



Space
Available:

Lease Rate:

NNN Rate:

#102:	10,795 SF	\$14.00 / SF NNN	\$10.00 / SF*
#210:	5,029 SF	\$17.00 / SF NNN	\$10.00 / SF*

utilities included
(*2024 Estimate)

3801 AUTOMATION WAY
FORT COLLINS, CO 80525

SPACIOUS OFFICE SUITES FOR LEASE IN CENTRAL FORT COLLINS

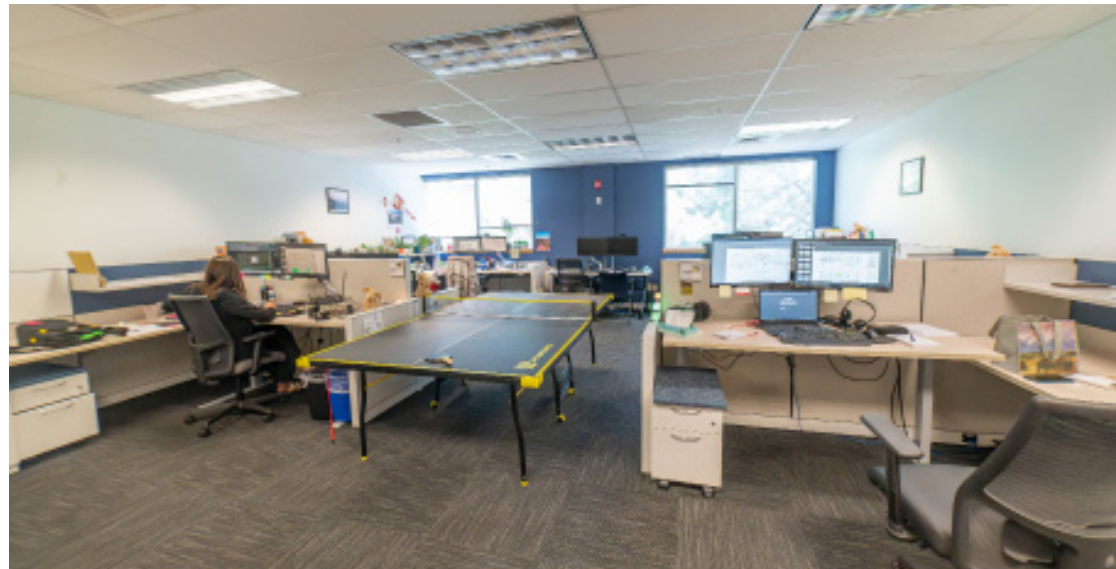
- First floor suite consists of 18 offices, open space, conference room, & secure storage (Available April 2024)
- Second floor suite consists of a reception area, conference room, large open plan workspace, 6 offices, 11+ workstations, breakroom, secure storage and shared restrooms (Available June 2024)
- Located near Timberline Rd. and Harmony Rd., surrounded by restaurants and retail amenities
- Abundance of parking in large shared lot
- Monument signage available



