

# THE BIGHORN BUILDING

3800 AUTOMATION WAY  
FORT COLLINS, CO 80525



SALE OR LEASE

Lease Details: 1,895 - 22,136 SF

Sale Details: 30,798 SF

Lease Rates: \$13.50/SF NNN  
'as-is'

NNN Rate: \$10.48/SF  
utilities included

*Contact Broker  
for Pricing*

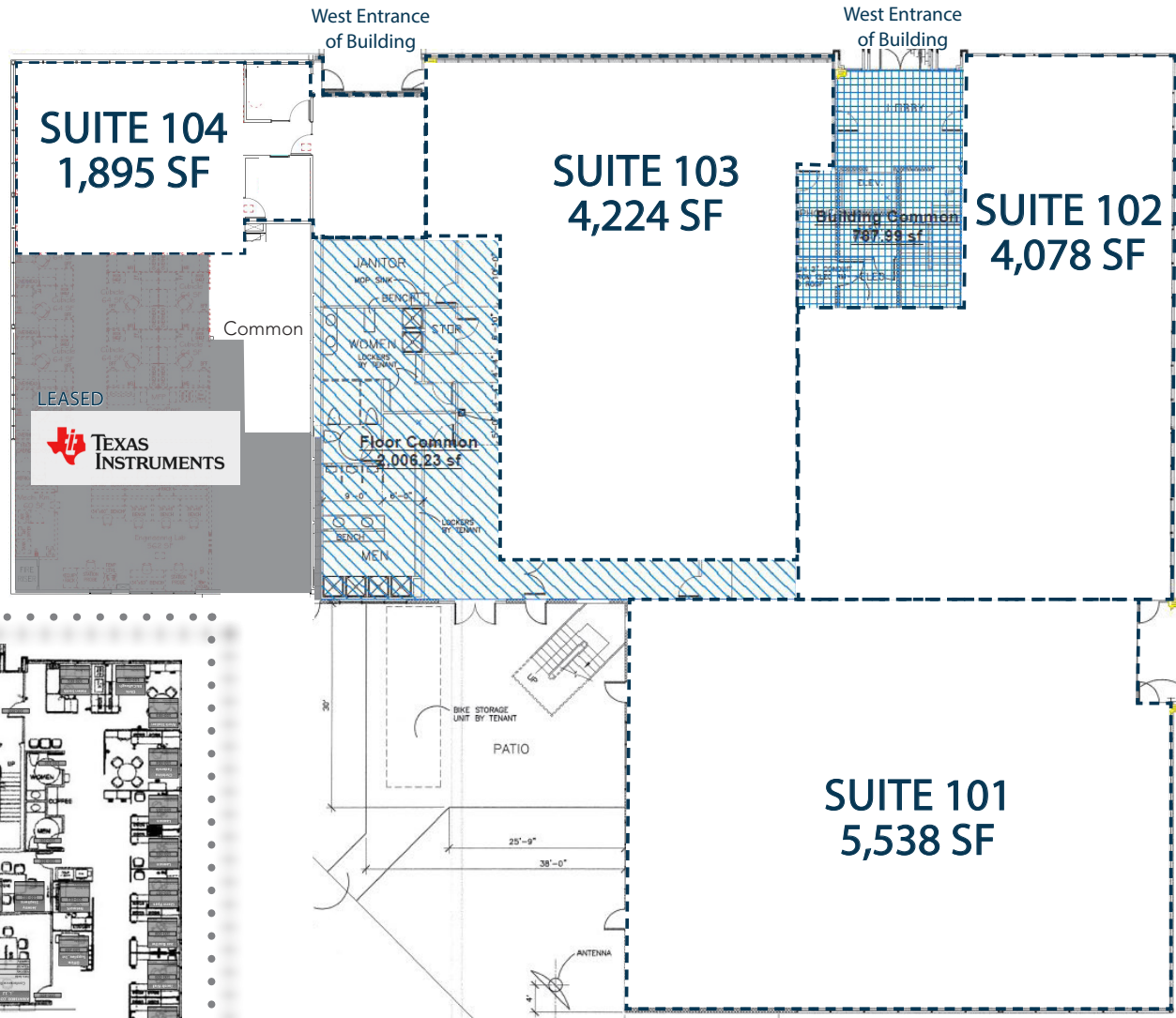
- Large windows throughout providing an abundance of natural light
- New roof and windows recently installed
- Close proximity to amenities - restaurants, fitness, power trail
- Ample On Site Parking - 4 per 1000 SF + street parking
- Demising Options Available
- Office Furniture Available for Tenant Use



