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COMMERCIAL

INVESTMENT FOR SALE

3500 John F. Kennedy Pkwy
FORT COLLINS, CO 80525

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





CONTACT AND DISCLAIMER

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FORT COLLINS, CO 80525

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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~~ **\$8,650,000**
- ⇒ **Improved 7.27% Cap Rate Based on Actuals. 100% Occupied.**
- ⇒ **Seller Carry Avail to Viable Buyers at 5.25% Interest, 1/3rd Down Payment, and 5 Year Balloon.**
- ⇒ 2026 NOI Based on Actual Leases \$629,000. Includes 5% Vacancy and Management.
- ⇒ 41,225 Building SF / 37,507 Rentable SF on 2.43 Acres of Land.
Additional 0.875 Acre Pad Site For Sale At \$400,000 (\$10.50 Per SF).
- ⇒ 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.
- ⇒ 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**.

An additional **0.875 acre pad site is available for sale separately**, 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.



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 completed September 2025, \$90,000 value.
- New radio communication system required by PFA installed.
- Approx. \$373,973 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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FOR SALE

Tenant Diversity



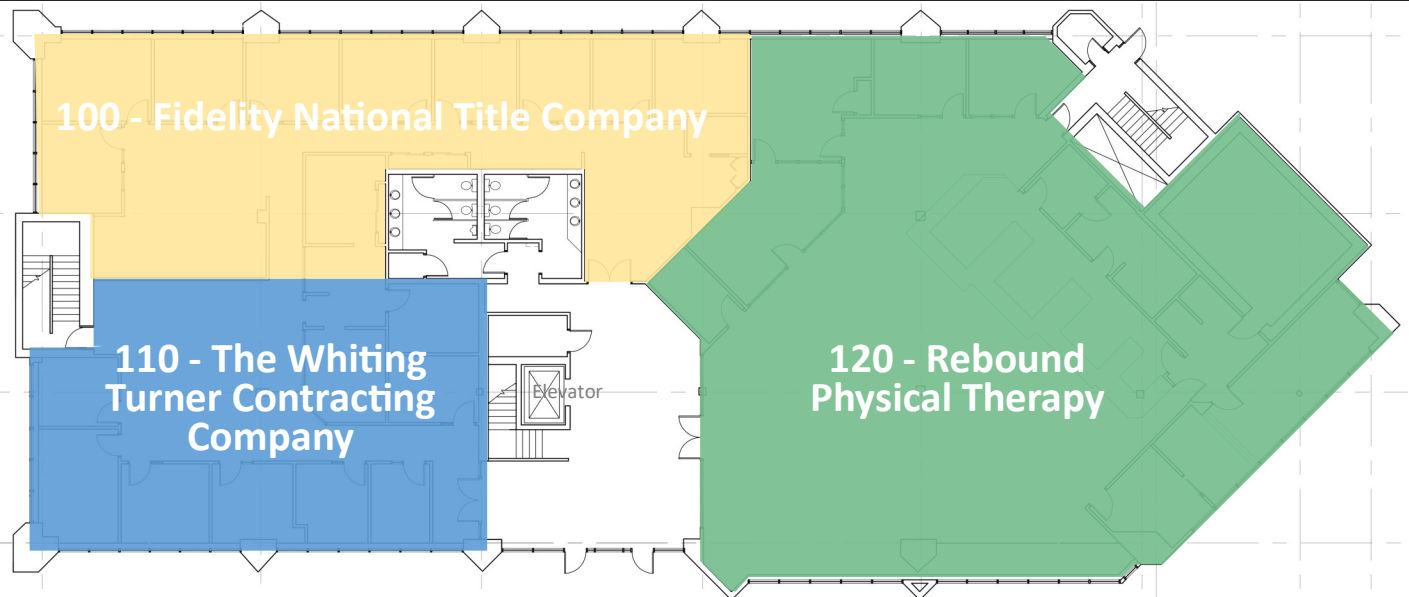
rebound Rebound Sports & Physical Therapy



