



INVESTMENT FOR SALE

3500 John F. Kennedy Pkwy
FORT COLLINS, CO 80525

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**HIGHLY STABLE INVESTMENT PROPERTY
FOR SALE W/PAD SITE
100% OCCUPANCY**





CONTACT AND DISCLAIMER

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INVESTMENT CONTACT

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THE OFFERING

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3500 John F. Kennedy Pkwy Offering Summary

- ⇒ Sales Price \$9,900,000
- ⇒ 7% Cap Rate. 100% Occupied.
- ⇒ 2026 NOI \$664,100. Incls 5% Vacancy and Mgmt.
- ⇒ 41,225 Building SF / 37,507 Rentable SF on 3.3 Acres of Land; Incls Additional 0.875 Acre Pad Site.
- ⇒ Year Built 1984 / 2008 Major Interior Remodel and New HVAC Completed.
- ⇒ New Roof in 2024.
- ⇒ Well Managed with Reliable Financial Information.
- ⇒ Elevator Served Building, Complete with Major Interior Upgrades and Elegant Landscaping.
- ⇒ Thoughtful Tenant Mix to Incl 16 Tenants, Multiple National Tenants.
- ⇒ Two Rooftop Antenna Cell Leases With a Value of \$1M at a 5% Cap Rate.
- ⇒ 148 Parking Spaces (3.89 parking ratio).
- ⇒ Located Within the General Commercial Zone District.

RE/MAX Commercial Alliance is proud to offer this exceptional opportunity to acquire a fully leased NNN property, available for the first time since its construction.

Situated at **3500 John F. Kennedy Parkway** in the vibrant midtown district, this trophy asset sits just steps from the redeveloped Foothills Mall and Marriot Hotel, surrounded by an abundance of dining, shopping, and lifestyle amenities. This dynamic location combines visibility, accessibility, and walkability — a winning combination for long-term value.

Containing **41,225 building SF across four levels**, this striking property offers abundant parking, expansive natural light, and modern interiors, complemented by a contemporary monument sign for maximum exposure. The well-balanced tenant roster features a mix of established professional office and medical tenants, delivering **100% occupancy**.

As a bonus, the sale includes a **0.875 acre pad site**, unlocking future development or expansion potential in a high-demand corridor where opportunities are scarce.

This is a turnkey, income-producing asset in a prime location where quality investments rarely come to market.





