



4862 INNOVATION DR  
FORT COLLINS, CO 80525

Space  
Available:  
**Up to  
30,732 SF**  
*\*build to suit*

Lease Rate:  
**\$15.00 / SF**

NNN Rate:  
**\$7.84 / SF**  
*\*excludes utilities*

Sale Price:  
**Contact broker  
for pricing**

*CLASS A OFFICE/FLEX SPACE IN SOUTHEAST FORT COLLINS AVAILABLE FOR LEASE*

- 37,993 SF building consists of 20+ offices, abundant multi-purpose open space, 2 conference rooms, ample warehouse space, private restrooms, kitchenettes/breakrooms, fenced yard and loading area
- Central portion of building recently remodeled and move-in ready
- 218 Shared parking spaces
- Located adjacent to the Power Trail, and near the intersection of Timberline and Harmony Road, surrounded by restaurants and retail amenities
- Building and monument signage
- (5) Overhead doors and (3) Dock-High doors
- 16' Ceiling Height
- **Build to Suit**
- **Tenant improvement allowance negotiable**





# PROPERTY PHOTOS



- Mix of private offices, open workspace, and warehouse space
- Locker rooms with showers
- Fiber optic connectivity
- Keyless access
- Separate and secured suite entrances
- Private and common area restrooms\*  
*\*In progress: additional restrooms to be added to center of building*





# PROPERTY PHOTOS





# EXTERIOR PHOTOS



- Secure fenced yard
- Compressed air
- Chilled water lines infrastructure
- 480v 12000 amp electrical
- 4 available 10' x 14' overhead doors
- 3 dock-high doors  
*\*with ability to add 2 more*





# AS-BUILT FLOOR PLAN

Offices/Conference

Open Plan

Warehouse

Restrooms\*

*\*Additional restrooms currently  
being added to center of building*

LOADING AREA

10'x14'  
OHD

10'x14'  
OHD

Dock  
High

10'14'  
OHD

**BASELINE**  
Engineering - Planning - Surveying

10'x14'  
OHD

ENTRANCE

COMMON  
ENTRANCE

ENTRANCE

ENTRANCE

PARKING LOT



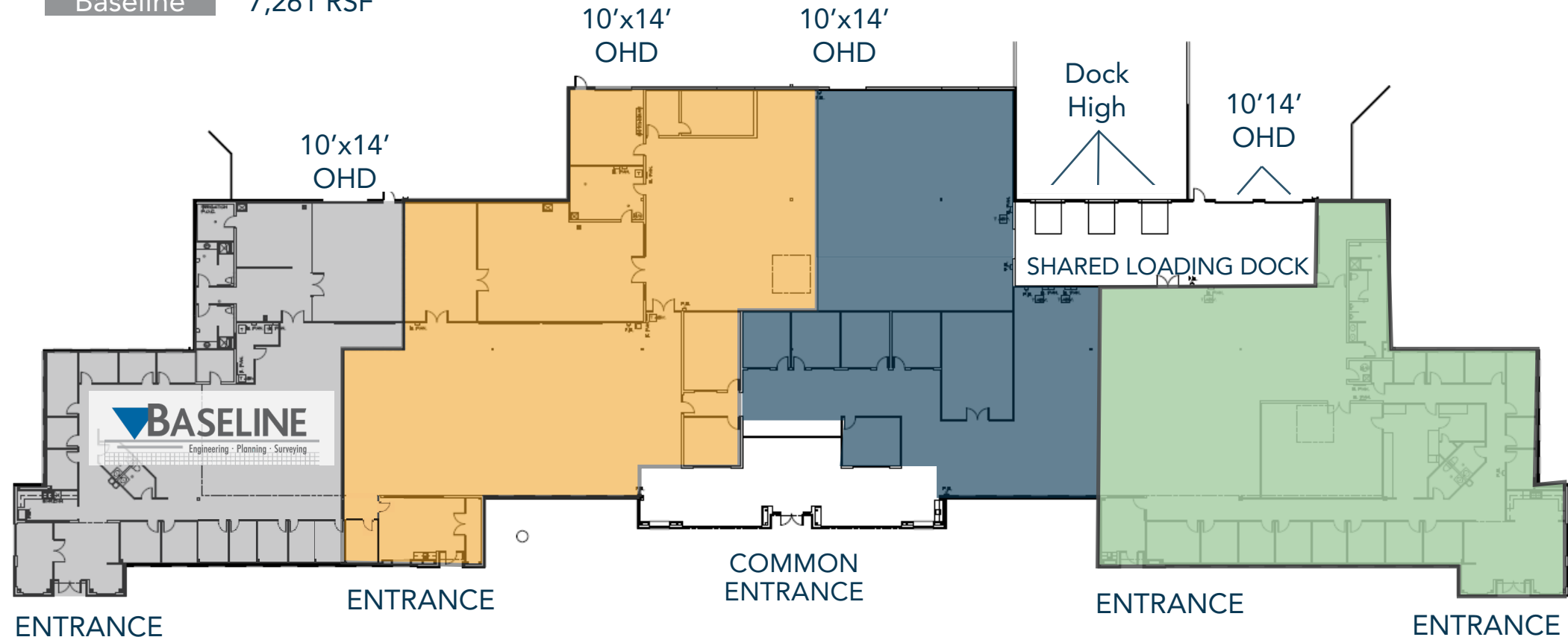
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# CONCEPTUAL DEMISING PLAN

