



4862 INNOVATION DR
FORT COLLINS, CO 80525

Space Available:

3,730 -
30,000 SF

**build to suit*

Lease Rate:

\$12 - \$14.00 / SF

NNN Rate

\$8.27 / SF

**excludes utilities*

Sale Price:

Contact broker
for pricing

CLASS A OFFICE/FLEX SPACE IN SOUTHEAST FORT COLLINS AVAILABLE FOR LEASE

- 37,993 SF building consists of 20+ offices, abundant multi-purpose open space, 2 conference rooms, ample warehouse space, private restrooms, kitchenettes/breakrooms, fenced yard and loading area
- Central portion of building recently remodeled and move-in ready
- 218 Shared parking spaces
- Located adjacent to the Power Trail, and near the intersection of Timberline and Harmony Road, surrounded by restaurants and retail amenities
- Building and monument signage
- (5) Overhead doors and (3) Dock-High doors
- 16' Ceiling Height
- **Build to Suit**
- **Tenant improvement allowance negotiable**



PROPERTY PHOTOS



- Mix of private offices, open workspace, and warehouse space
- Locker rooms with showers
- Fiber optic connectivity
- Keyless access
- Separate and secured suite entrances
- Private and common area restrooms*
**In progress: additional restrooms to be added to center of building*



PROPERTY PHOTOS



EXTERIOR PHOTOS



- Secure fenced yard
- Compressed air
- Chilled water lines infrastructure
- 480v 12000 amp electrical
- 4 available 10' x 14' overhead doors
- 3 dock-high doors
**with ability to add 2 more*