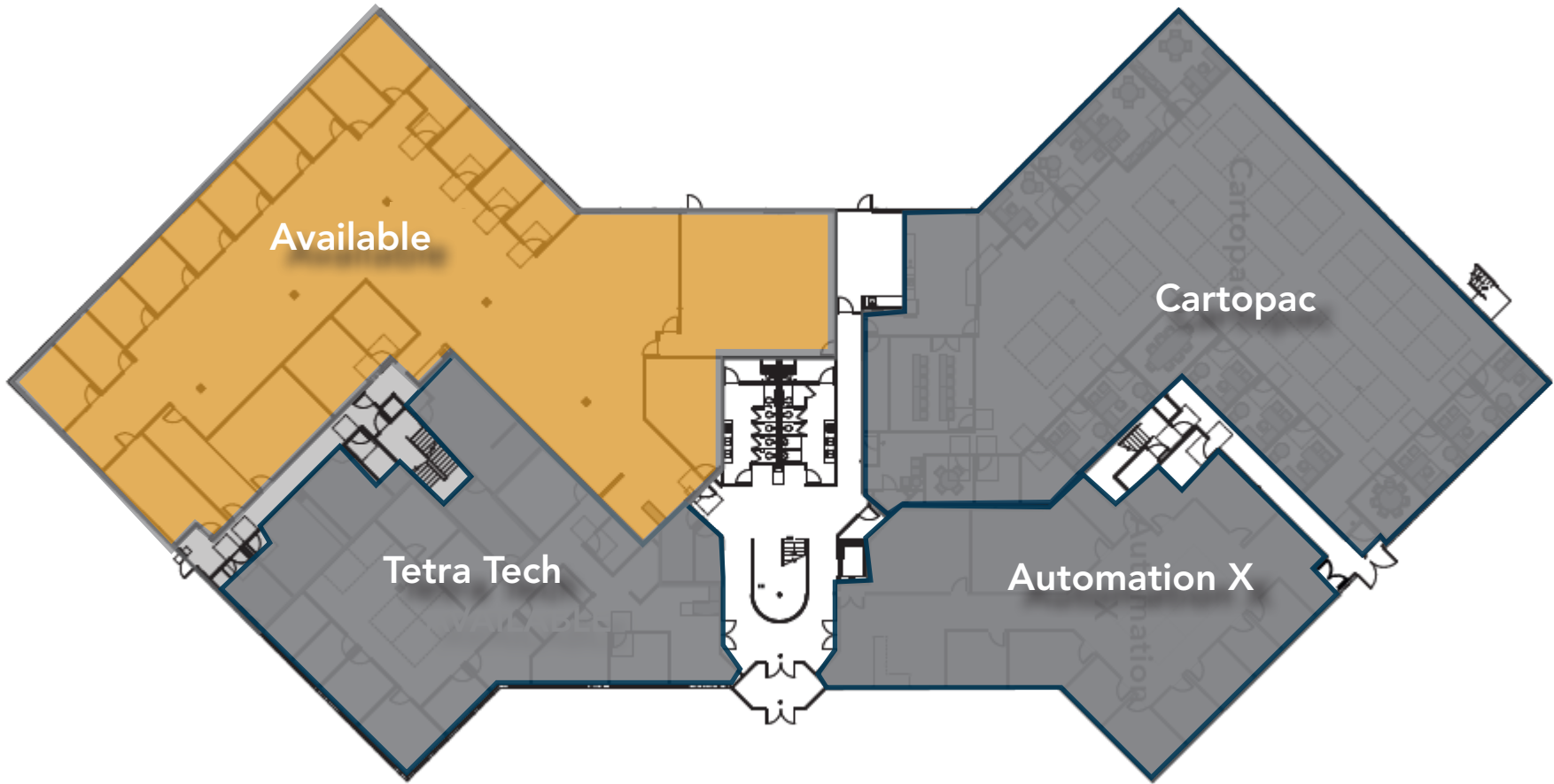
SUITE #101 PROPERTY PHOTOS



SUITE #210 PROPERTY PHOTOS



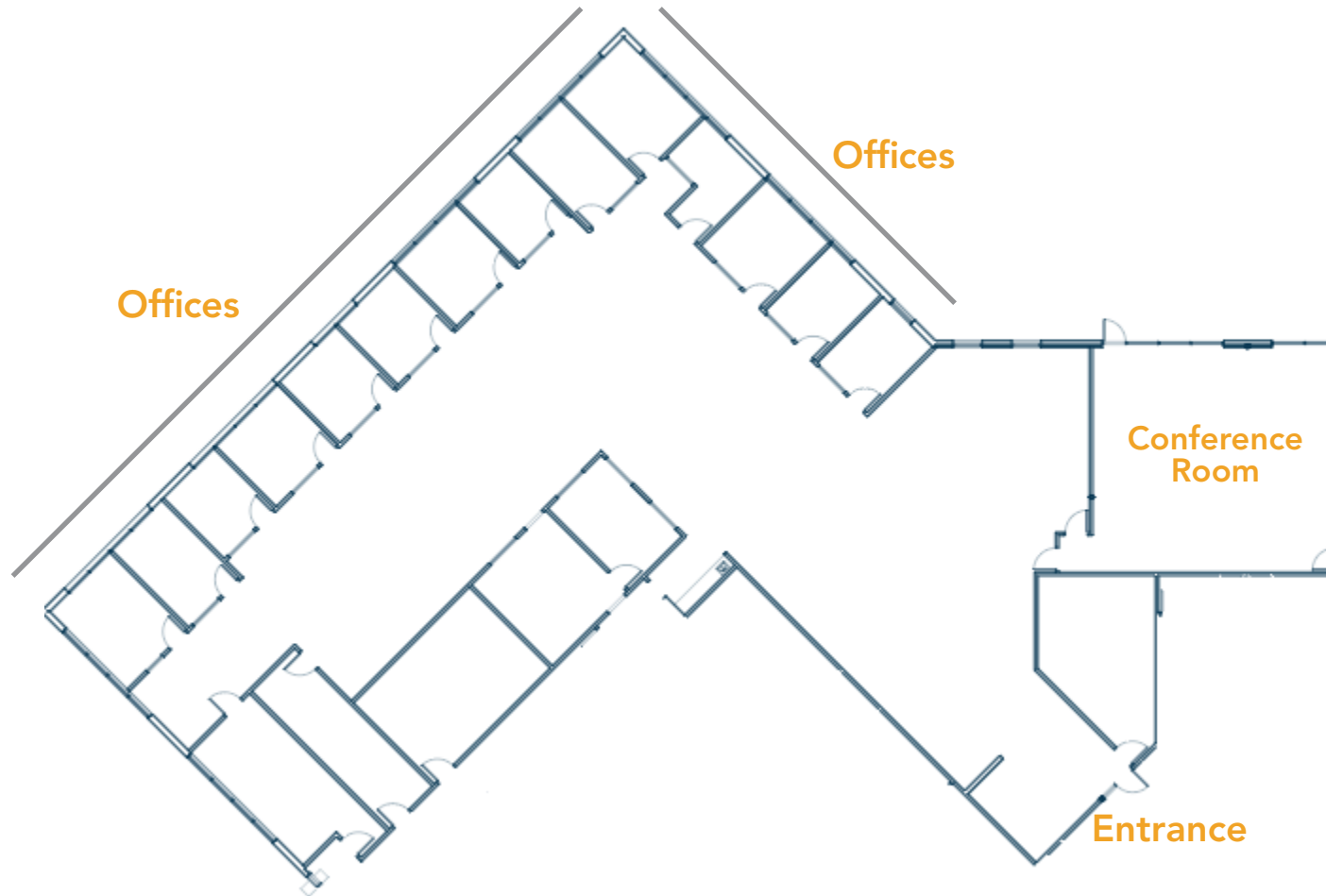
1ST LEVEL FLOOR PLAN



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.



SUITE #101 FLOOR PLAN



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2ND LEVEL FLOOR PLAN



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SUITE 210 FLOOR PLAN



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SITE PLAN



AREA MAP



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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.