Suite B	11,032 RSF
Suite C	9,200 RSF
Suite D	10,500 RSF
Baseline	7,261 RSF

## LOADING AREA



## PARKING LOT

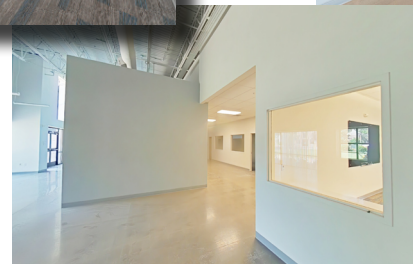
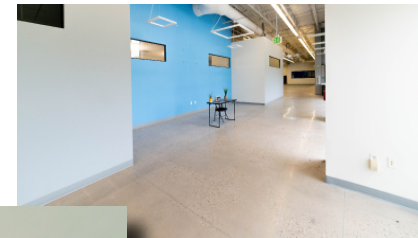
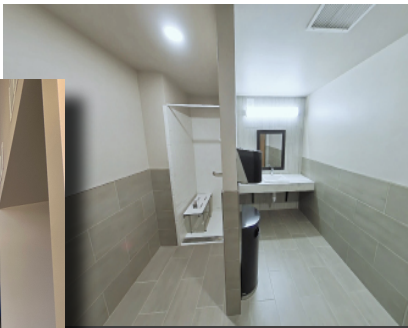
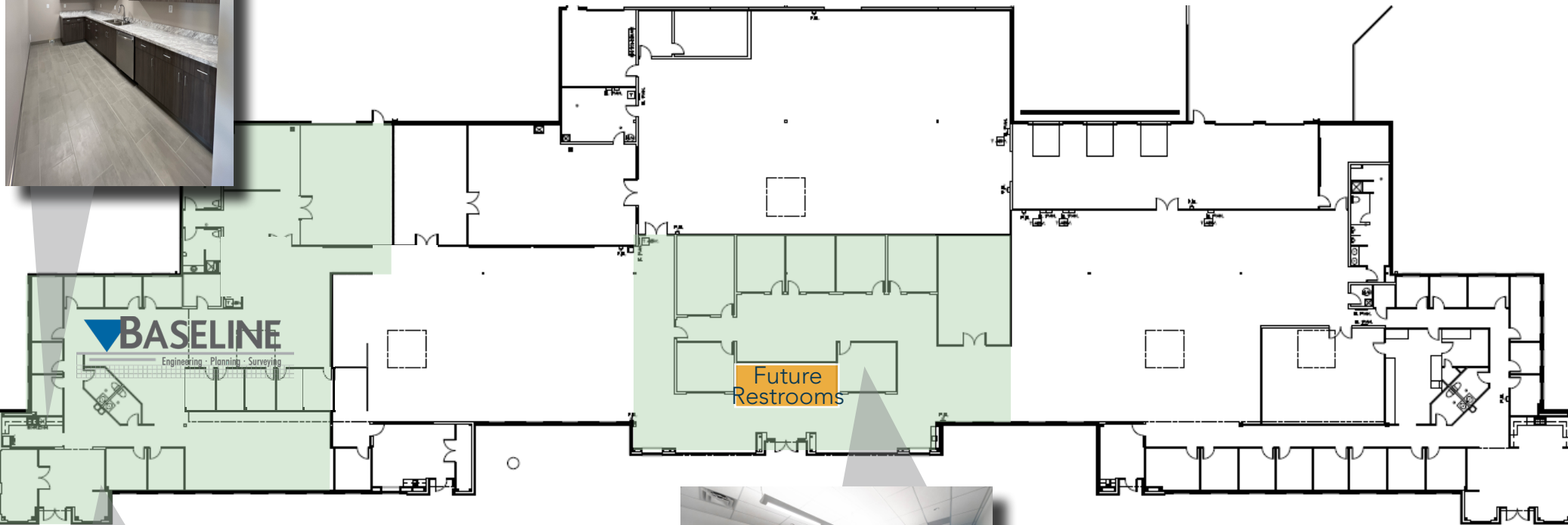


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# AREAS OF RENOVATION

## Newly renovated Baseline suite & building center





# AREA MAP





