



**3801 AUTOMATION WAY**  
**FORT COLLINS, CO 80525**

Space  
Available:

**4,059 SF**

Lease Rate:

**\$17.00 / SF NNN**

NNN Rate:

**\$10.00 / SF**  
*(2023 Estimate)*

*LARGE 8+ OFFICE UNIT FOR LEASE IN CENTRAL FORT COLLINS*

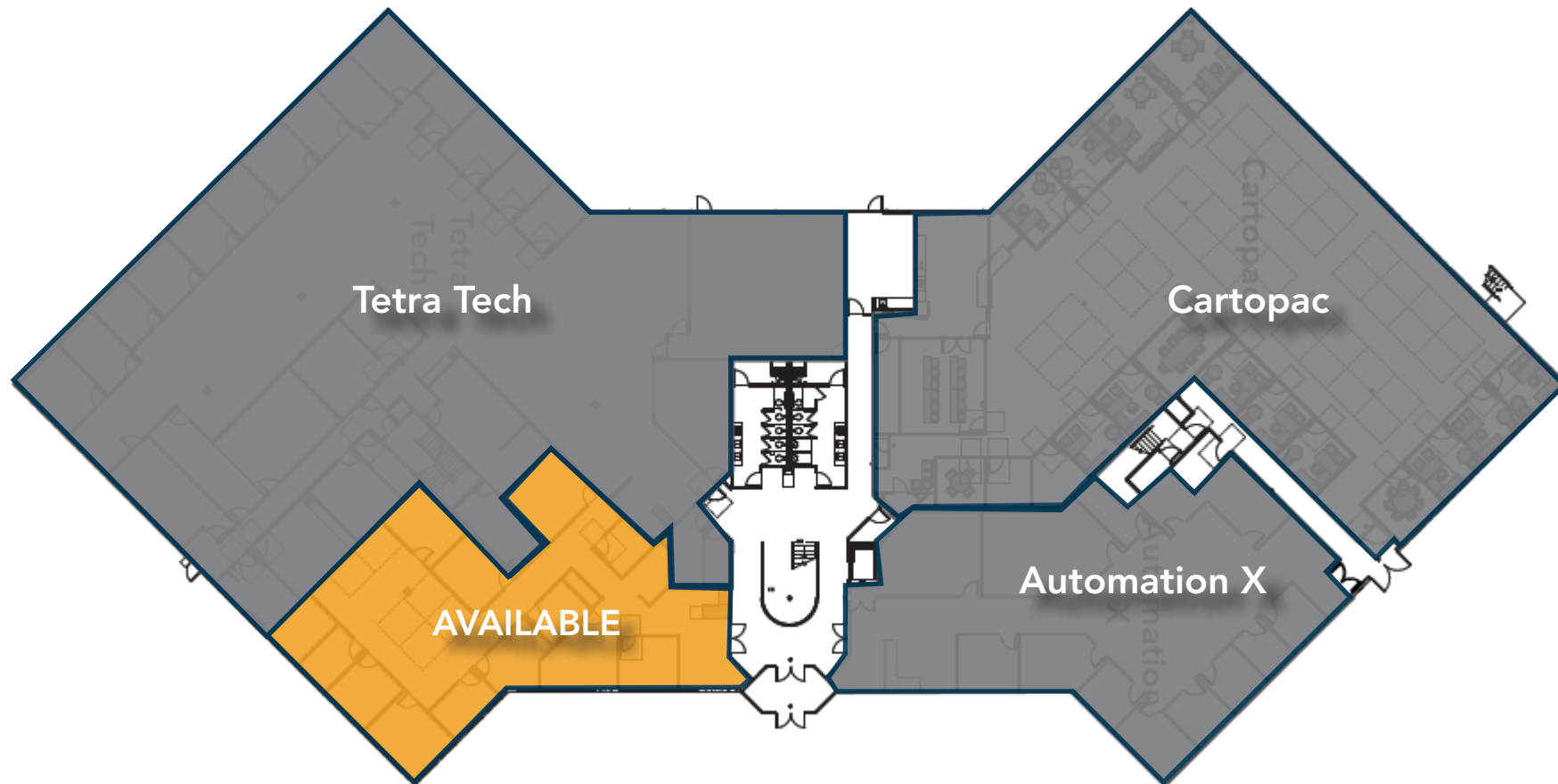
- First floor suite consists of open space, 8 offices, conference room, and secure storage
- Located near Timberline Rd. and Harmony Rd., surrounded by restaurants and retail amenities
- Abundance of parking in large shared lot
- Monument signage available



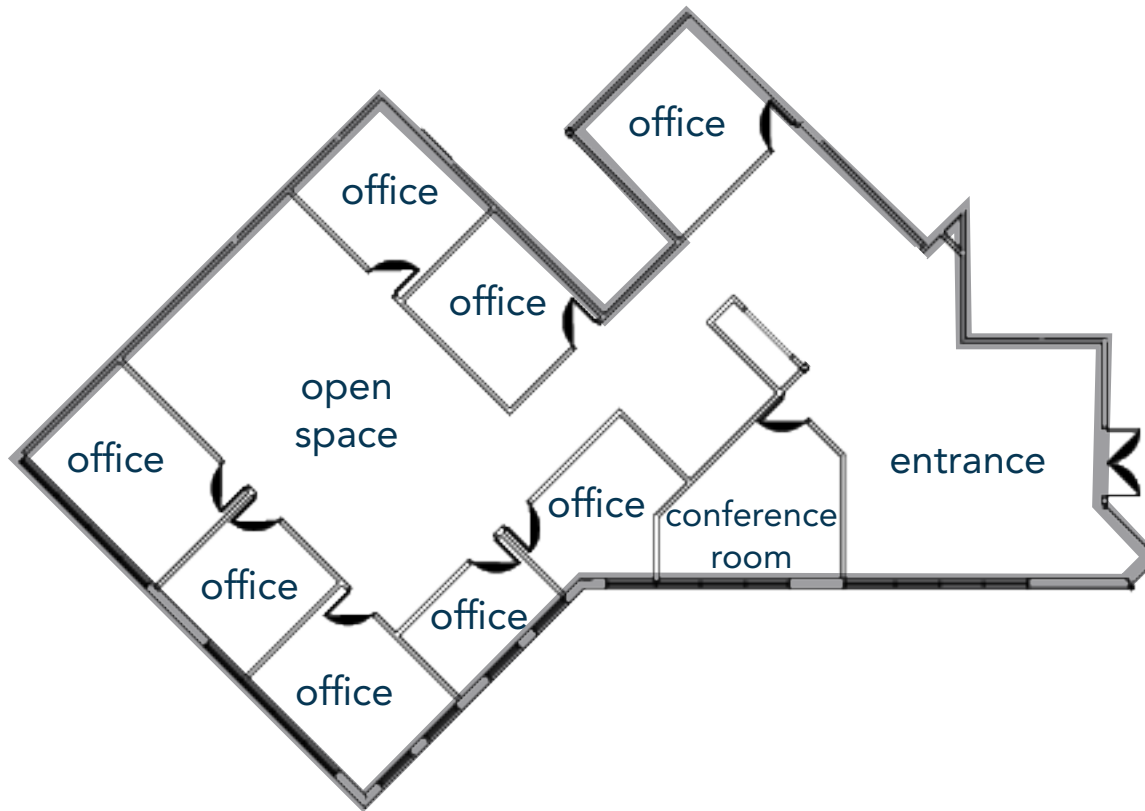
# PROPERTY PHOTOS



# 1ST LEVEL FLOOR PLAN



# SUITE 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.



# SITE PLAN



# AREA MAP



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