

# THE BIGHORN BUILDING

3800 AUTOMATION WAY  
FORT COLLINS, CO 80525



SALE OR LEASE

Lease Details: 4,078 - 20,241 SF

Sale Details: 30,798 SF

Lease Rates: \$13.50/SF NNN  
'as-is'

NNN Rate: \$10.48/SF  
utilities included

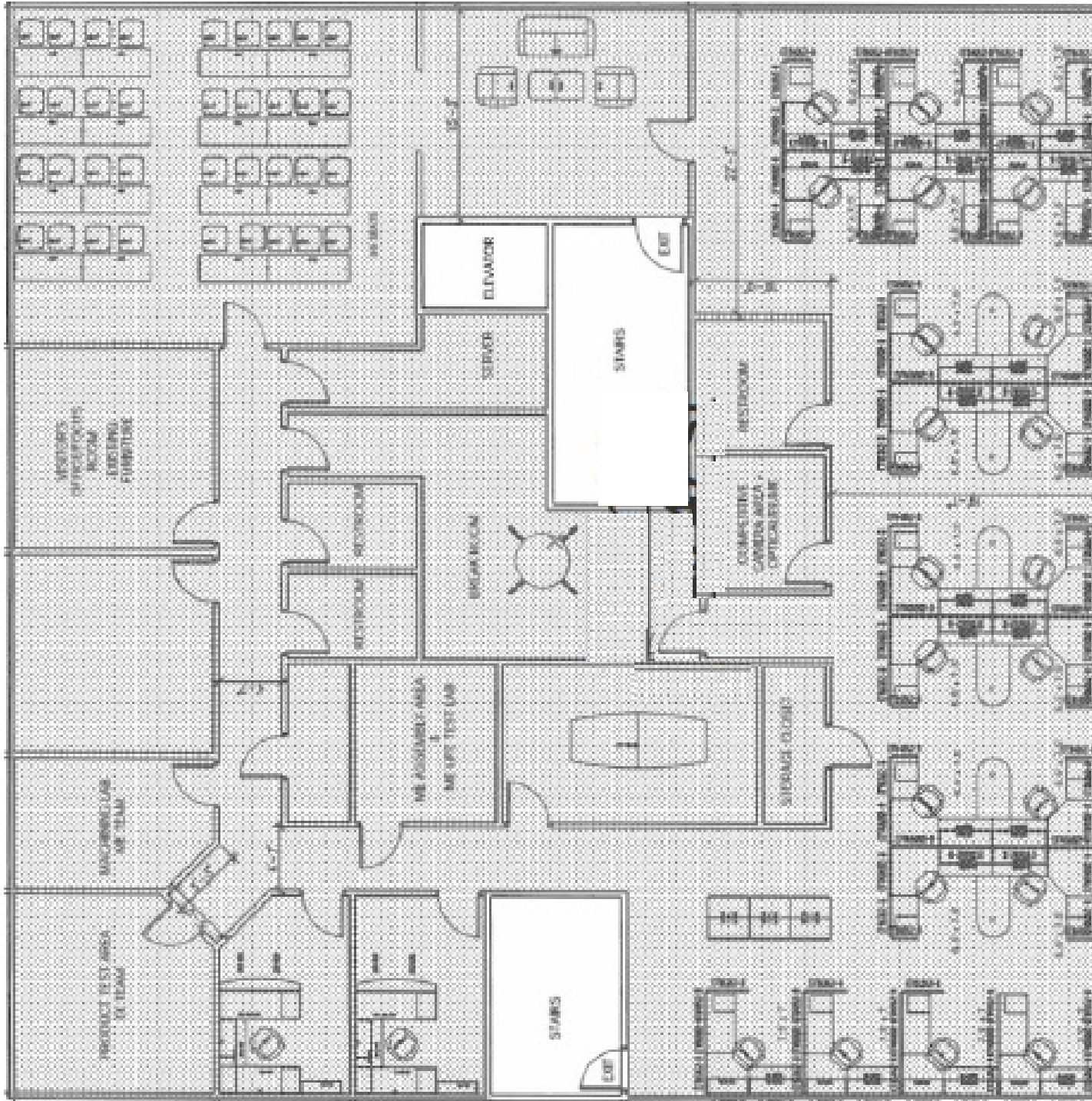
Contact Broker  
for Pricing

- 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





# CURRENT SECOND FLOOR PLAN



6,400 SF  
Available

*\*All square footage measurements are a  
pproximate and contingent upon final  
demising plan/measure*

# PROPERTY PHOTOS - FIRST FLOOR



# PROPERTY PHOTOS - SECOND FLOOR

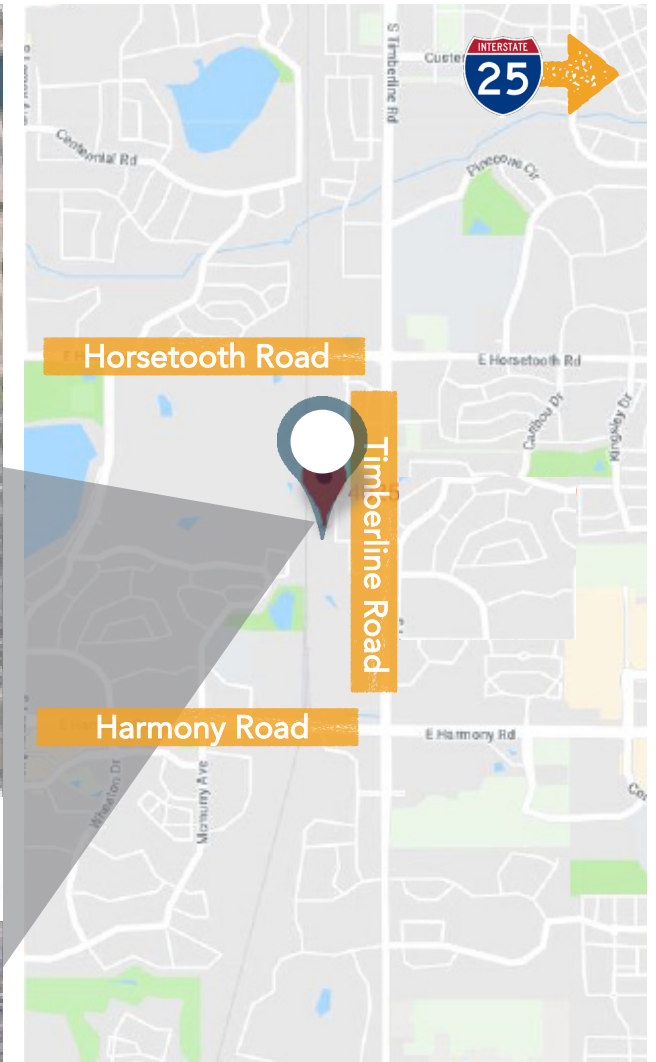


# PROPERTY PHOTOS - EXTERIOR



# 3800 AUTOMATION WAY

## AREA MAPS



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