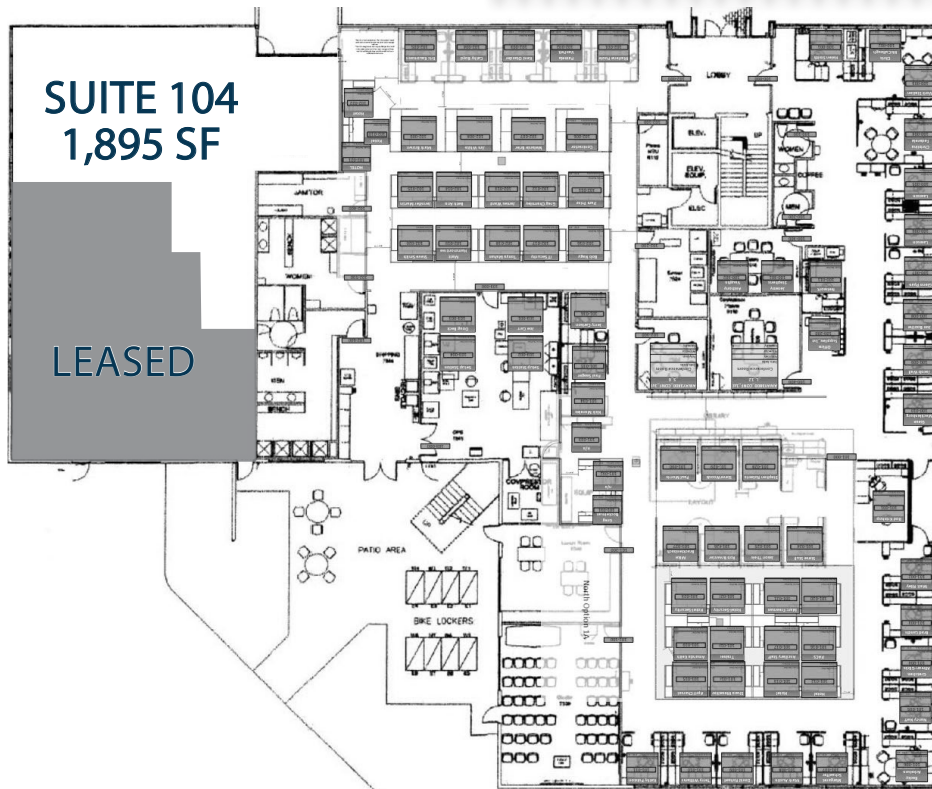


# FIRST FLOOR DEMISING OPTION

1,895-15,736  
SF Available



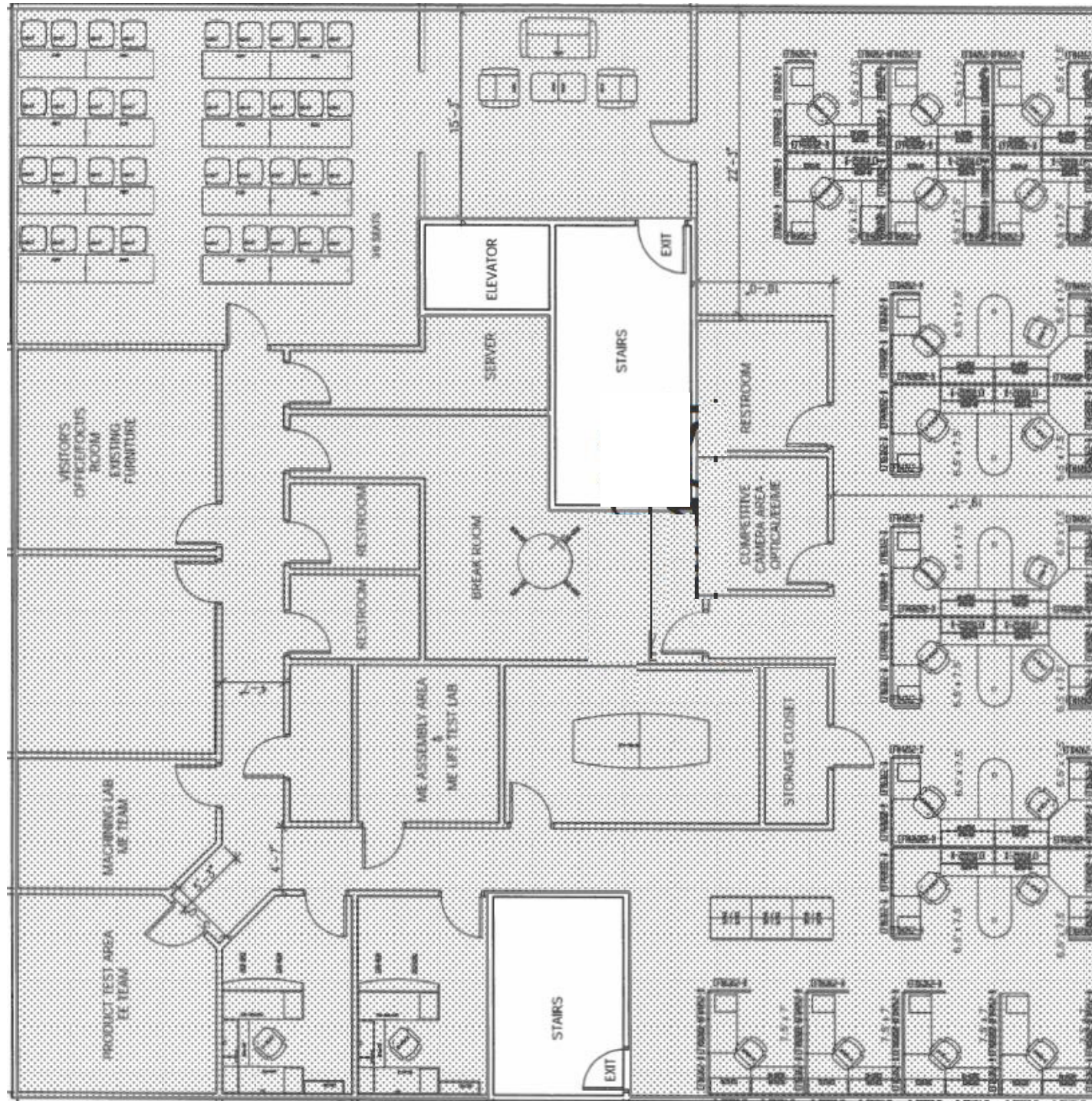
## Current Floor Plan



*\*All square footage measurements are approximate and contingent upon final demising plan/measure*



# CURRENT SECOND FLOOR PLAN



6,400 SF  
Available

*\*All square footage measurements are a pproximate and contingent upon final demising plan/measure*



