld and Larimer counties are known for a culture of innovation and entrepreneurial spirit among a set of diverse industries. Consistently ranked nationally as one of the best places to live, work and pursue lifelong learning, this region is a thriving hub of both commerce and culture. The diverse employment base makes Northern Colorado a prime area for business and industry growth. Northern Colorado's top industry clusters include: agriculture, bio/life sciences, business services, energy, and manufacturing.

Interstate 25 is the main corridor providing access to the entire Northern Colorado region. Major cities include Loveland, Greeley, Fort Collins, Longmont, Boulder and the northern suburbs of Denver. Numerous smaller communities surround the area. Interstate 25 is rated by the Colorado Department of Transportation as the busiest highway in the state. Local media have reported that the current traffic count on I-25 between Longmont and Fort Collins is approximately 68,000 vehicles per day, or almost 25 million a year.

Source: choosecolorado.com

TOP EMPLOYERS

Vestas

WOODWARD



SMUCKER'S

Health.

KEY INDUSTRY CLUSTERS



ADVANCED
MANUFACTURING



HEALTH &
WELLNESS



ENERGY & NATURAL
RESOURCES



FOOD &
AGRICULTURE



TRANSPORTATION &
LOGISTICS

NoCO Snapshot

Source: UpstateColorado.org

6,646 Square Miles

678,753 Population

367,739 Labor Force

\$50,399 Per
Capita Income



REGIONAL CULTURE

- Regional collaboration between municipalities and business to facilitate investment and job growth
- Innovative partnerships that provide support for key industry sectors
- Support of small business, innovation, entrepreneurship, through higher education partnerships
- National leader in workforce initiatives Culture that promotes and develops quality of life

QUALITY OF LIFE

- Rocky Mountain National Park
- Public parks & lands in over 40 communities
- Variety of cultural opportunities spread throughout the region
- Variety of housing allows for growth in regional labor shed to support growing economy
- Locally-driven investment in community development

Source: choosecolorado.com



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