



Space  
Available:

Lease Rate:

NNN Rate:

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

\$14.00 - \$17.00 / SF

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

\$14.00 - \$17.00 / SF

#207: 22,331 SF (demisable)

\$14.00 / SF

\$10.00 / SF\*

utilities included

*SPACIOUS OFFICE SUITES FOR LEASE IN CENTRAL FORT COLLINS*

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

- 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



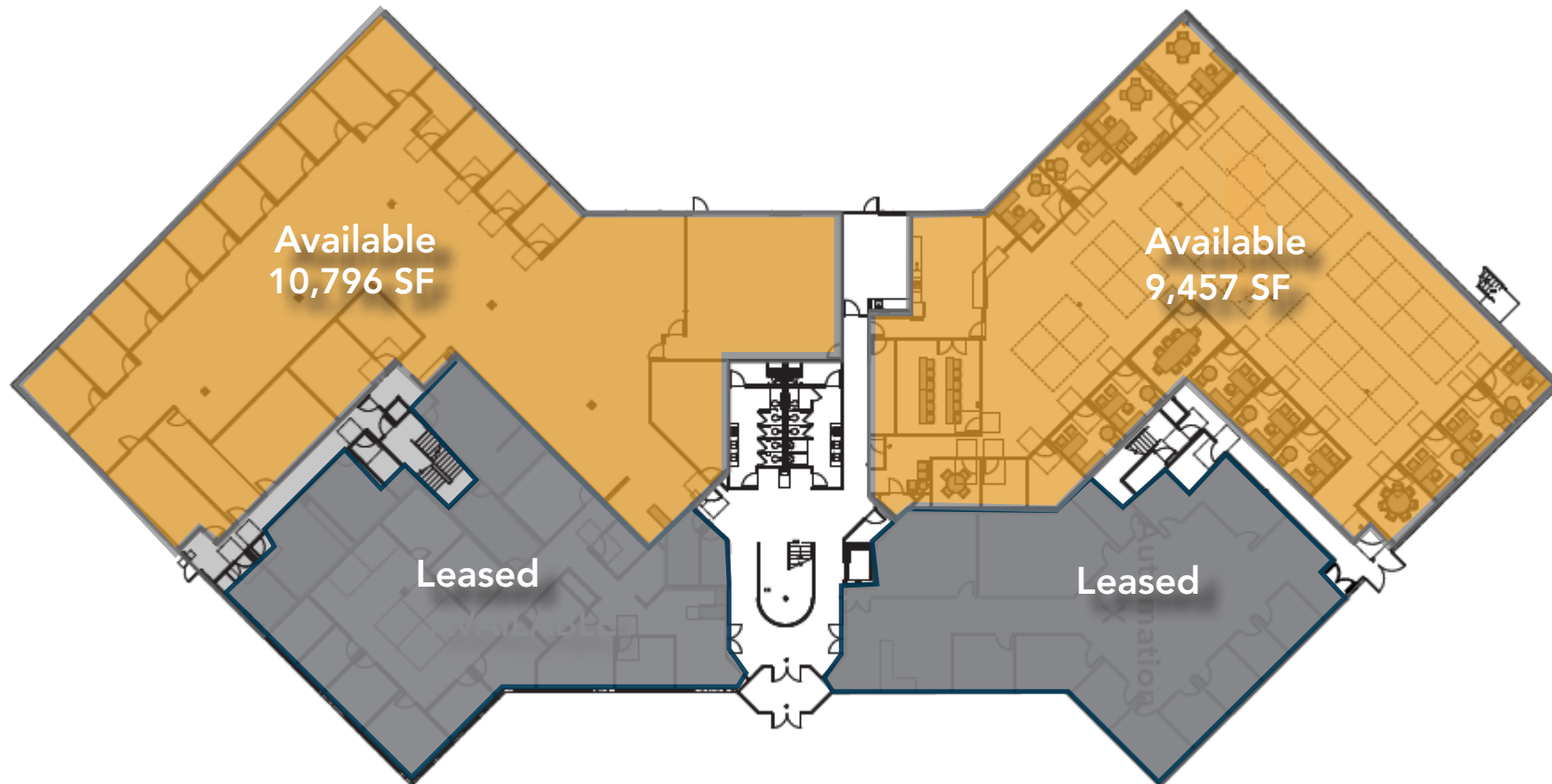


