

THE BIGHORN BUILDING

3800 AUTOMATION WAY
FORT COLLINS, CO 80525



SALE OR LEASE

Lease Details

1,895 - 28,536 SF

Lease Rates

\$13.50/SF NNN 'as-is'

NNN Rate

\$10.48/SF
utilities included

Sale Details

30,798 SF

Sale Price

Contact Broker
for Details

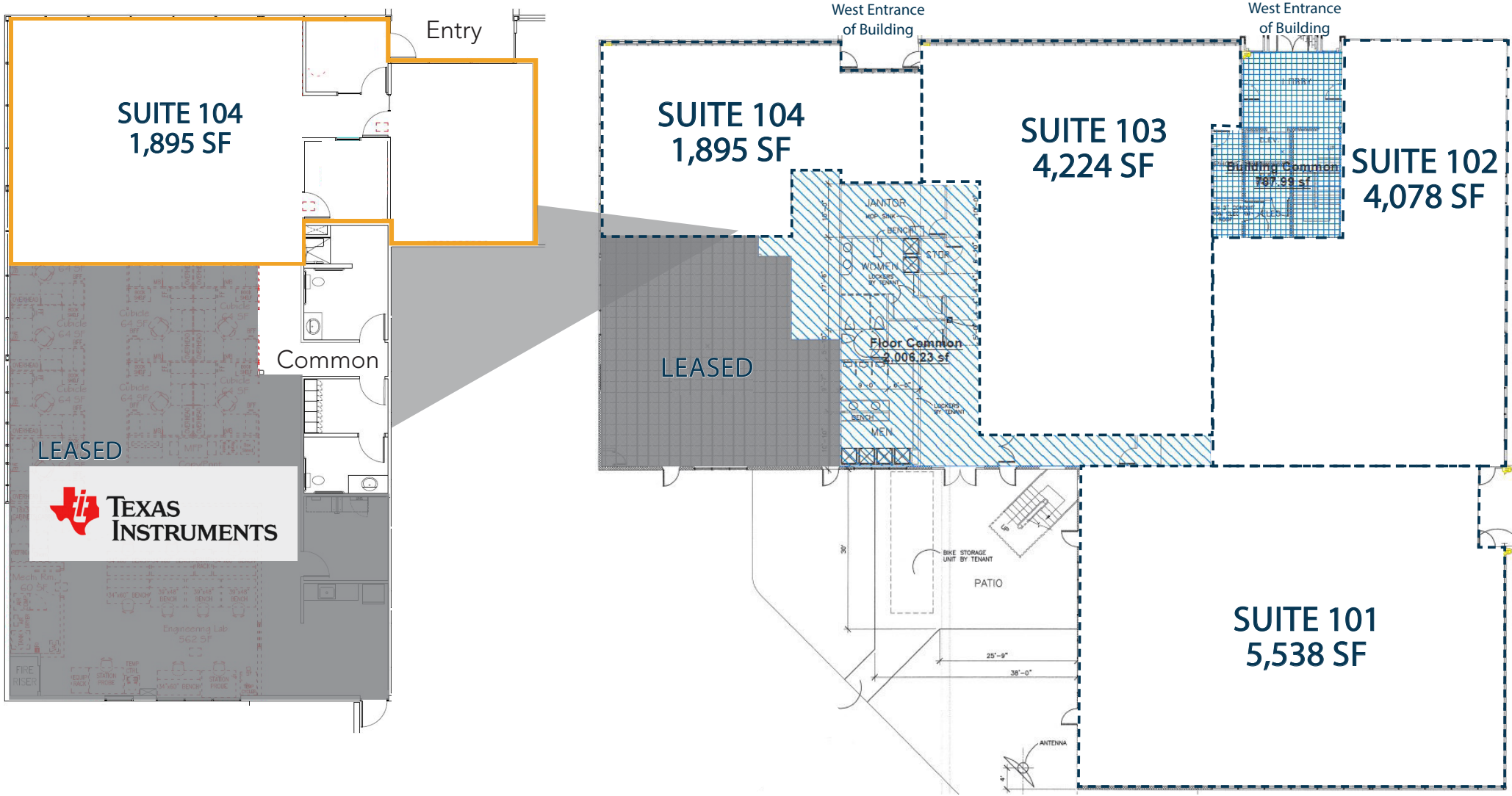
- Large windows throughout providing an abundance of natural light
- New roof and windows recently installed
- Close proximity to amenities - restaurants, fitness, power trail
- Ample On Site Parking - 4 per 1000 SF + street parking
- Demising Options Available
- Office Furniture Available for Tenant Use



