FOR SALE OR LEASE

3540 JFK PARKWAY

FORT COLLINS, COLORADO 80525

CUSHMAN & WAKEFIELD

PROFESSIONAL MIDTOWN OFFICE BUILDING



772 Whalers Way, Suite 200 / Fort Collins, Colorado 80525 / +1 970 776 3900 / cushmanwakefield.com

FOR SALE OR LEASE

3540 JFK PARKWAY

FORT COLLINS, COLORADO 80525

CUSHMAN & WAKEFIELD

EXECUTIVE SUMMARY

THE OFFERING

This professional, free-standing office building has been owner occupied for the last 15 years. It is in terrific condition with a very flexible interior configuration. The building easily splits into as many as 6 units; 3 units upstairs and 3 units downstairs. There is an elevator in the lobby and restroom banks on both the main floor and 2nd floor. The property has terrific parking at a ratio of 4:1,000 SF and provides multiple building signage opportunities. Located adjacent to the Foothills Mall, the Square Shopping Center and Fort Collins Marketplace there are a number of walkable retail, lunch and transportation amenities.

Sale Price	$3,614,000 ($200/SF)
Lease Rate	$18.00/SF NNN | NNN: $10.08/SF
Building Size	18,072 SF
Stories	Two
Roof	2018
YOC/YOR	1998/2008
Elevator	Yes
Parking	72 Spaces (4 : 1,000 SF) LED Lighting (2017)
Site Size	1.21 Acres (52,708 SF)



