

# 3932 JFK SUITES C + F

FORT COLLINS, CO 80525



## PROPERTY DESCRIPTION

Professional office suite available in Landings Office Park. Suite C is 5 offices, 1 restroom + break area. Suite F has 4 offices, 1 restroom + break area. Both are lower level offices that walk out to full daylight and entrance/exit on one side. Centrally located with shared parking lot.

## PROPERTY FEATURES

- Suite C available June 1
- Suite F available July 1
- Convenient Location
- Professional Office Park
- Year Built - 2000

## LEASE DETAILS

- 3932 JFK Suites C + F
- Lease Rate \$11.50/SF + NNN
- Operating Expenses \$8.53/SF
- Suite C - 1,280 SF
- Suite F - 1,280 SF



### NICK WHITWORTH

Commercial Broker  
970.222.3010  
nickw@remax.net

### BRICE BURKHARDT

Commercial Broker  
970.222.0811  
briceb@remax.net

COLORADOCOMMERCIALBROKERS.COM

Office: 970.482.1781 | 125 S. Howes St, Suite 120, Fort Collins, CO 80521  
Each office independently owned & operated. All information contained herein is deemed reliable but not guaranteed.

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## UTILITY PROVIDERS

- Water City of Fort Collins
- Sewer City of Fort Collins
- Electric City of Fort Collins
- Gas Xcel Energy
- Internet Comcast



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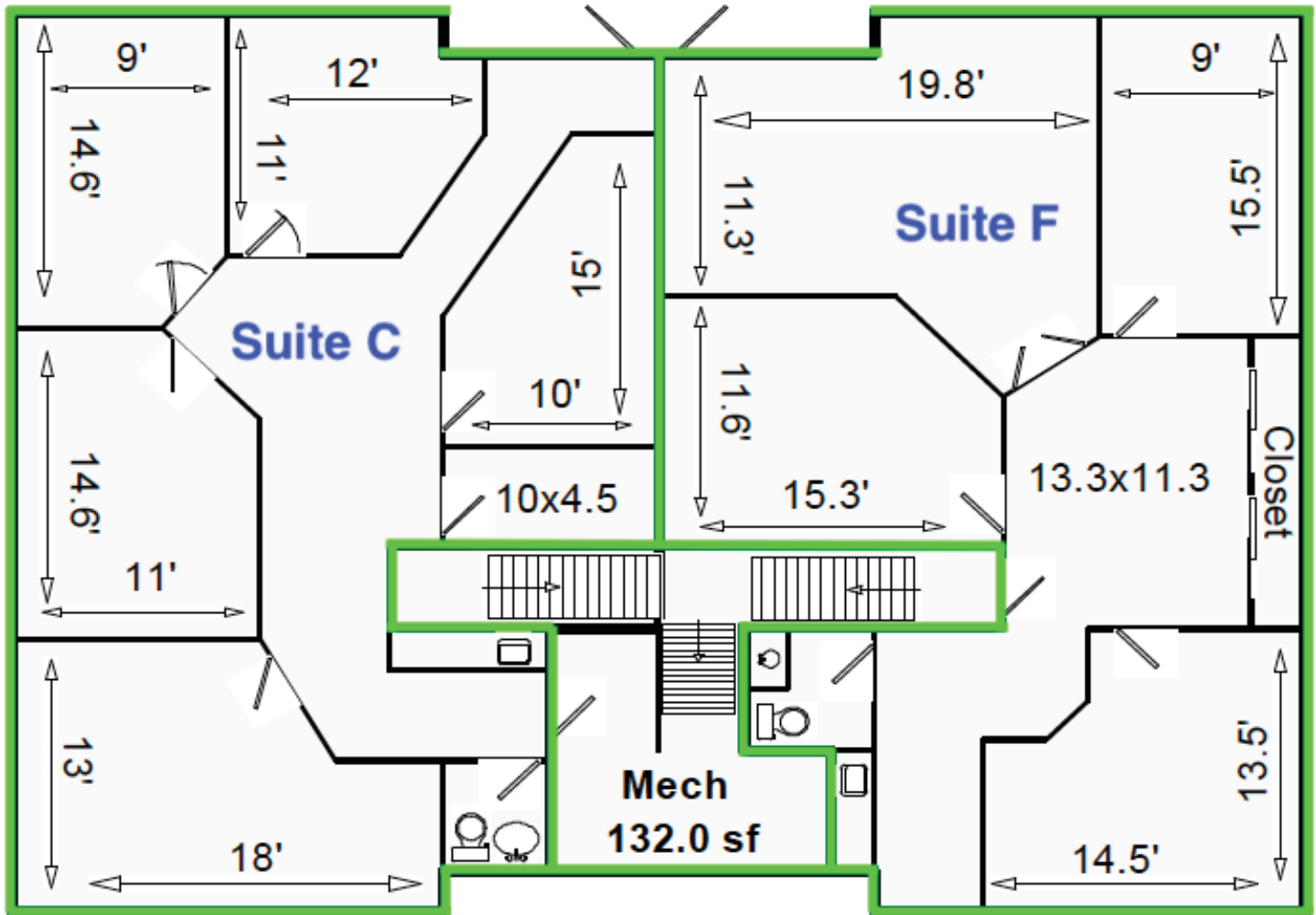
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Unit C

