



4862 INNOVATION DR  
FORT COLLINS, CO 80525

Space Available:

3,730 -  
30,000 SF

*\*build to suit*

Lease Rate:

\$12 - \$14.00 / 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

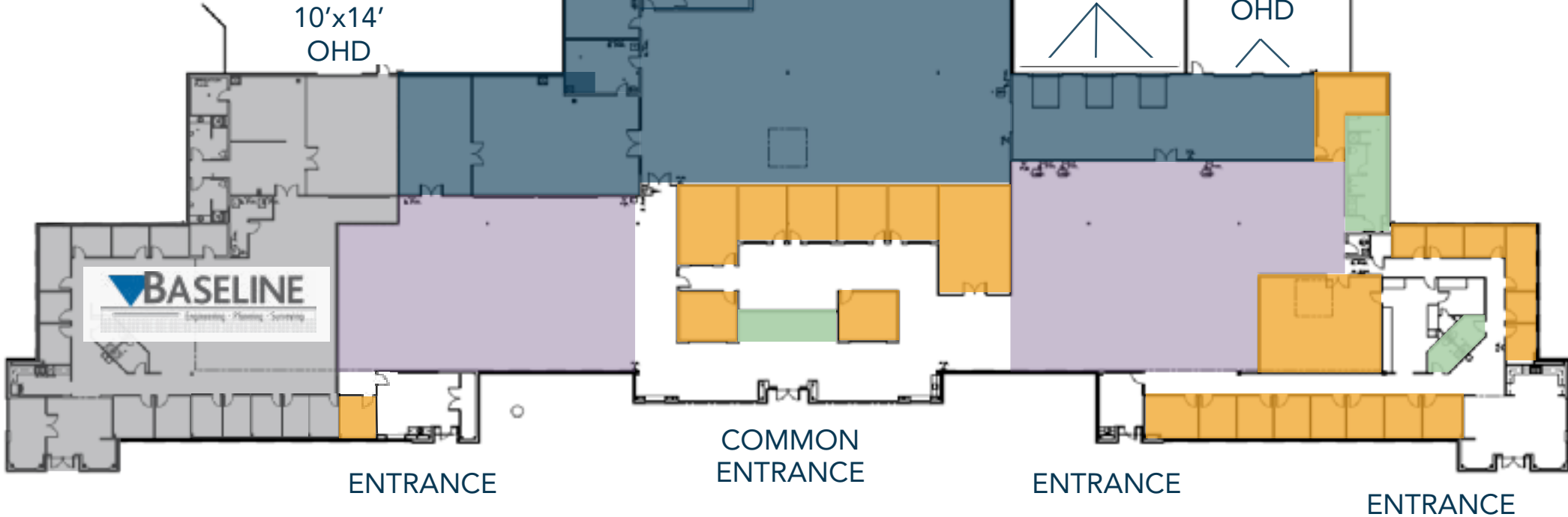
10'x14'  
OHD

10'x14'  
OHD

Dock  
High

10'14'  
OHD

10'x14'  
OHD



## PARKING LOT



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.

