



Space Available:

Lease Rate:

NNN Rate:

#101-103: 2,835 - 10,796 SF

\$14.00 - \$17.00 / SF

\$10.00 / SF*

utilities included

#104 -106: 2,139 - 9,457 SF

\$14.00 - \$17.00 / SF

SPACIOUS OFFICE SUITES FOR LEASE IN CENTRAL FORT COLLINS

- First floor suites consists of multiple offices, open space, conference rooms, & secure storage (see below for individual layouts)
- See p.4 for smaller units and demising options
- Located near Timberline Rd. and Harmony Rd., surrounded by restaurants and retail amenities
- Abundance of parking in large shared lot
- Monument signage available

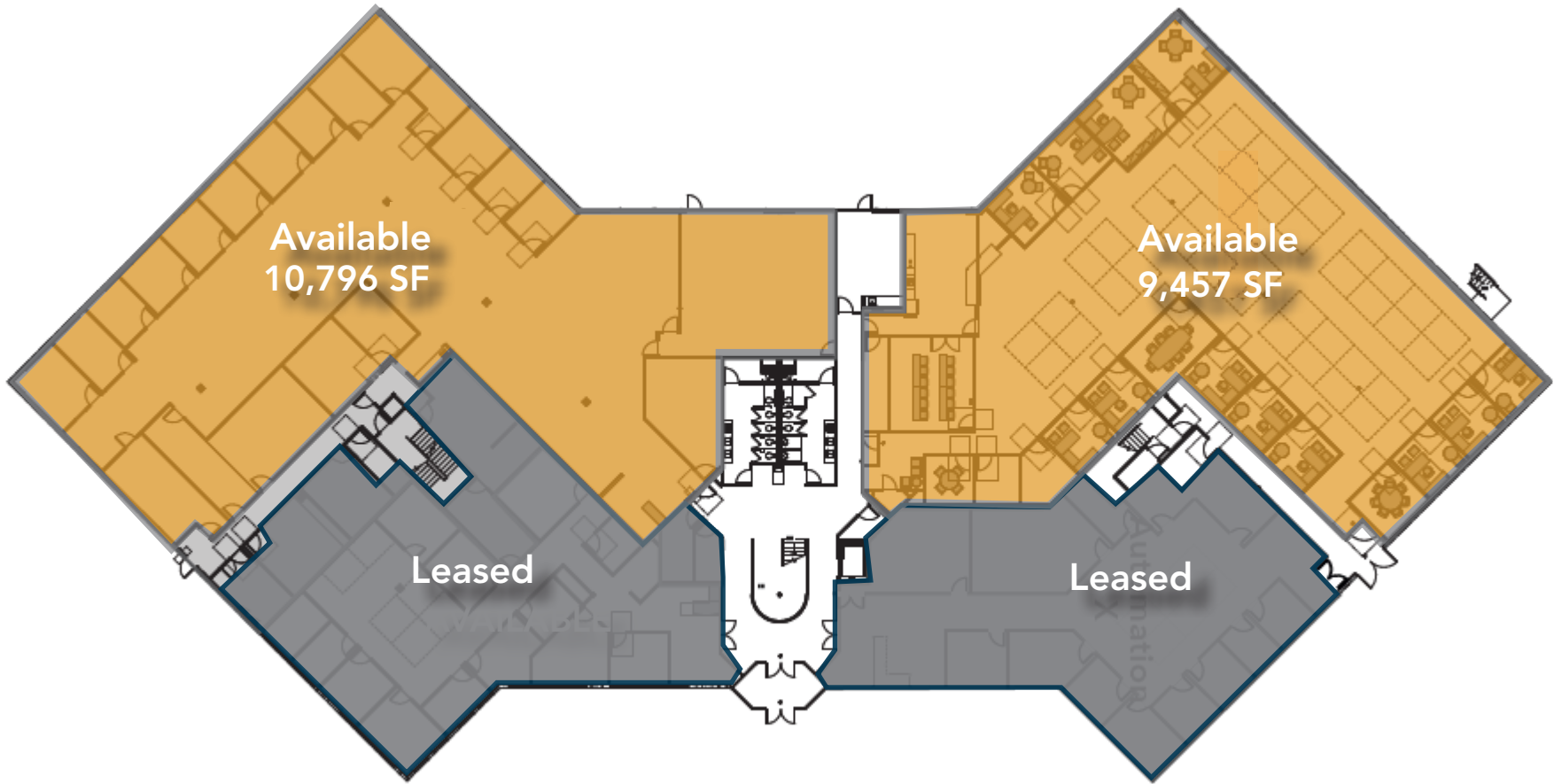
3801 AUTOMATION WAY
FORT COLLINS, CO 80525



PROPERTY PHOTOS



1ST LEVEL AS-BUILT 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.