Unit F



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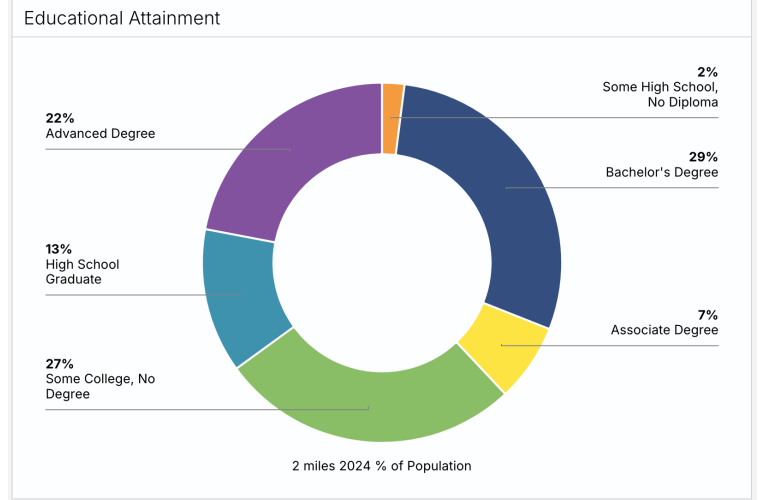
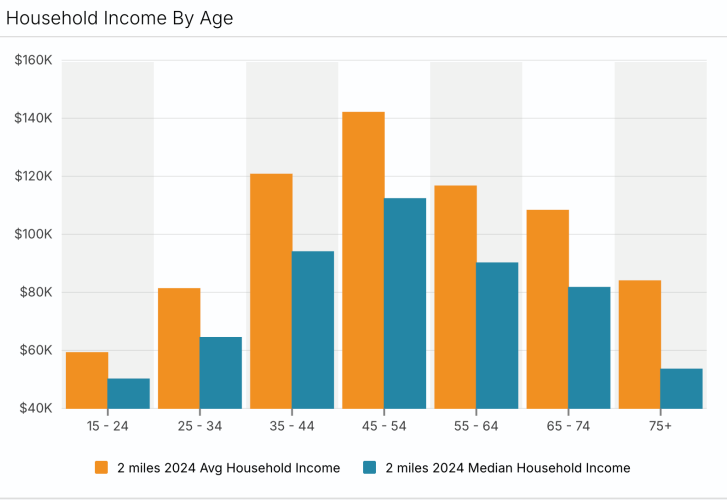
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## POPULATION

2020 Population	10,810
2024 Population	11,097
2029 Population Projection	11,751
Annual Growth 2020-2024	0.7%
Annual Growth 2024-2029	1.2%
Median Age	34.2
Bachelor's Degree or Higher	47%
US Armed Forces	18

## 1 MILE

## 2 MILE

## 3 MILE

## INCOME

Avg Household Income	\$90,514
Medial Household Income	\$64,406
< \$25,000	637
\$25,000 - 50,000	1,208
\$50,000 - 75,000	1,337
\$75,000 - 100,000	477
\$100,000 - 125,000	382
\$125,000 - 150,000	334
\$150,000 - 200,000	362
\$200,000+	432

## 1 MILE

## 2 MILE

## 3 MILE

46,282	102,146
47,634	103,875
50,461	109,778
0.7%	0.4%
1.2%	1.1%
36.7	34
50%	52%
57	154



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