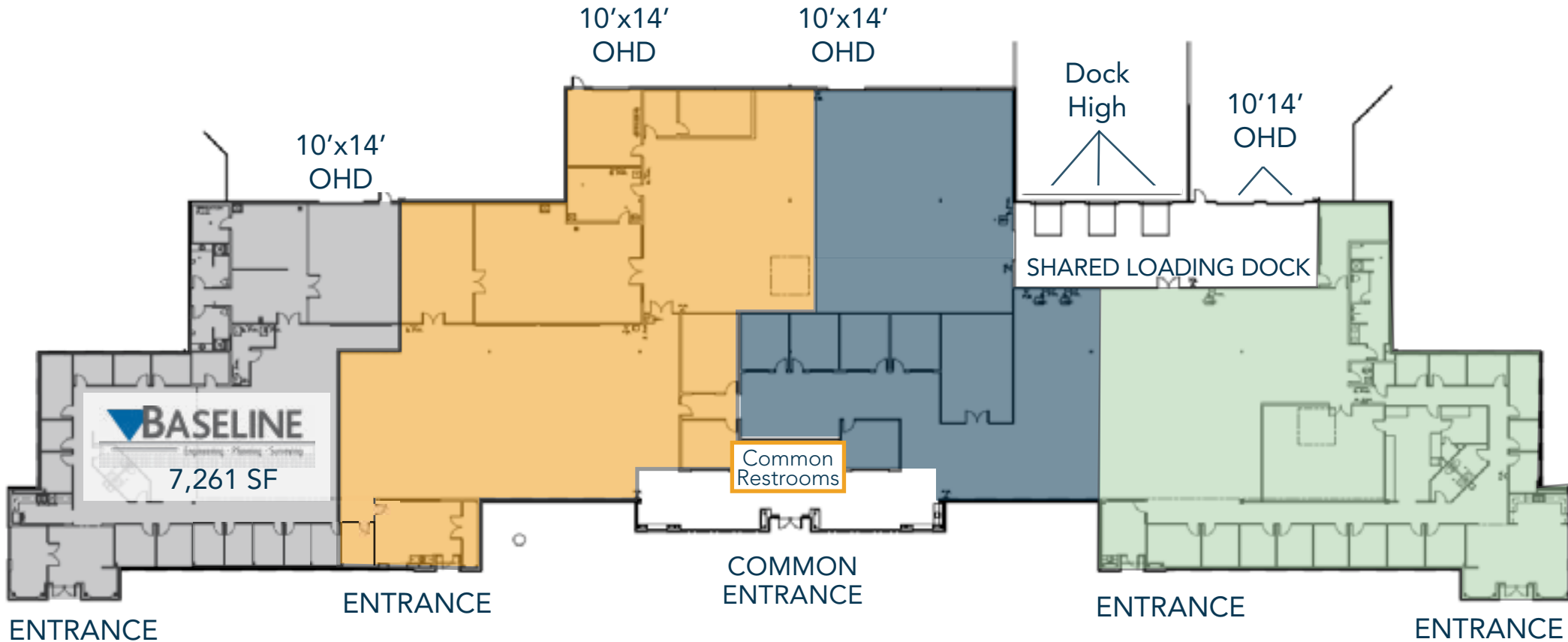
# CONCEPTUAL DEMISING PLAN #1

Suite B: 11,032 RSF

Suite C: 9,200 RSF

Suite D: 10,500 RSF

## LOADING AREA



## PARKING LOT

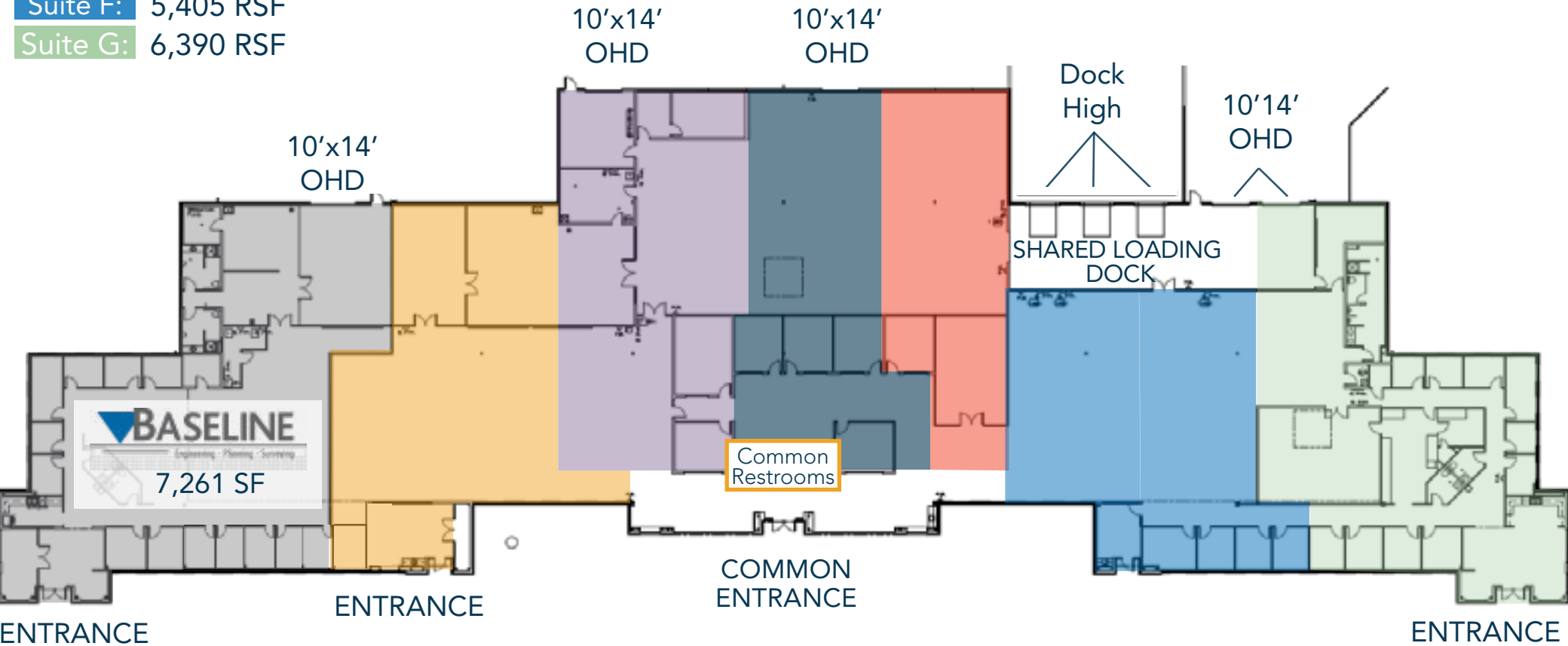


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# CONCEPTUAL DEMISING PLAN #2

- Suite B: 5,050 RSF
- Suite C: 5,150 RSF
- Suite D: 4,175 RSF
