



3801 AUTOMATION WAY
FORT COLLINS, CO 80525

Space
Available:

Lease Rate:

NNN Rate:

#101:	4,059 SF	\$17.00 / SF NNN	\$10.00 / SF
#210:	5,029 SF	\$17.00 / SF NNN	\$10.00 / SF
(2023 Estimate)			

SPACIOUS OFFICE SUITES FOR LEASE IN CENTRAL FORT COLLINS

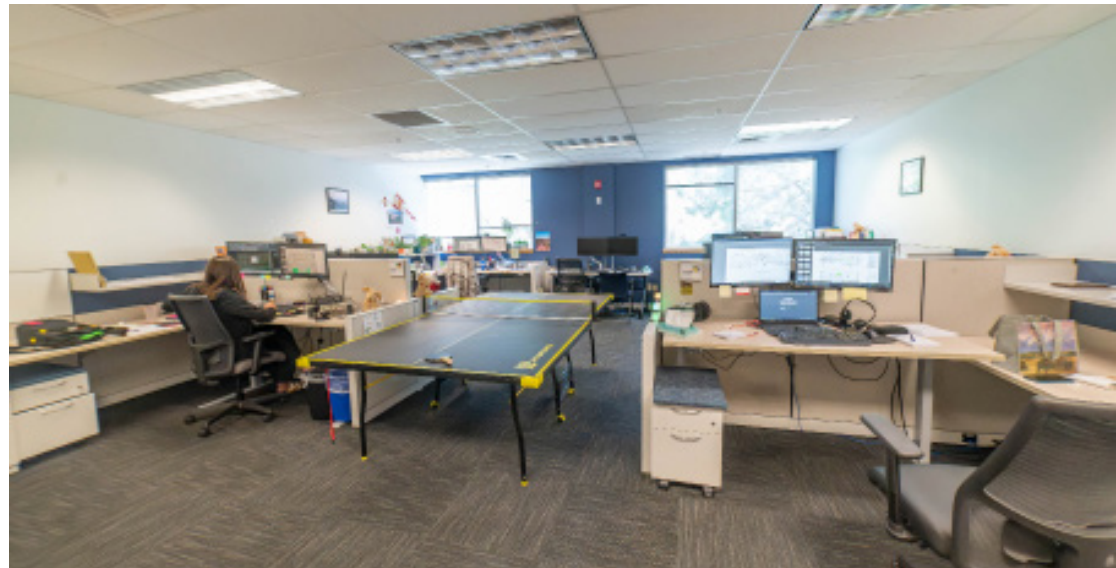
- First floor suite consists of 8 offices, open space, conference room, and secure storage
- Second floor suite consists of a reception area, conference room, large open plan workspace, 6 offices, 11+ workstations, breakroom, secure storage and shared restrooms (Available 6/1/2024)
- Located near Timberline Rd. and Harmony Rd., surrounded by restaurants and retail amenities
- Abundance of parking in large shared lot
- Monument signage available