AERIAL

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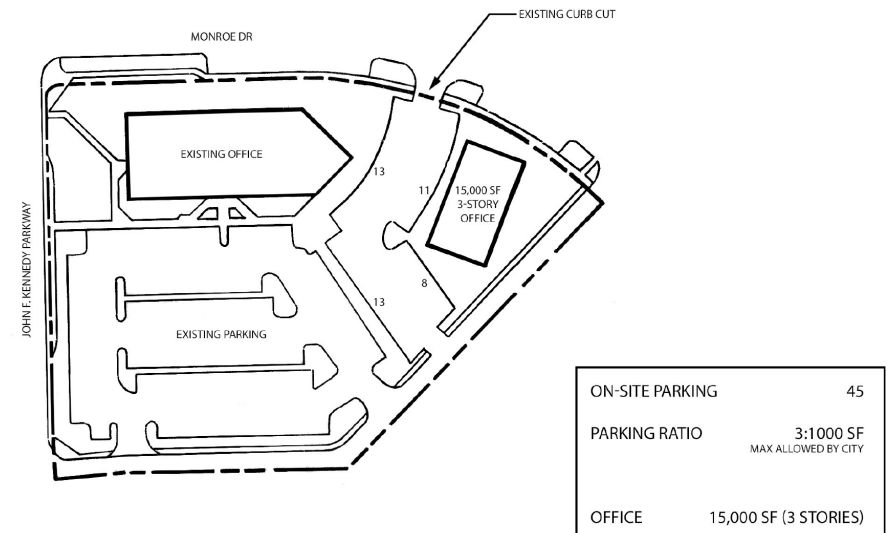
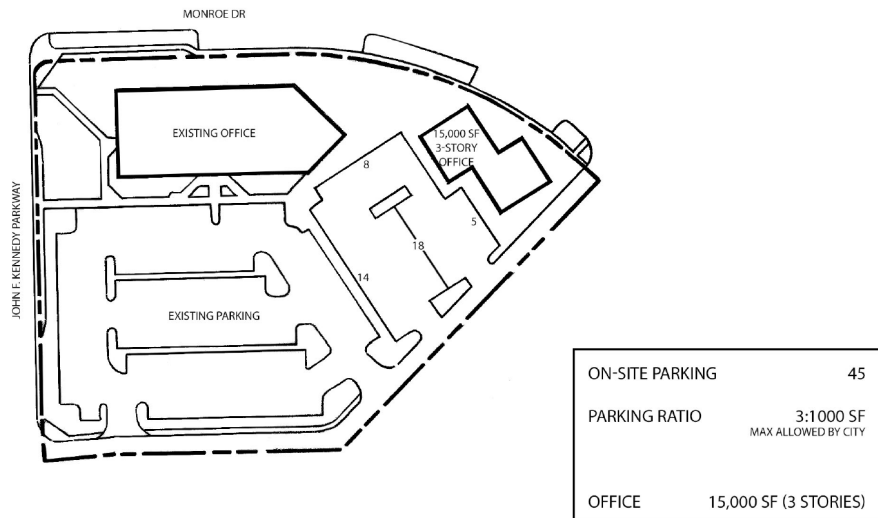
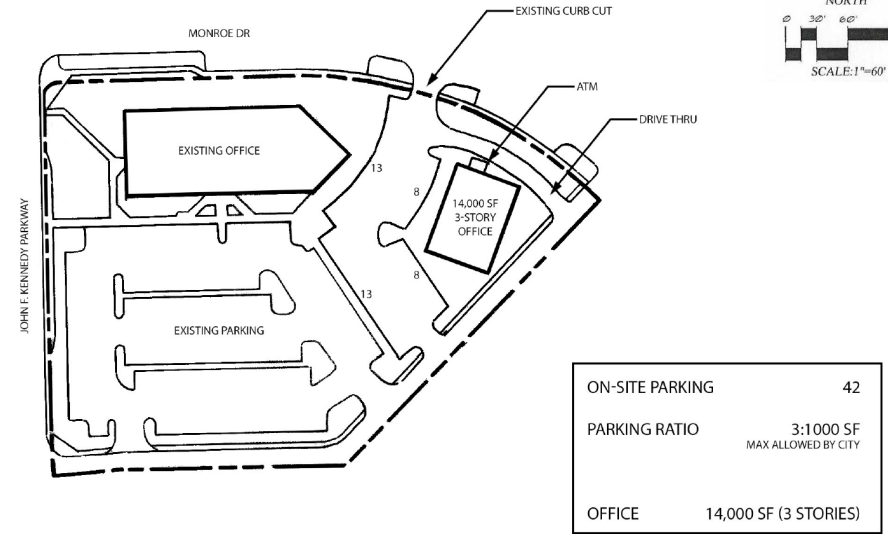
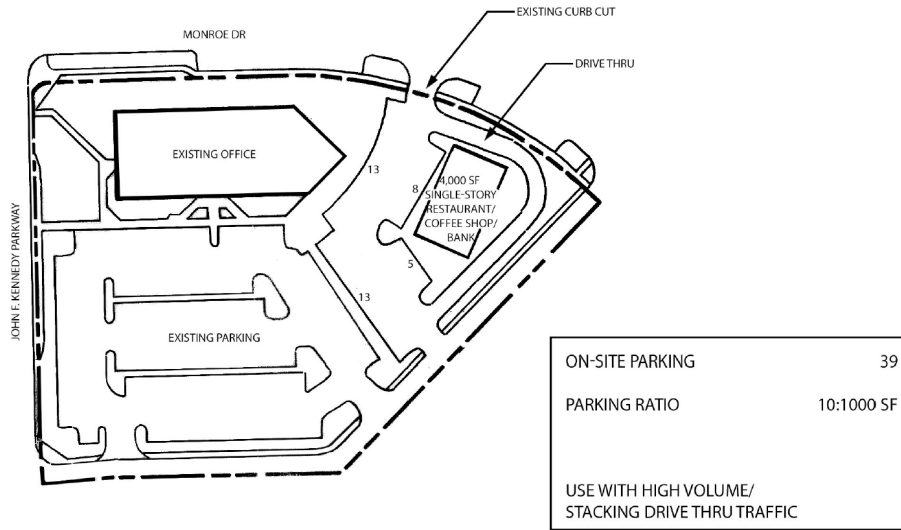
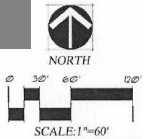
Pad Site