- Suite E: 3,730 RSF
- Suite F: 5,405 RSF
- Suite G: 6,390 RSF

## LOADING AREA



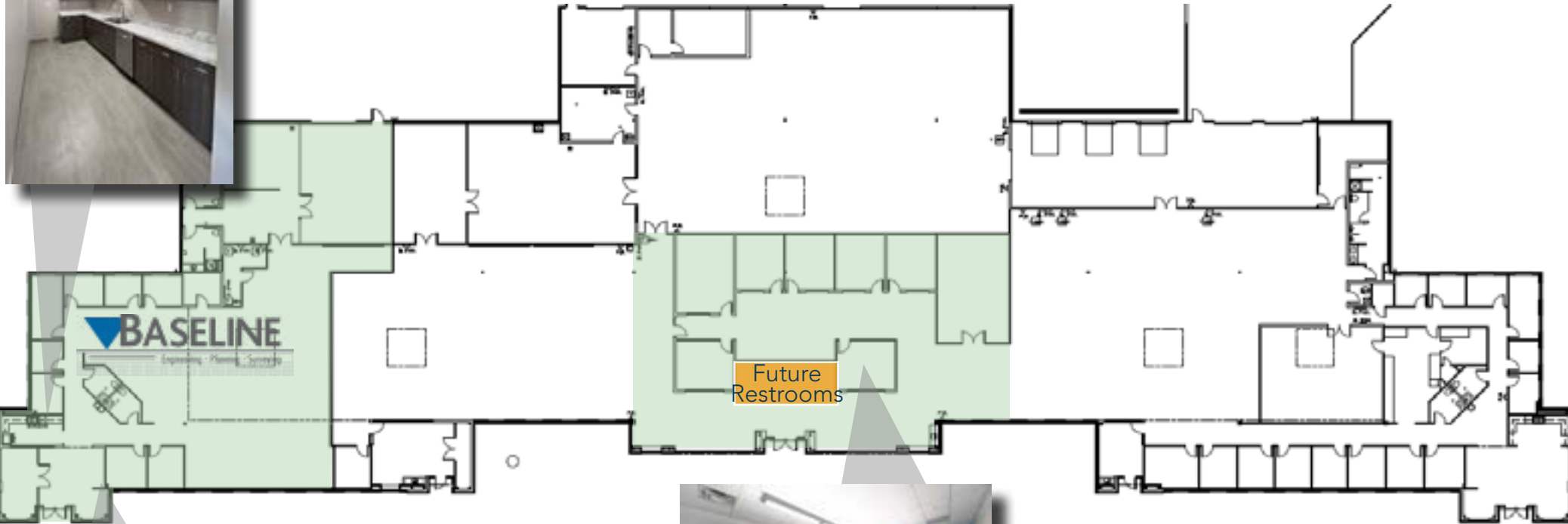
## PARKING LOT

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# AREAS OF RENOVATION

Newly renovated Baseline suite & building center





# AREA MAP







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