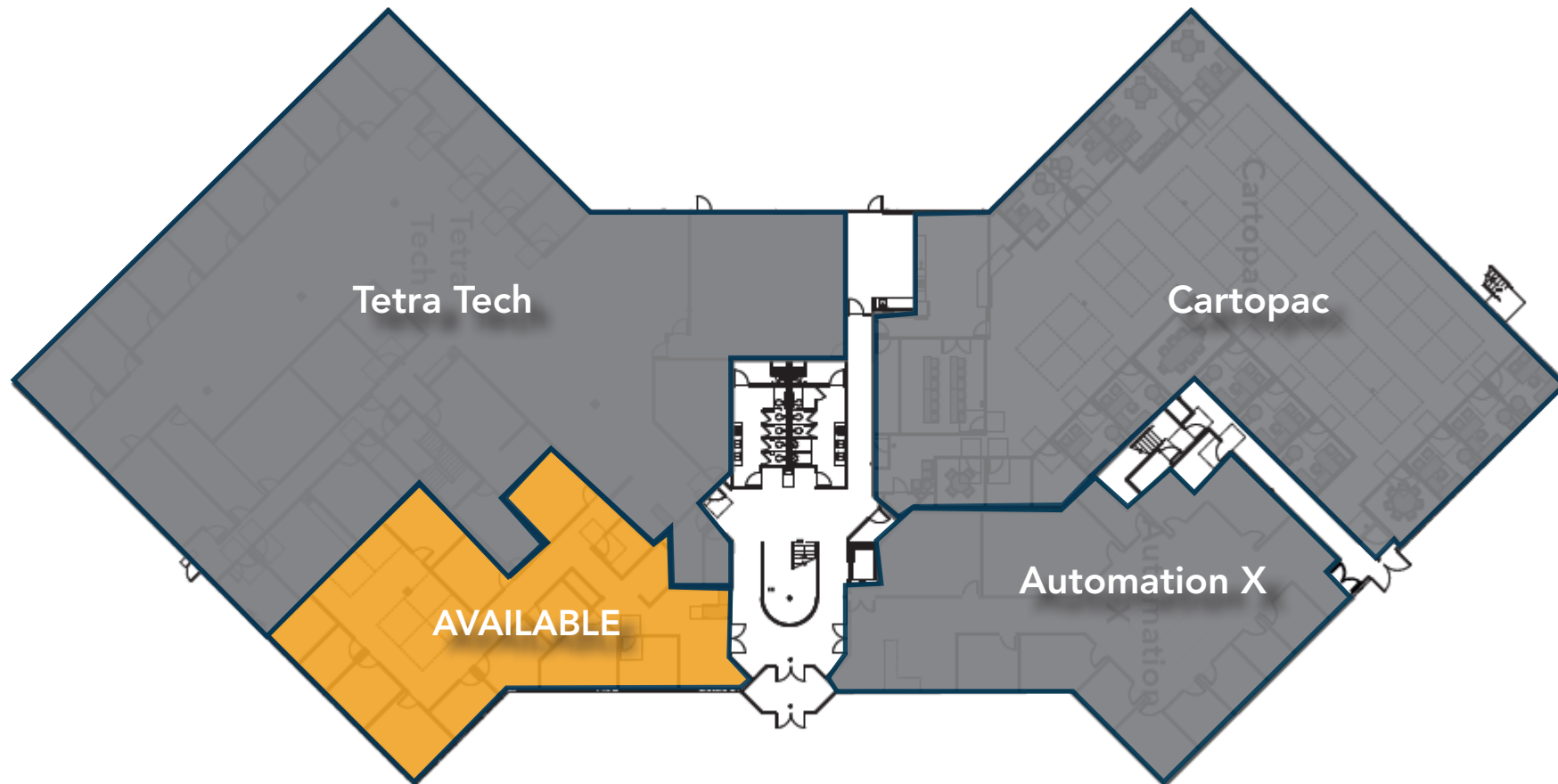
SUITE #101 PROPERTY PHOTOS



SUITE #210 PROPERTY PHOTOS

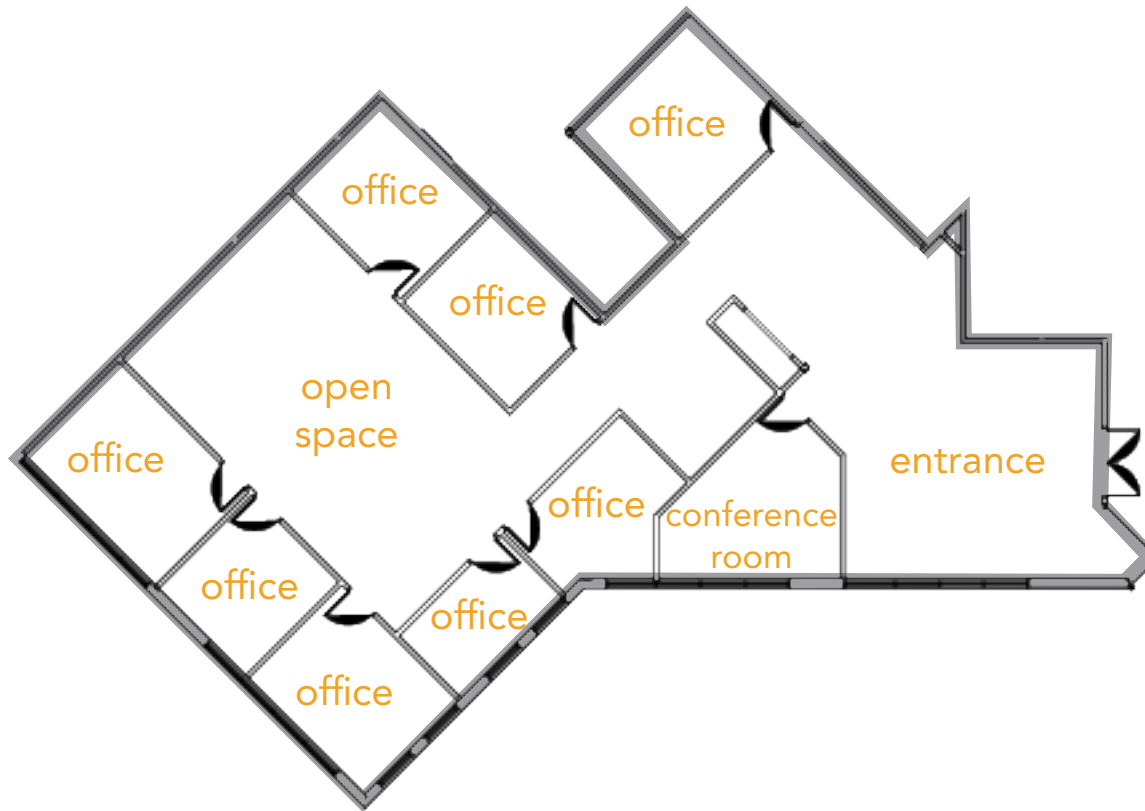


1ST LEVEL FLOOR PLAN



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



SUITE 210 FLOOR PLAN



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SITE PLAN



AREA MAP



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