The following uses are permitted in subdistricts of the C-G District, subject Administrative (Type 1) Review or Planning and Zoning Board (Type 2) Review:

- Drive-thru Restaurants - Type 2
- Fast Food Restaurants - Type 1
- Mixed Use Dwellings - Type 1
- Offices and Financial Services - Type 1
- Medical Centers/Clinics - Type 1

Pad Site Conceptuals





BUILDING INFORMATION

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PROPERTY OVERVIEW

- New roof 2024 with Transferrable 20-year NDL Material Warranty, 5-year Workmanship Warranty.
- New monument sign 2018.
- YOC 1984, 2008 major interior remodel.
- HVAC – 2, 50 ton RTUs. Installed in Nov. 2008, plus April 2017 updated controls system.
- Elevator cab remodeled Oct. 2013. April 2017 new hydraulic dry pump system installed.
- Mill and overlay of parking lot and curb repairs are scheduled at end of September 2025, \$90,000 value.
- New radio communication system required by PFA installed.
- Approx. \$222,000 future Capital Improvement cost recovery benefit to be conveyed to Buyer.
- Parking: 148 parking spaces (3.89 parking ratio). 124 in front of bldg. 24 in the private drive on N and E side of property. These 24 are shared with property to the north (8 appurtenant to the Pad Site). The property owner to the north is responsible for the maintenance of the 24 shared spaces.



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Tenant Diversity

The tenant mix of professional offices uses and medical provides insulation against vacancy regardless of the economic cycle.



Fidelity National Title



R.L. FARMER Wealth Strategies



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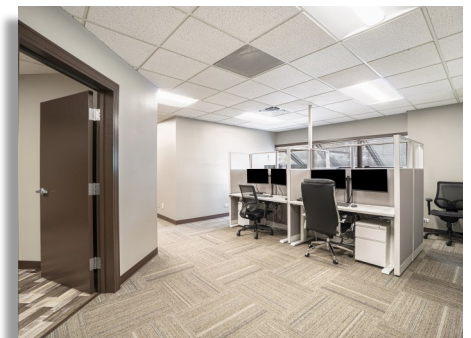
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Tenant Diversity