AS-BUILT FLOOR PLAN

Offices/Conference

Open Plan

Warehouse

Restrooms*

**Additional restrooms currently being added to center of building*

LOADING AREA

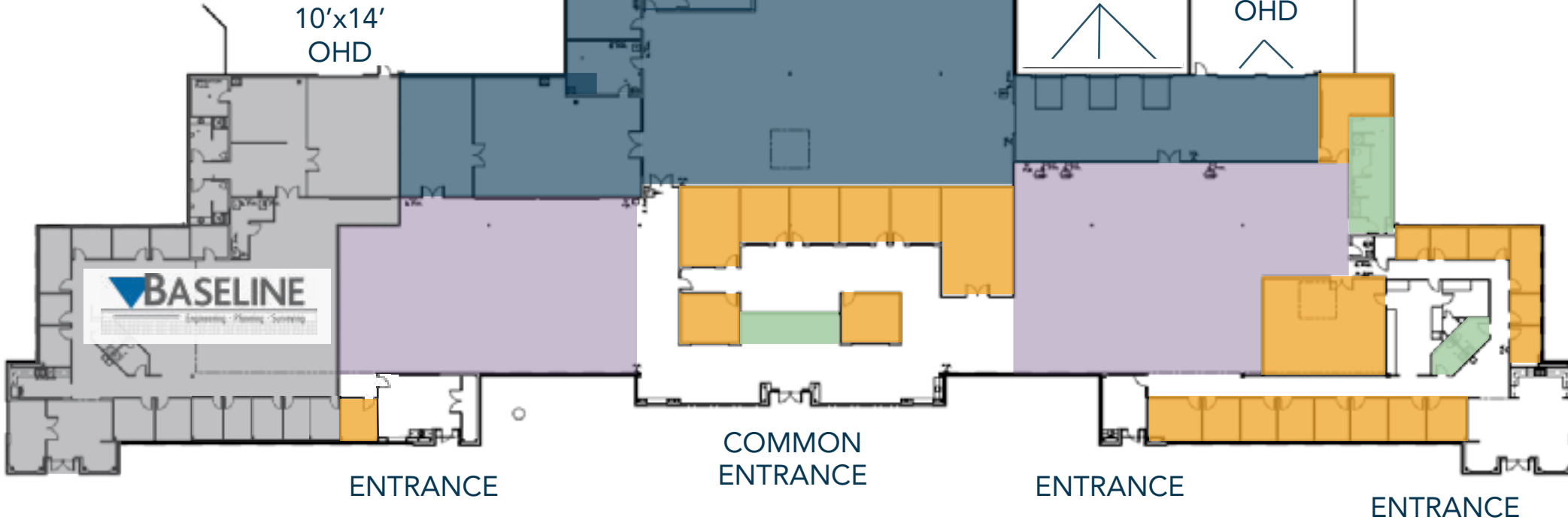
10'x14'
OHD

10'x14'
OHD

Dock
High

10'14'
OHD

10'x14'
OHD



PARKING LOT



Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

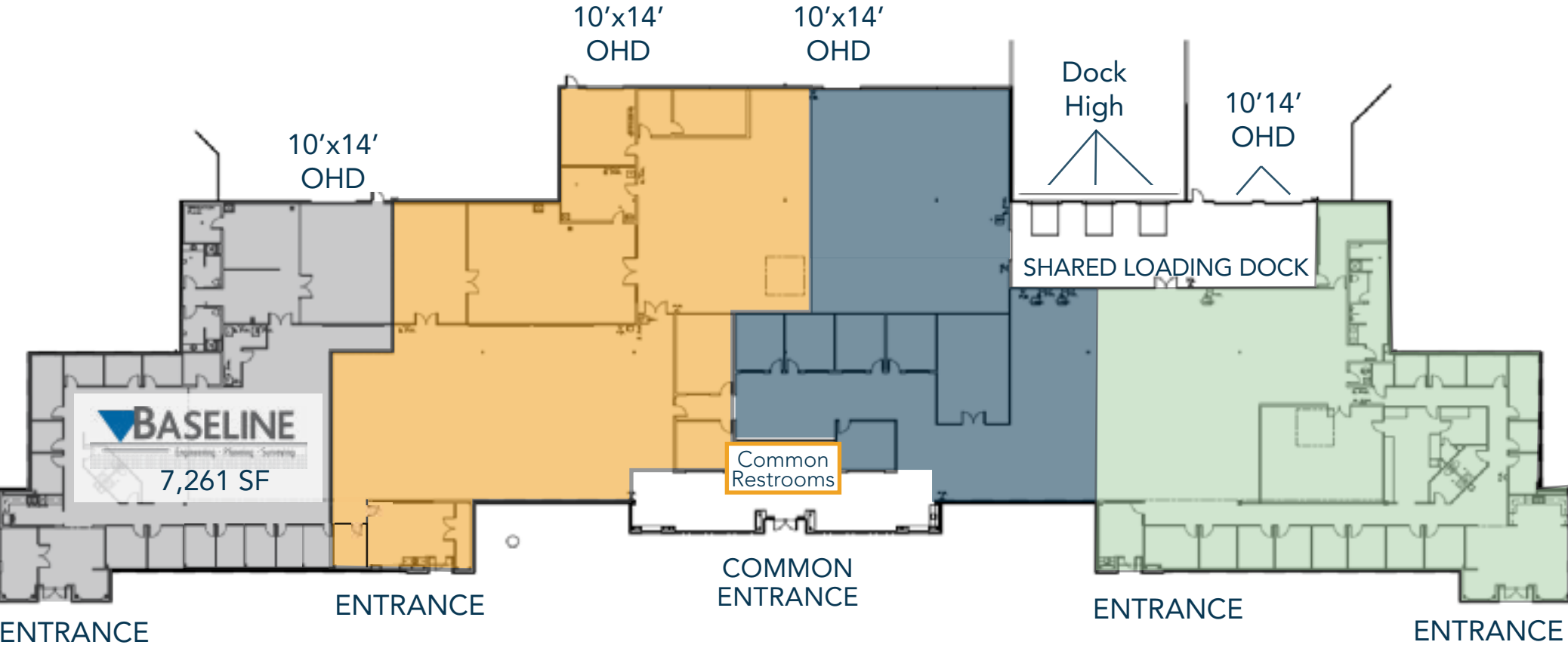
CONCEPTUAL DEMISING PLAN #1

Suite B: 11,032 RSF

Suite C: 9,200 RSF

Suite D: 10,500 RSF

LOADING AREA



PARKING LOT