**All square footage measurements are approximate and contingent upon final demising plan/measure*

DEMISING OPTION FLOOR PLANS

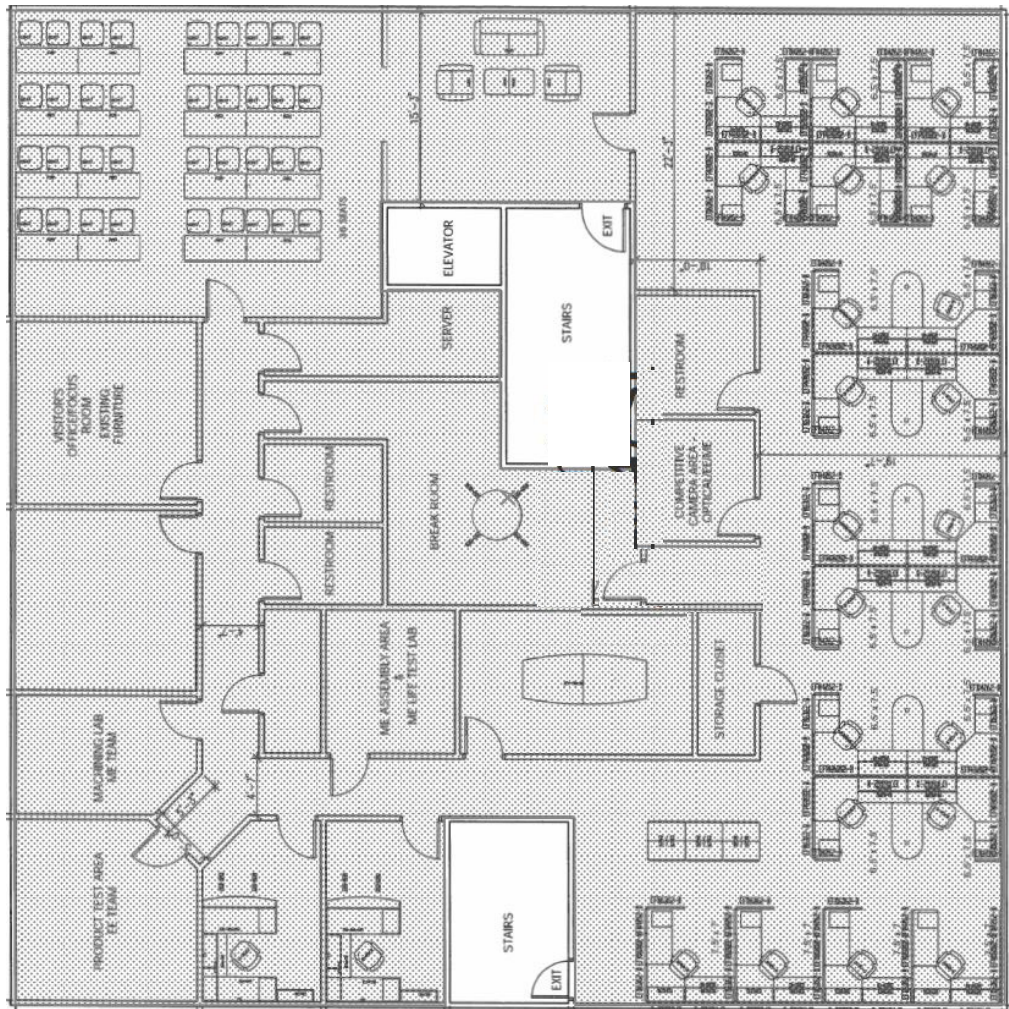
First Floor 1,895 - 15,736 SF Available



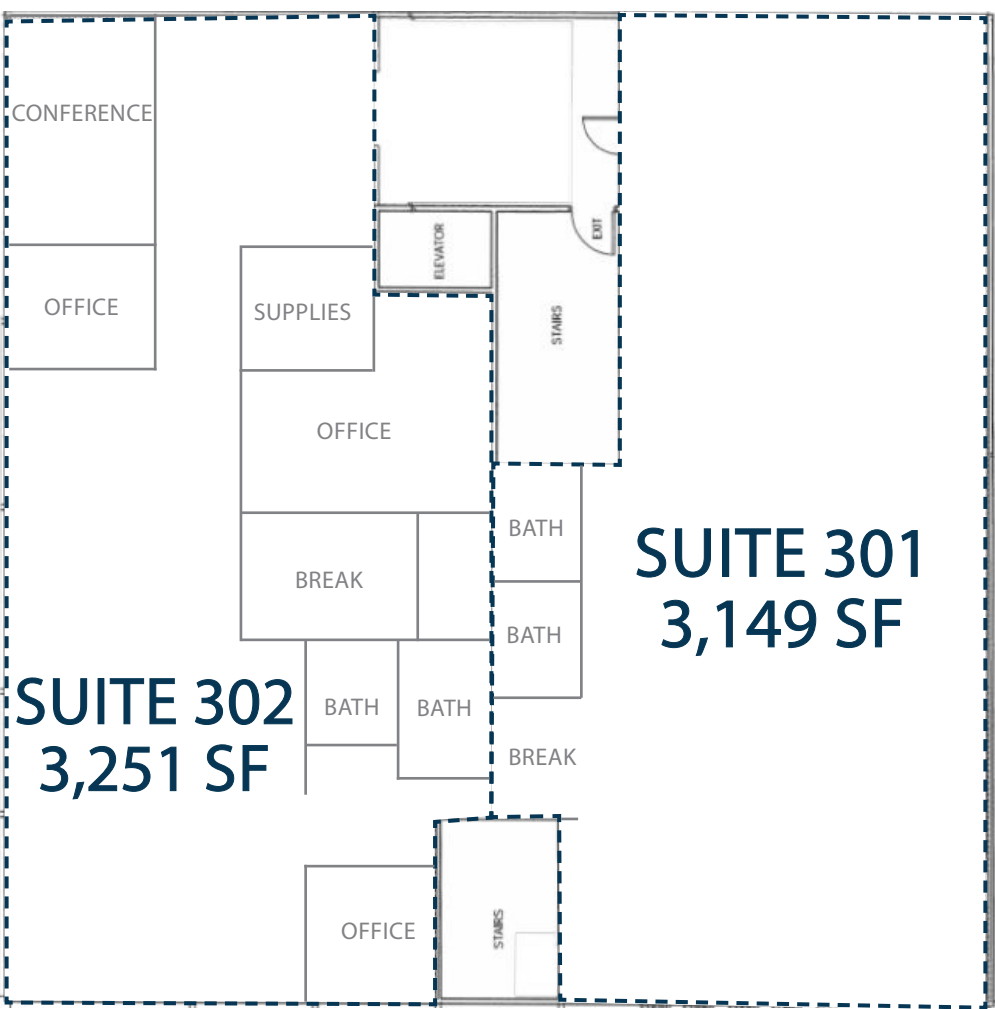
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DEMISING OPTION FLOOR PLANS