Rebound Sports & Physical Therapy

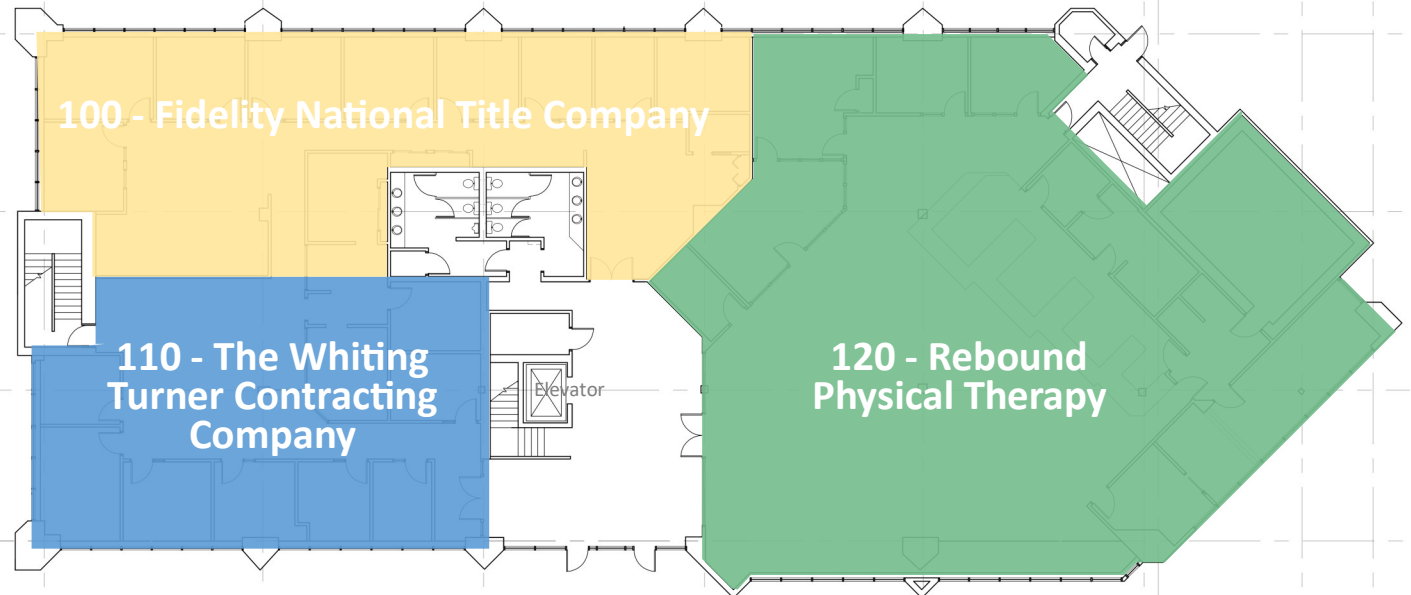


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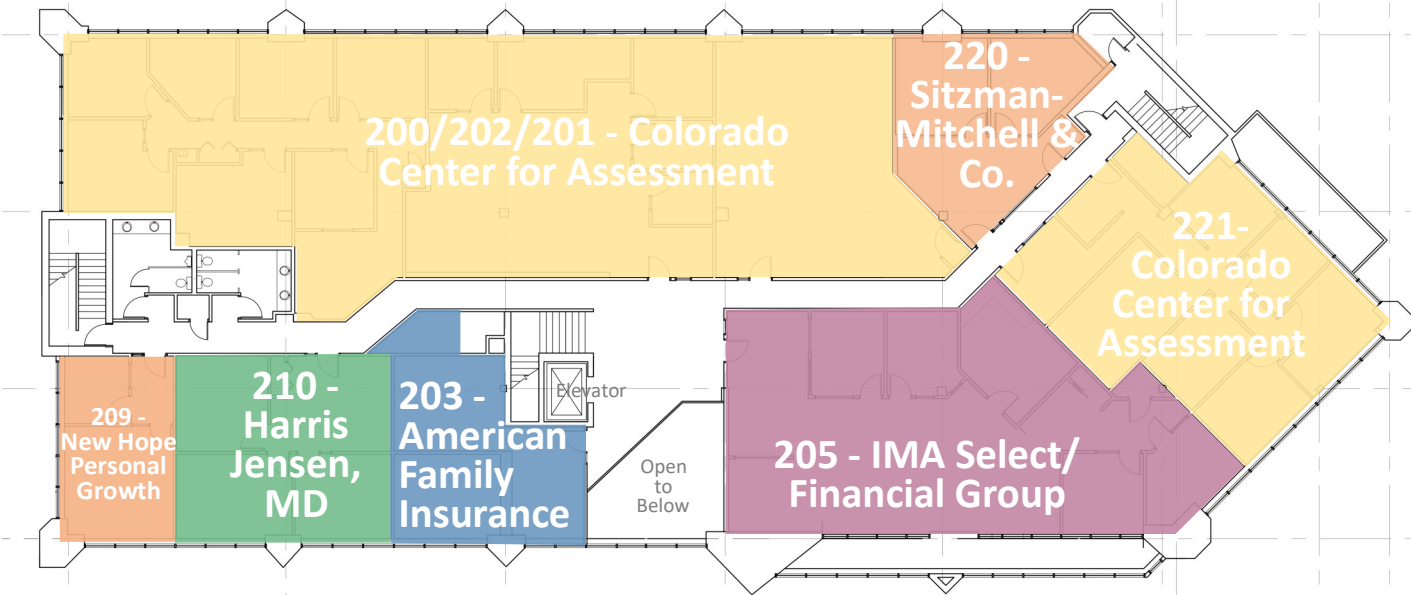
Suite Layout

First Floor

100 - Fidelity National Title	5,067 SF
110 - The Whiting-Turner Contracting Company	2,480 SF
120 - Rebound Sports & Physical Therapy	4,478 SF