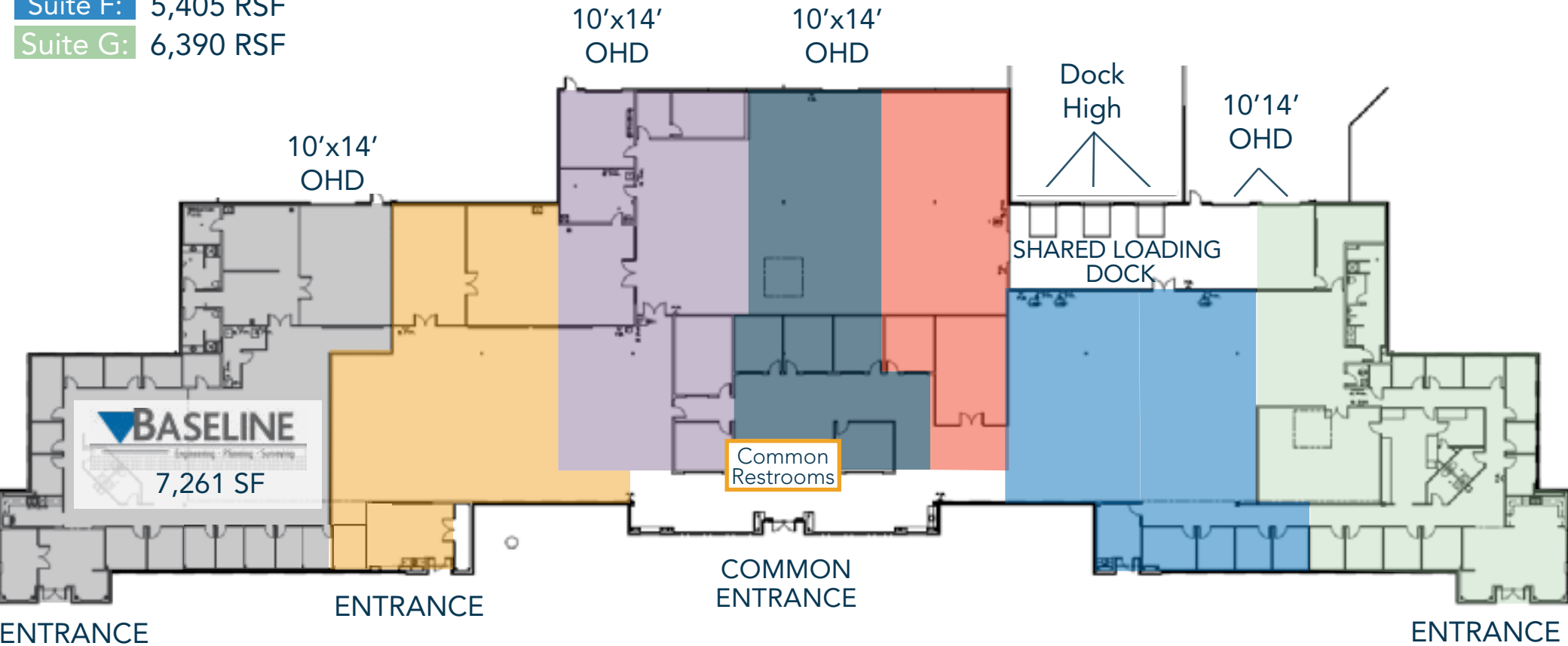
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CONCEPTUAL DEMISING PLAN #2

- Suite B: 5,050 RSF
- Suite C: 5,150 RSF
- Suite D: 4,175 RSF
- Suite E: 3,730 RSF
- Suite F: 5,405 RSF
- Suite G: 6,390 RSF

LOADING AREA

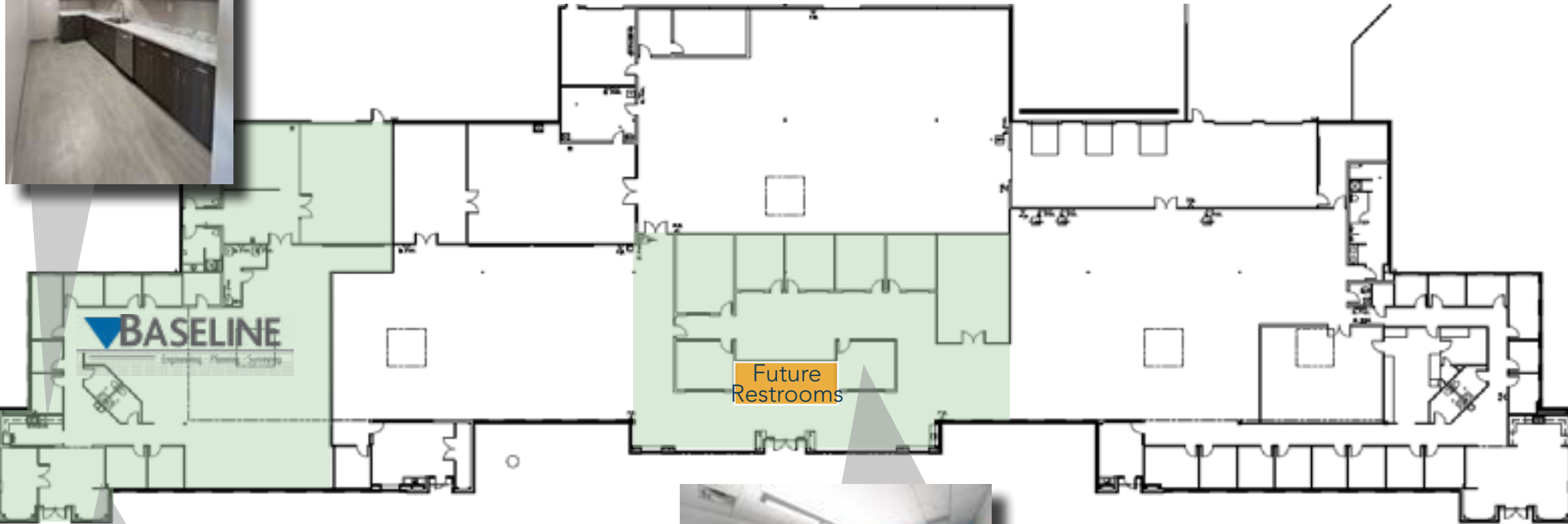


PARKING LOT

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AREAS OF RENOVATION

Newly renovated Baseline suite & building center



AREA MAP





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