INVESTMENT FOR SALE

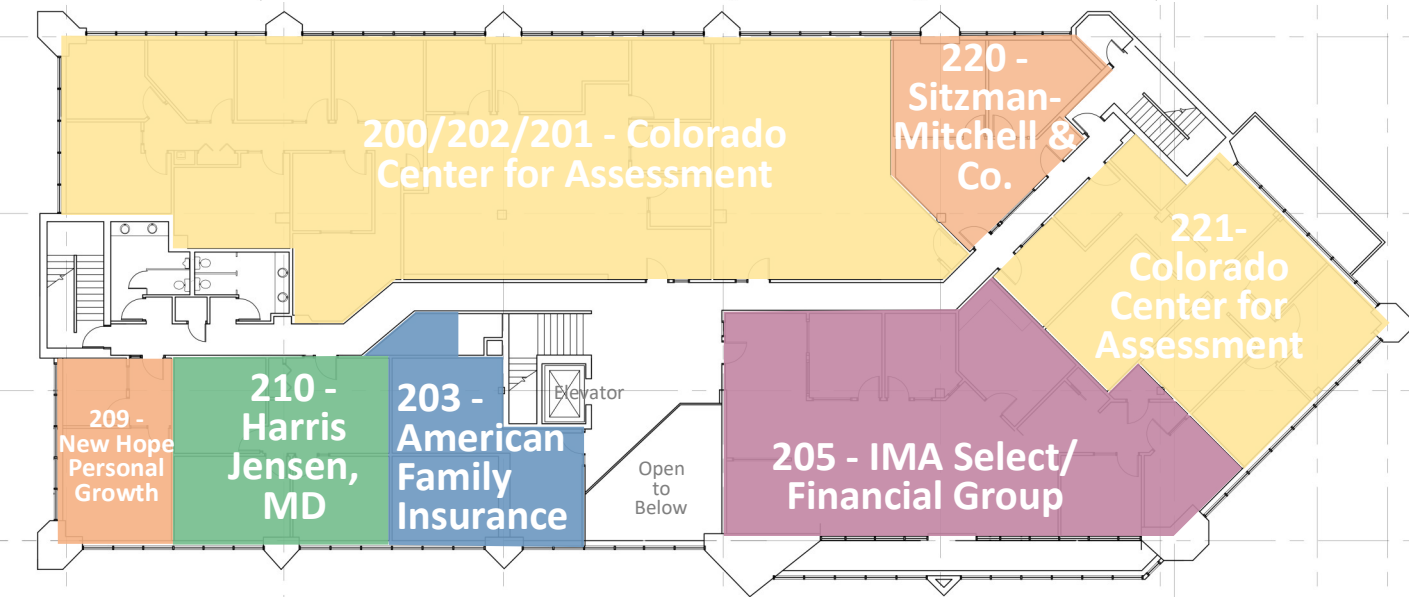
First Floor

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



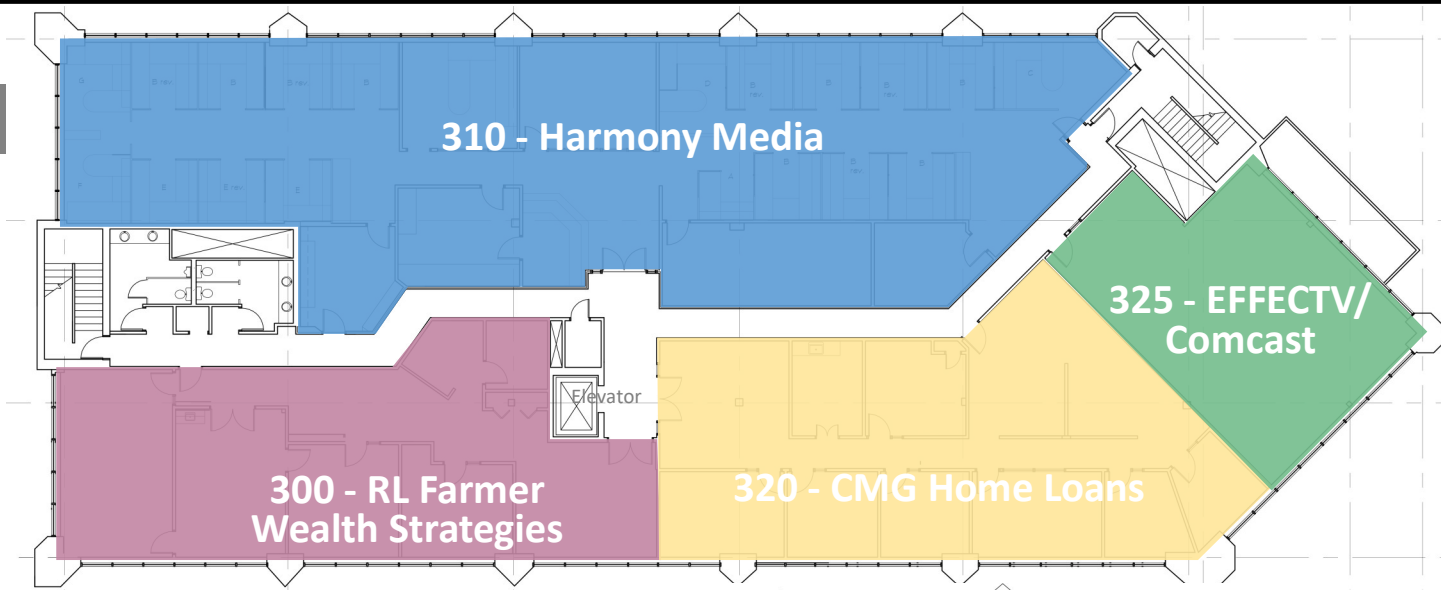
Second Floor

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

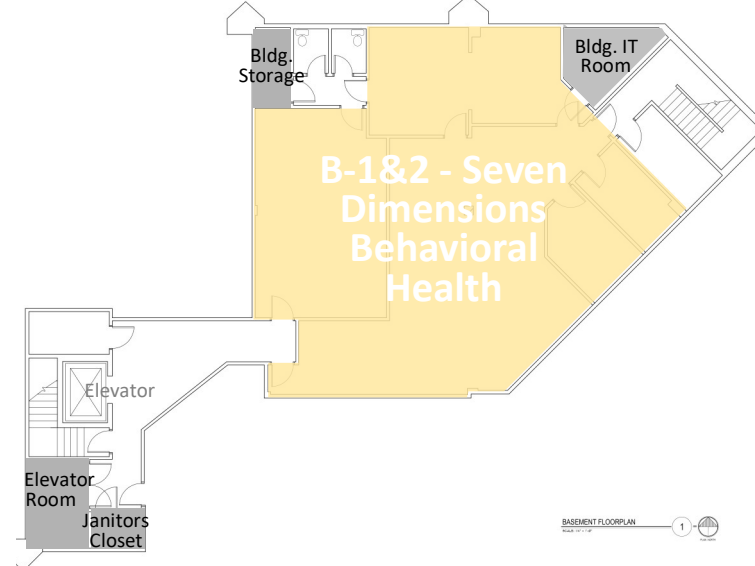
300 - RL Farmer Wealth Strategies	2,436 SF
310 - Harmony Media	5,180 SF
320 - CMG Loans	2,742 SF
325 - EFFECTV/Comcast	1,360 SF



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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TENANT INFORMATION



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 Income & Expenses			
2026 INCOME			
Gross Rental Income			\$1,203,724
Less Vacancy	5%		\$60,186
Gross Operating Income			\$1,143,538
2026 EXPENSES			
General Maintenance			\$37,312
Roof & Gutter Maintenance			\$5,619
HVAC Maintenance			\$21,845
Lot Sweeping			\$0
Lot & Exterior Site Maintenance			\$7,629
Utilities			\$92,875
Landscape Maintenance/Mowing			\$30,945
Snow Removal			\$23,079
Trash Hauling			\$6,697
Janitorial Services			\$64,335
Property Taxes			\$159,097
Insurance			\$25,053
Management Fees			\$40,020
Total Operating Expenses			\$514,506
NET OPERATING INCOME			\$629,032
List Price			\$8,650,000
Overall Cap Rate			7.27%
Price per SF			\$209.82

OPTIONAL PAD SITE FOR SALE - \$400,000 (\$10.50 PER SF)