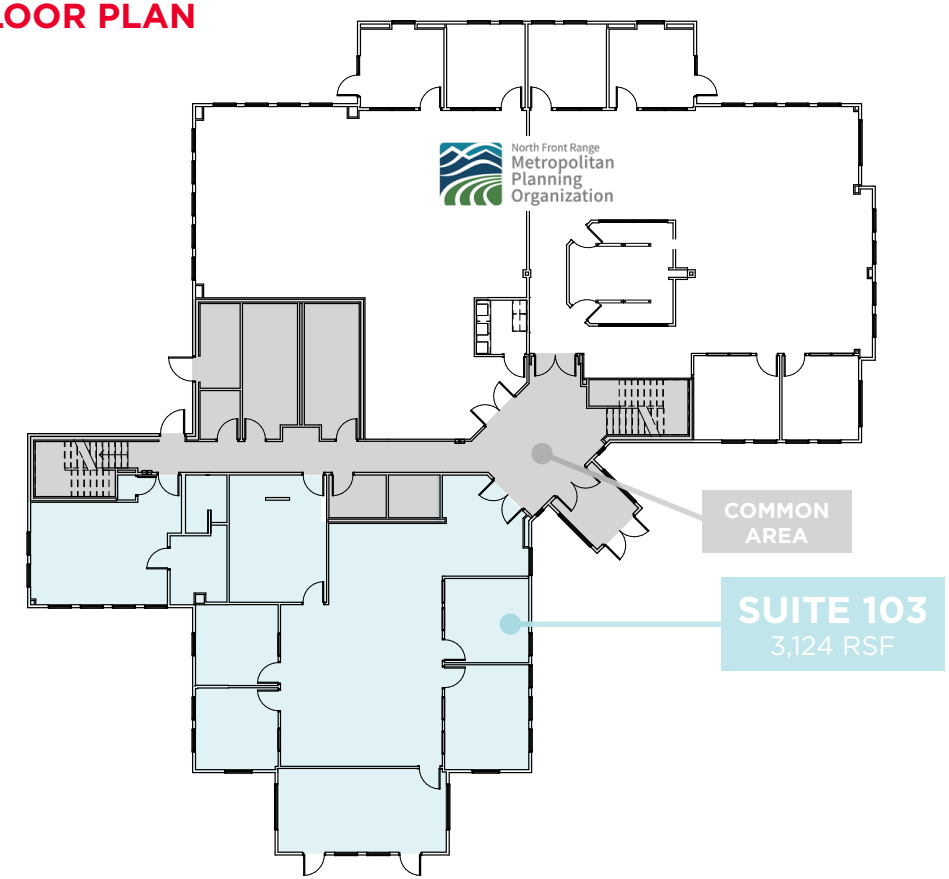
FOR SALE OR LEASE

3540 JFK PARKWAY

FORT COLLINS, COLORADO 80525

CUSHMAN & WAKEFIELD

FIRST FLOOR PLAN









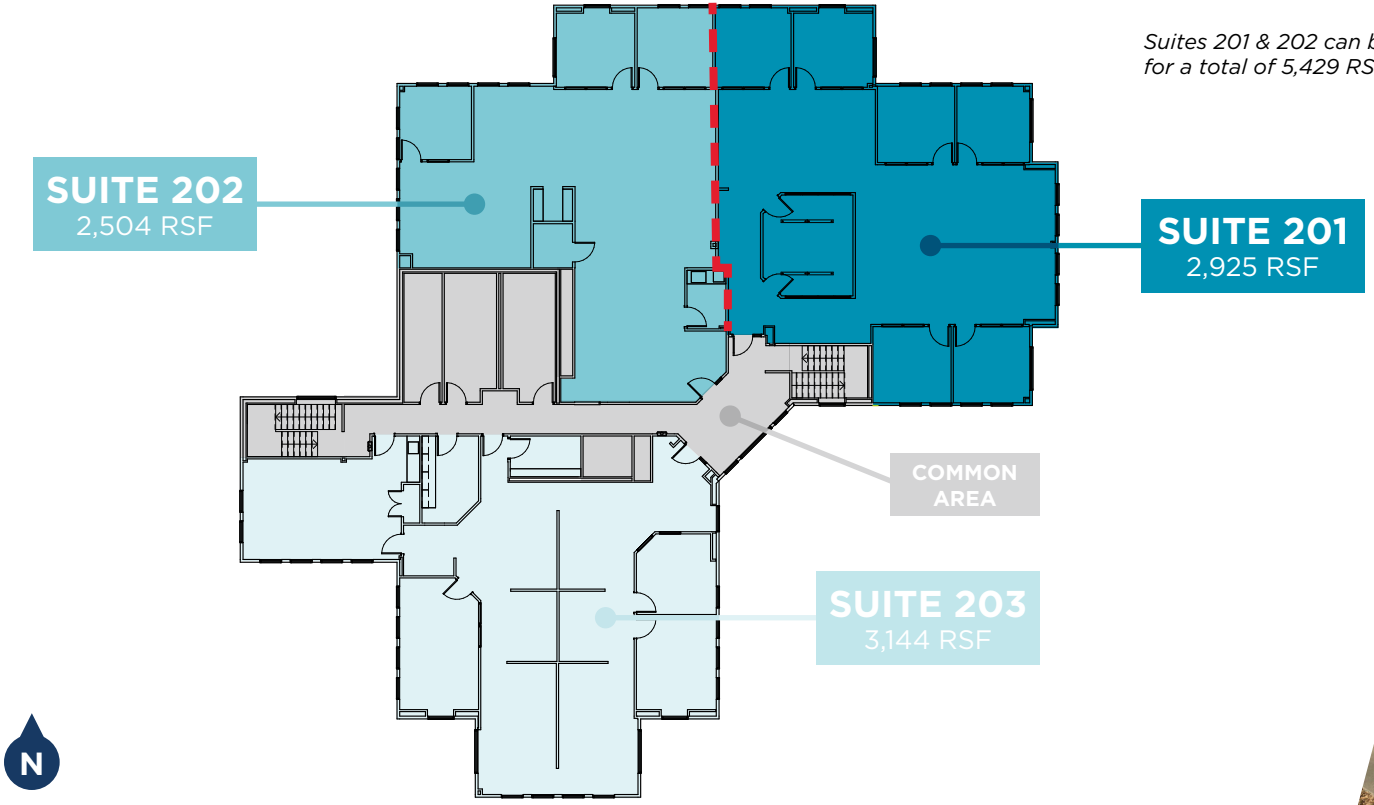
FOR SALE OR LEASE

3540 JFK PARKWAY

FORT COLLINS, COLORADO 80525

CUSHMAN & WAKEFIELD

SECOND FLOOR PLAN



Suites 201 & 202 can be combined for a total of 5,429 RSF









FOR SALE OR LEASE

3540 JFK PARKWAY

FORT COLLINS, COLORADO 80525

CUSHMAN & WAKEFIELD



FOR SALE OR LEASE

3540 JFK PARKWAY

FORT COLLINS, COLORADO 80525

CUSHMAN & WAKEFIELD



Contact

JASON ELLS, CCIM
Senior Director
+1 970 231 7513
jason.ells@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525
+1 970 776 3900

cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-68070-V9