# PROPERTY PHOTOS — 1ST LEVEL





# 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.

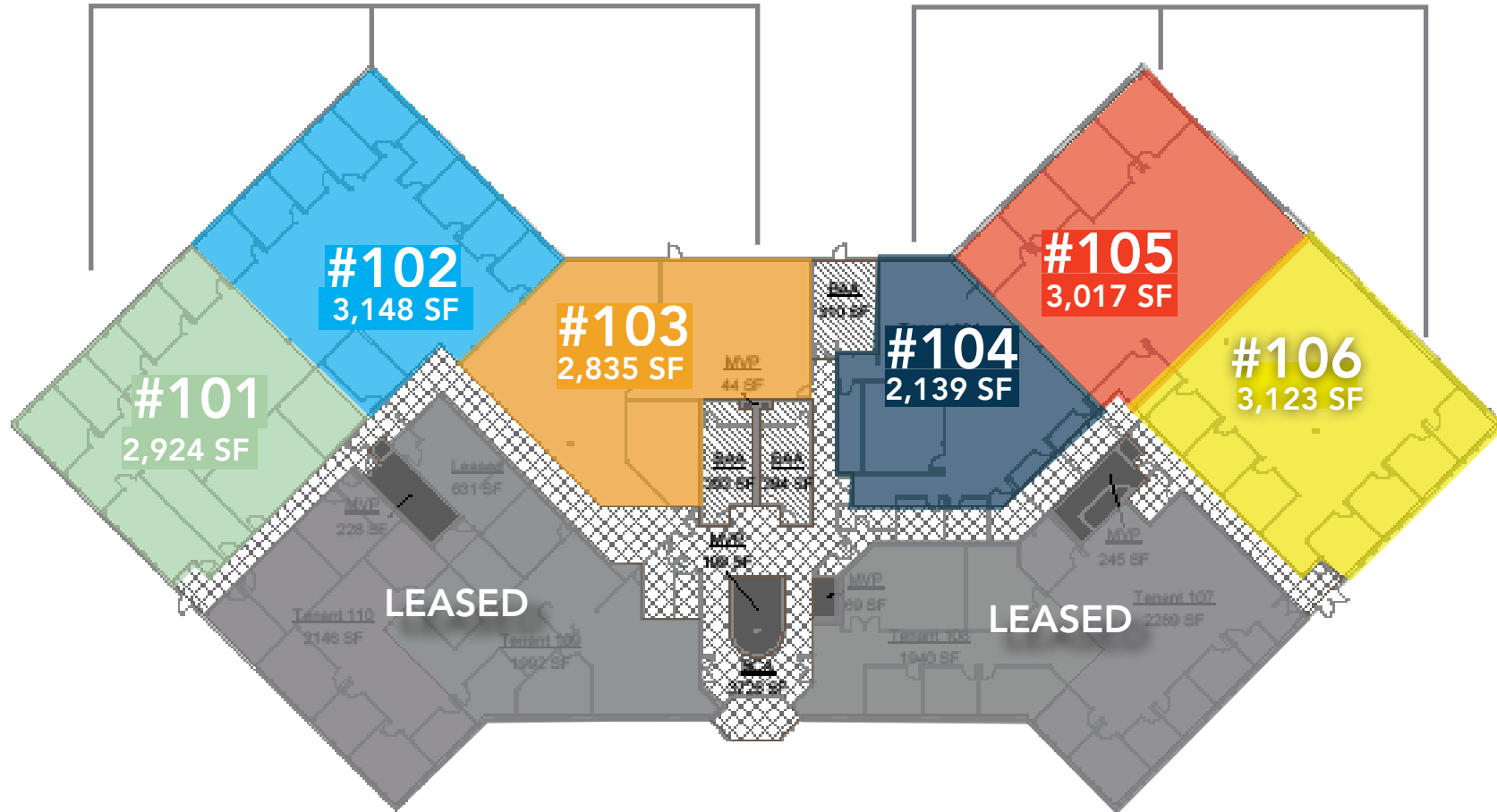
# 1ST LEVEL DEMISING OPTION

2,835 - 8,907 Usable SF\*

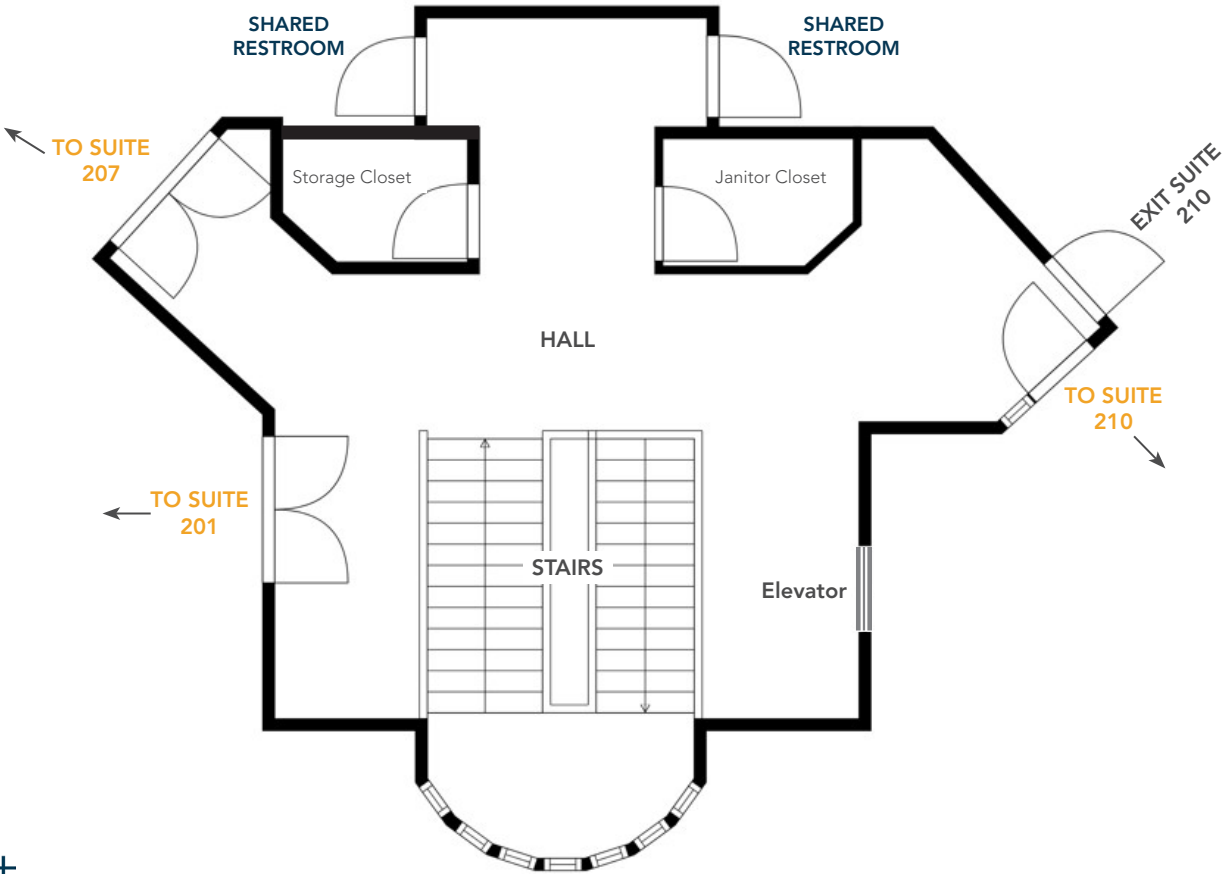
*\*Load factor to be determined once demising is complete.*