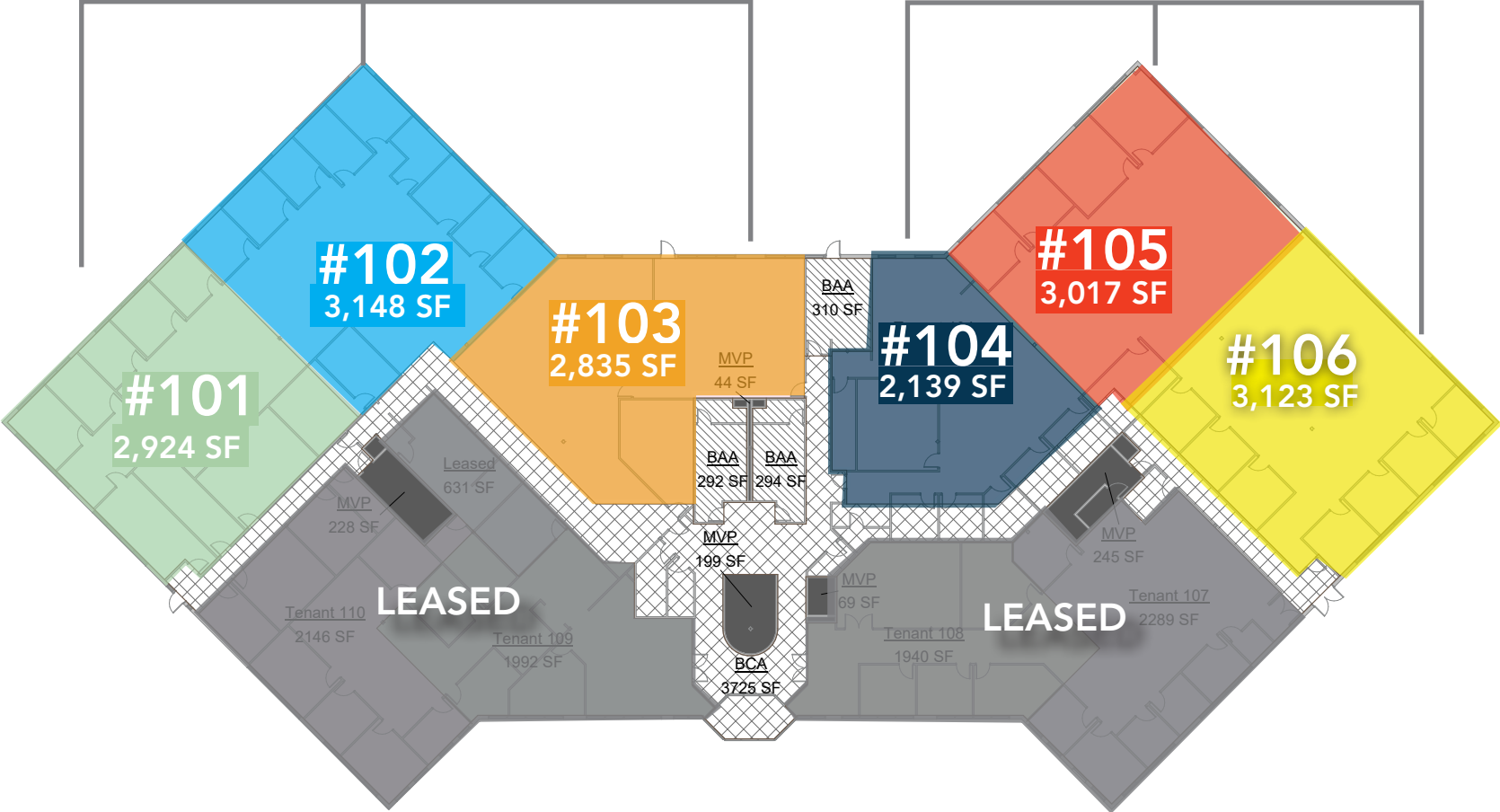
1ST LEVEL DEMISING OPTION

2,835 - 8,907 Usable SF*

2,139 - 8,279 Usable SF*

*Load factor to be determined once demising is complete.

*Load factor to be determined once demising is complete.



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.