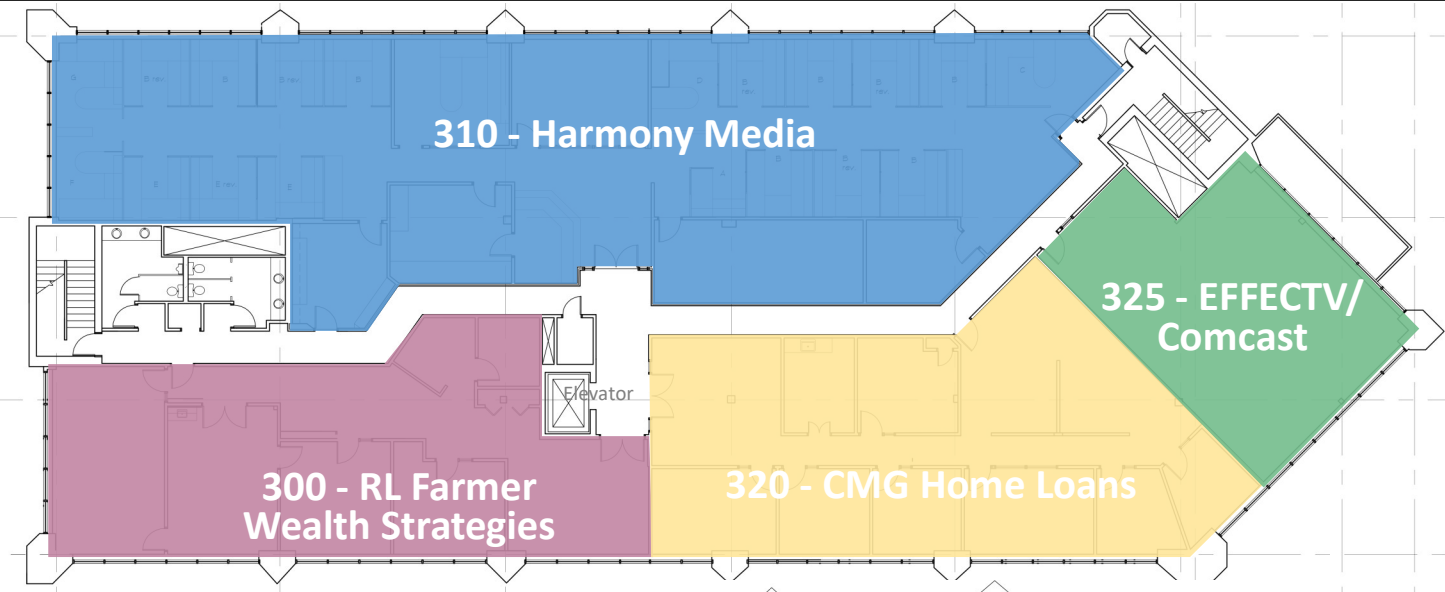


200/202 - Colorado Center for Assessment	3,396 SF
201 - Colorado Center for Assessment	1,094 SF
221 - Colorado Center for Assessment	1,518 SF
203 - American Family Insurance Olivia Smith	744 SF
205 - IMA Select/Financial Group	2,211 SF
209 - New Hope Personal Growth Center	480 SF
210 - Harris Jensen, MD Psychiatrist	920 SF
220 - Sitzman-Mitchell & Co.	685 SF



Third Floor

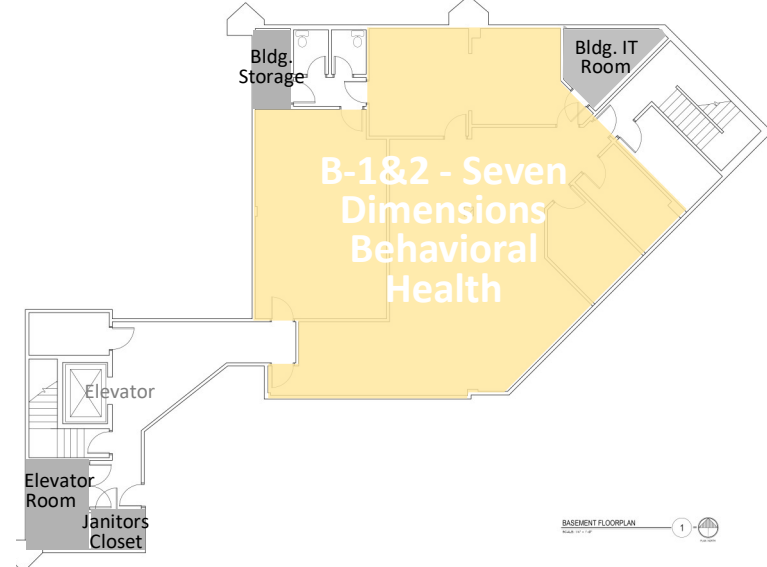
300 - RL Farmer Wealth Strategies	2,436 SF
310 - Harmony Media	5,180 SF
320 - CMG Loans	2,742 SF
325 - EFFECTV/Comcast	1,360 SF



Basement

B-1&2 - Seven Dimensions Behavioral Health	2,615 SF
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* Approx. 1,056 SF Storage Space Not Shown On Plan



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TENANT INFORMATION

Fidelity National Title

Fidelity National Title Company: A leading provider of title insurance and settlement services, part of the nation's largest group of title insurance companies. Providing best-in-class title insurance and real estate services such as closing & escrow, construction disbursing, 1031 property exchanges and more.