2,139 - 8,279 Usable SF\*

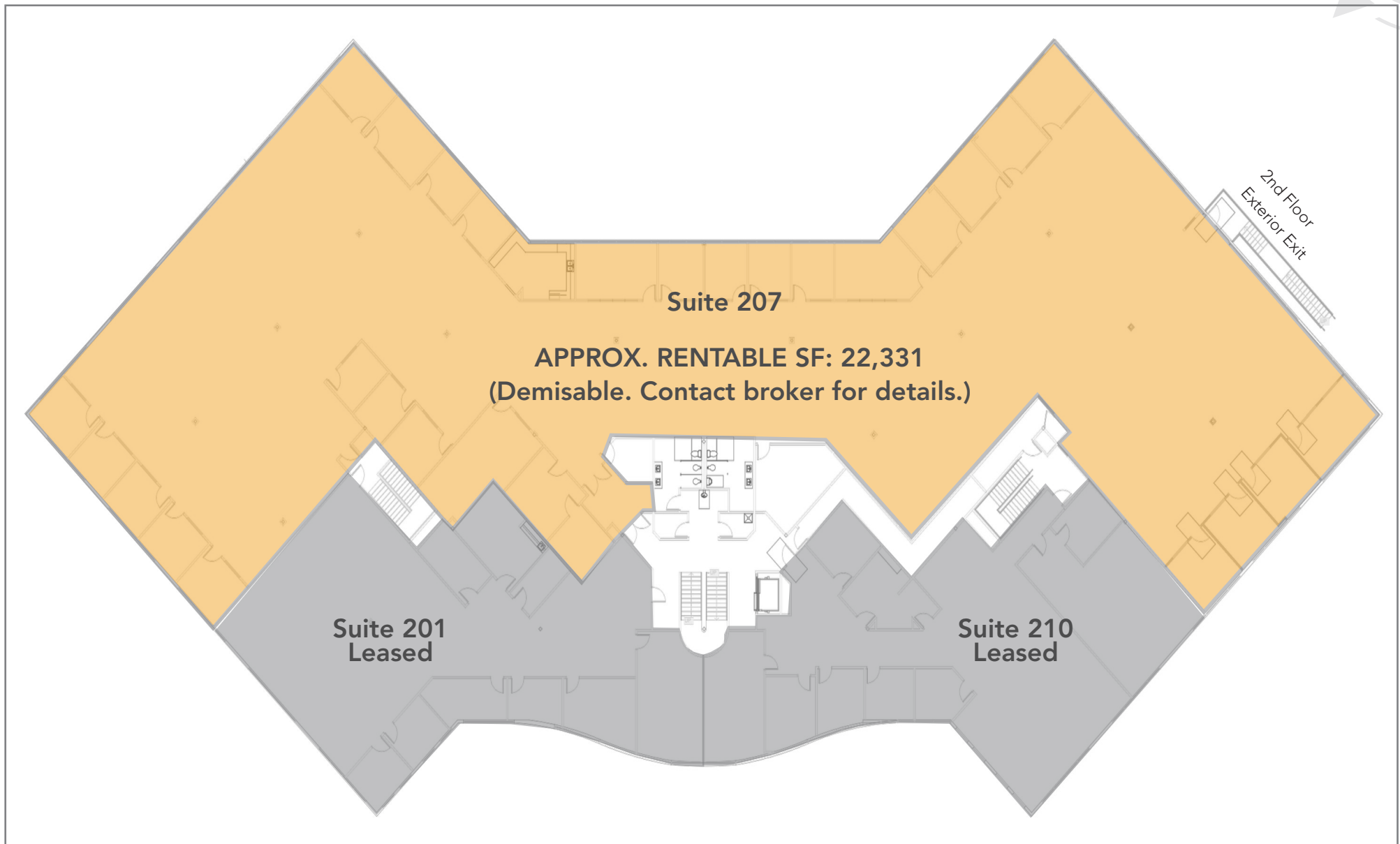
*\*Load factor to be determined once demising is complete.*



# FLOORPLAN — 2ND LEVEL COMMON AREA



# 2ND LEVEL - AS-BUILT FLOORPLAN



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# PROPERTY PHOTOS — SUITE 207





# 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.