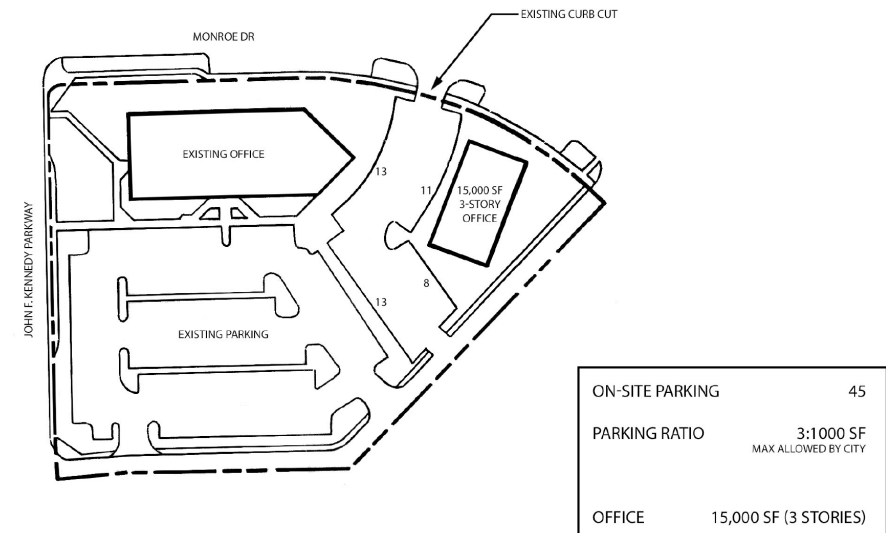
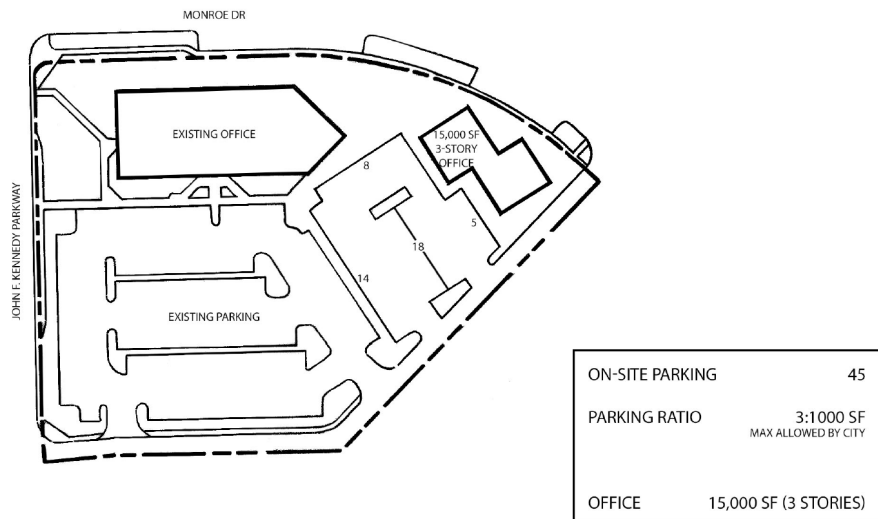
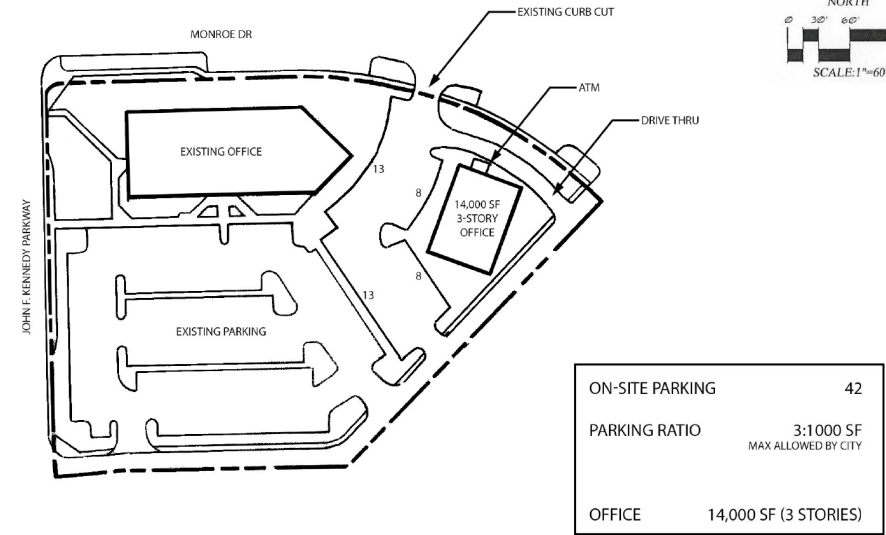
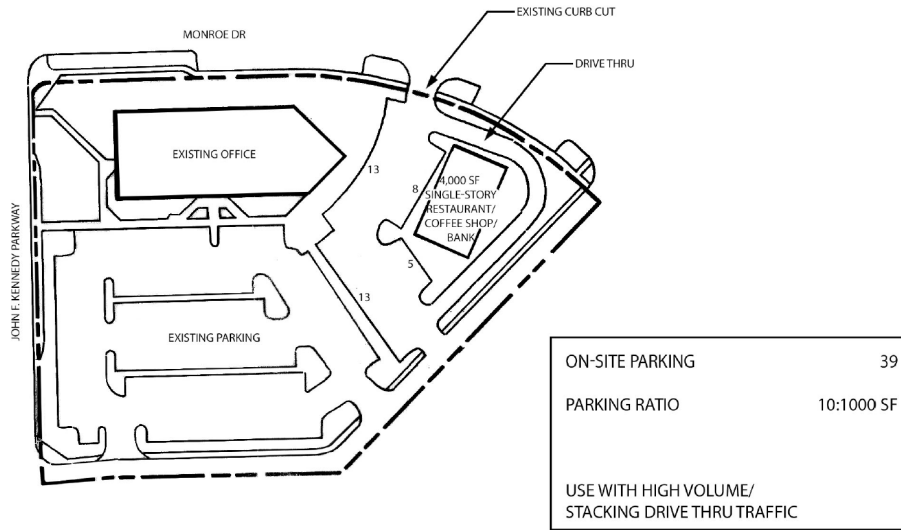
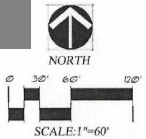
Pad Site



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



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Location



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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

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REGIONAL INFORMATION

Northern Colorado Overview

TOP EMPLOYERS



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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