The Whiting-Turner Contracting Company: The Whiting-Turner Contracting Company is one of the largest employee-owned general contractors and Construction Management companies in the United States. Whiting-Turner is headquartered in Baltimore, Maryland, and has over 50 locations nationwide. The company is frequently included in the Top 10 of the Engineering News-Record's annual Top 400 contractors, and averages upwards of \$8 billion USD in revenue annually. With over 4,000 employees, Whiting-Turner is also considered one of the largest private companies in the United States.



Rebound Sports & Physical Therapy: Serving the Northern Colorado community since 1997 with multiple locations. Physical therapy practice that provides rehabilitative services and sports medicine programs.



Colorado Center for Assessment: A professional practice founded in 2014 that provides comprehensive, strengths-based psychological and neuropsychological testing for children, teens, adults, and older adults.



American Family Insurance, the Oliva Smith Agency: American Family Mutual Insurance Company, also abbreviated as AmFam, is an American private mutual company that focuses on property, casualty, and auto insurance, and also offers commercial insurance, life, health, and homeowners coverage as well as investment and retirement-planning products. It is a Fortune 500 company and its revenues were over \$9.5 billion in 2017.

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IMA Select/Financial Group: American Family Mutual Insurance Company, also abbreviated as AmFam, is an American private mutual company that focuses on property, casualty, and auto insurance, and also offers commercial insurance, life, health, and homeowners coverage as well as investment and retirement-planning products. It is a Fortune 500 company and its revenues were over \$9.5 billion in 2017.



RL Farmer Wealth Strategies: RL Farmer Wealth Strategies is a private wealth management firm that provides comprehensive financial strategies and sophisticated portfolio management services, to high-net individuals, retirees and business owners.



Harmony Media: Creates harmonized campaigns by blending strategies across mediums. They ensure comprehensive coverage by resonating with multiple audience segments, resulting in a cohesive and effective overall strategy.



CMG Home Loans: A prominent national lender offering a wide range of home loan and refinancing options.



EFFECTV/Comcast: A major telecommunications conglomerate providing cable television, internet, telephone, and wireless services.



Seven Dimensions Behavioral Health: Individualized, Assent-Based, Naturalistic Applied Behavior Analysis services for all ages and diagnoses serving Golden, Evergreen and Fort Collins.



Dish Wireless: The wireless communication arm of Dish Network, providing mobile and internet services.



Verizon Wireless: A major nationwide wireless telecommunications carrier.



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Income & Expenses

3500 John F. Kennedy Parkway Expenses				
2026 INCOME				
Gross Rental Income				\$1,257,313
Less Vacancy		5%		\$62,866
Gross Operating Income				\$1,194,447
2026 EXPENSES				
General Maintenance				\$35,179
Roof & Gutter Maintenance				\$7,333
HVAC Maintenance				\$28,681
Lot Sweeping				\$1,261
Lot & Exterior Site Maintenance				\$18,128
Utilities				\$94,998
Landscape Maintenance/Mowing				\$17,223
Snow Removal				\$23,771
Trash Hauling				\$5,858
Janitorial Services				\$66,859
Property Taxes				\$170,521
Insurance				\$19,344
Management Fees				\$41,221
Total Operating Expenses				\$530,377
NET OPERATING INCOME				\$664,070
Building NOI Capped at 7% Cap Rate				\$9,486,719
Price per SF				\$230
Residual Attributed to Pad Site				\$413,281
Total List Price				\$9,900,000

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Location





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



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REGIONAL INFORMATION

Northern Colorado Overview

TOP EMPLOYERS



Vestas

WOODWARD



SMUCKER'S

Health.

BROADCOM

AMD



intel

TOP NOCO EDUCATIONAL INSTITUTES



KEY INDUSTRY CLUSTERS



ADVANCED
MANUFACTURING



HEALTH &
WELLNESS



ENERGY & NATURAL
RESOURCES



FOOD &
AGRICULTURE



TRANSPORTATION &
LOGISTICS

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

NoCO Snapshot

Source: UpstateColorado.org

6,646 Square Miles

678,753 Population

367,739 Labor Force

\$50,399 Per

Capita Income





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