Second Floor - 6,400 SF



Third Floor - 3,149 - 6,400 SF



PROPERTY PHOTOS - FIRST FLOOR



PROPERTY PHOTOS - SECOND AND THIRD FLOOR

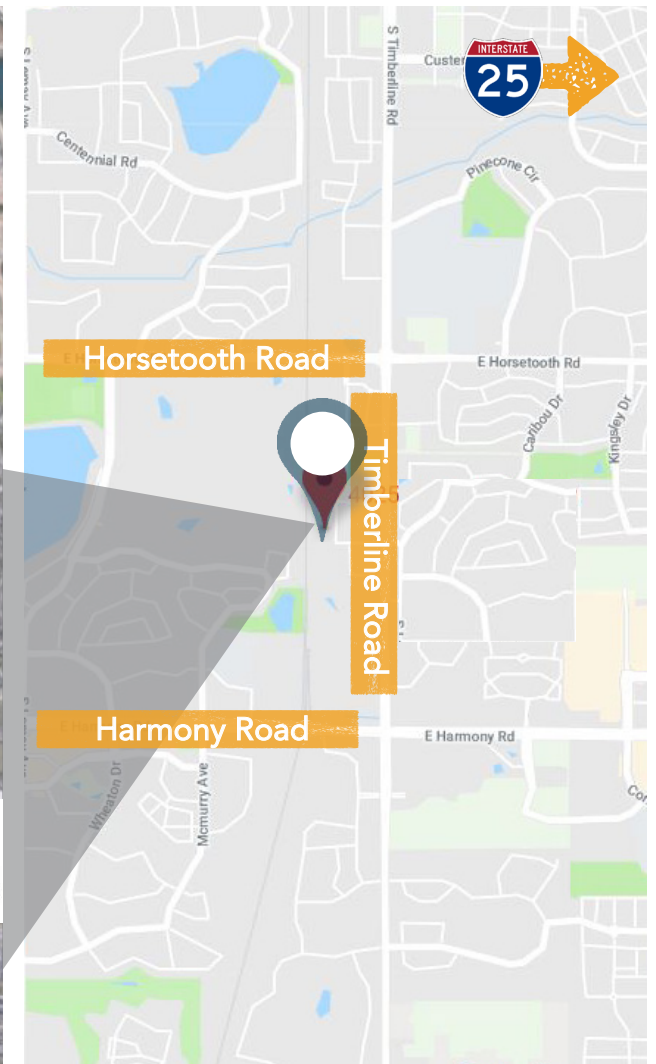


PROPERTY PHOTOS - EXTERIOR



3800 AUTOMATION WAY

AREA MAPS



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