# PROPERTY PHOTOS - FIRST FLOOR





# PROPERTY PHOTOS - SECOND FLOOR





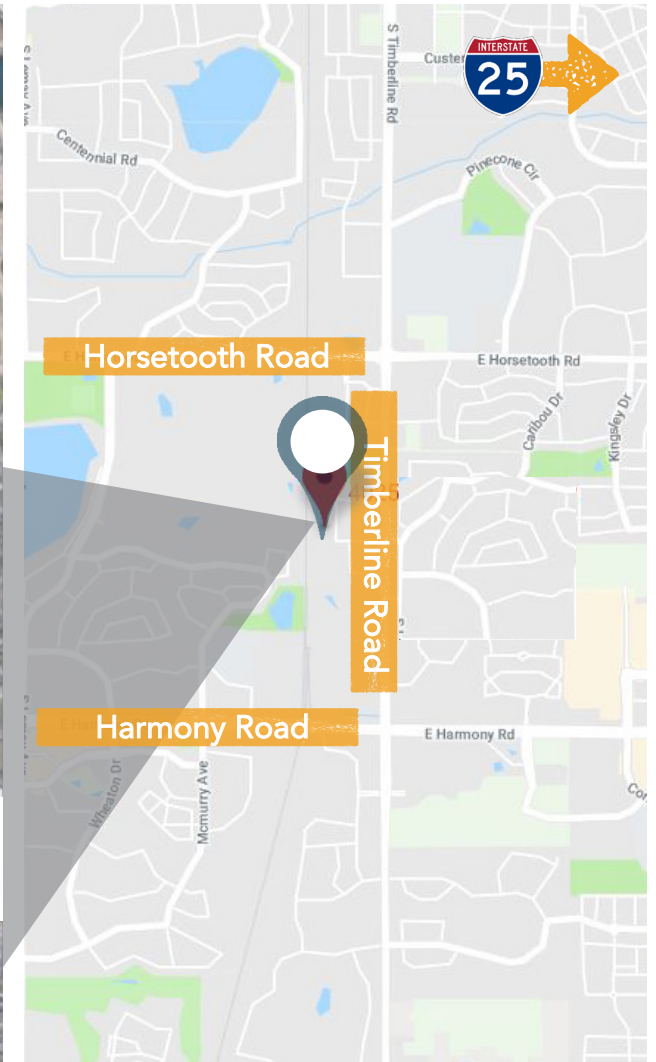
# PROPERTY PHOTOS - EXTERIOR





# 3800 AUTOMATION WAY

## AREA MAPS



**CONTACT:** Nick Norton • 970-213-3116 • [nnorton@waypointRE.com](mailto:nnorton@waypointRE.com)

**CONTACT:** Josh Guernsey • 970-218-2331 • [jguernsey@waypointRE.com](mailto:jguernsey@waypointRE.com)



JOSH GUERNSEY / NICK NORTON  
125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • [www.waypointRE.com](http://www.waypointRE.com)