



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

**OFFERING MEMORANDUM**  
**Available for Sale & Lease**



**KEY INVESTMENT HIGHLIGHTS**



62,972 SF Office Building for Sale  
42,253 SF available for Lease  
with up to 22,000 contiguous SF



Surrounded by Amenities: Food,  
Fitness & Convenience



Entire Building Sale Price: \$12,900,000  
(Price per SF: \$200.00)  
Lease Rate: \$14.00–\$17.00/SF NNN





## DISCLOSURE AND CONFIDENTIALITY AGREEMENT

The information contained within the following offering memorandum is exclusive and strictly confidential. No person, other than as provided for herein, has been authorized to give any information or to make any representations other than those contained in this memorandum in connection with the offer being made hereby, and if given or made, such information or representation must not be relied upon as having been authorized by Waypoint Real Estate, LLC.

This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Waypoint Real Estate, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this investment offering has been obtained from sources believed to be reliable. However, all potential buyers are responsible to take appropriate measures to verify all of the information set forth herein.

Contact Waypoint Real Estate, LLC for any property showings or for more information.



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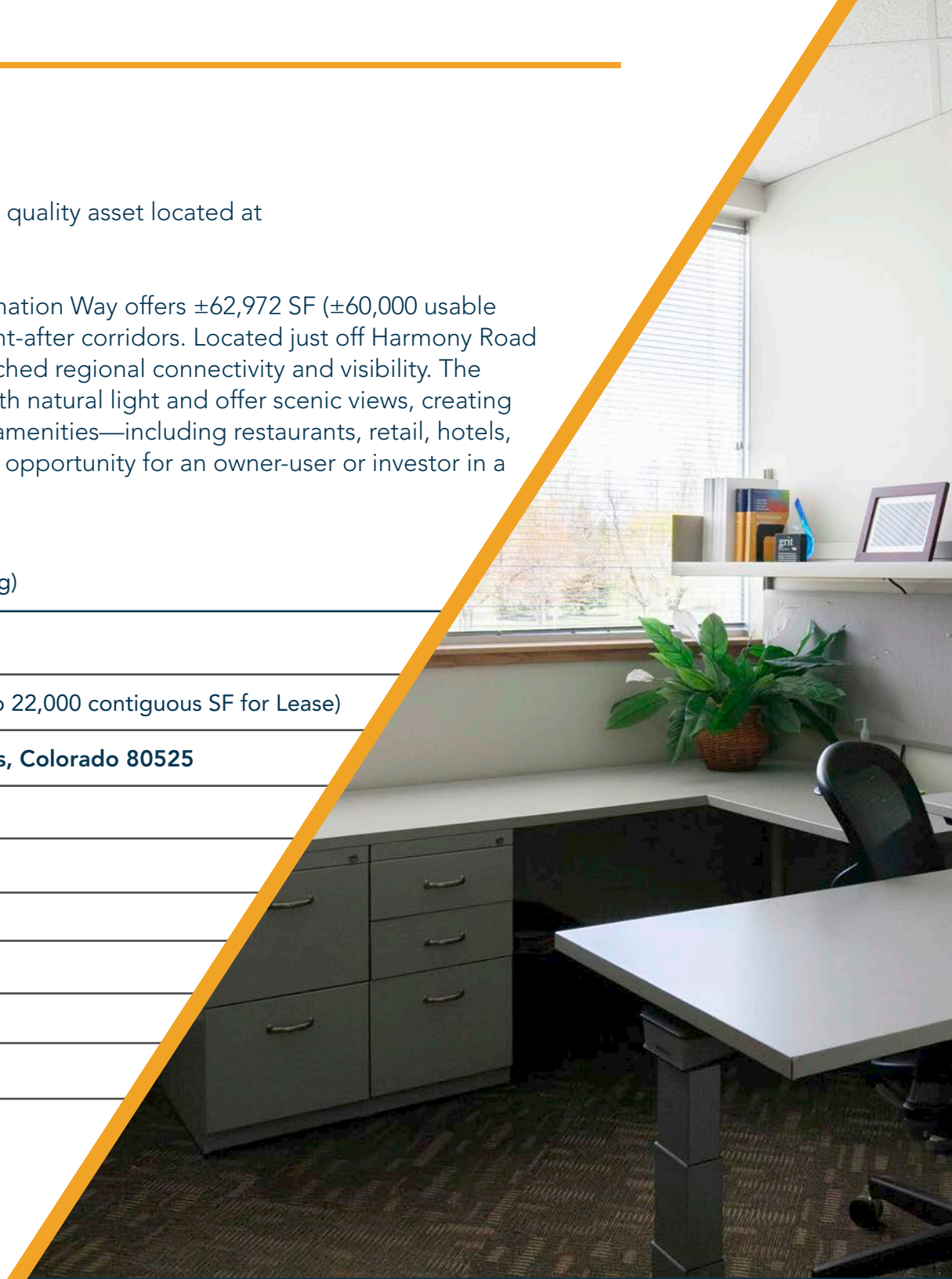
# EXECUTIVE SUMMARY

## THE OFFERING

Waypoint Real Estate is pleased to offer for sale or lease this quality asset located at **3801 Automation Way, Fort Collins.**

Positioned in the heart of southeast Fort Collins, 3801 Automation Way offers ±62,972 SF (±60,000 usable SF) of standalone office space in one of the city's most sought-after corridors. Located just off Harmony Road with immediate access to I-25, this property provides unmatched regional connectivity and visibility. The building features expansive windows that flood the space with natural light and offer scenic views, creating an inspiring work environment. Surrounded by a rich mix of amenities—including restaurants, retail, hotels, fitness centers, and recreational trails—this is an exceptional opportunity for an owner-user or investor in a premier location.

|                          |   |
|--------------------------|---|
| Sale Price:              | <b>\$12,900,000</b> (Entire Office Building)                              |
| Price/SF:                | <b>\$200.00</b> (Entire Office Building)                                  |
| Lease Rate:              | <b>\$14.00 SF – \$17.00 SF NNN</b> (Up to 22,000 contiguous SF for Lease) |
| Address:                 | <b>3801 Automation Way, Fort Collins, Colorado 80525</b>                  |
| Parcel:                  | <b>8731114003</b>   |
| Parking Ratio:           | <b>3.83 spaces/1,000 SF (CoStar)</b>                                      |
| Zoning:                  | <b>Employment District</b>  |
| Site Size:               | <b>4.40 Acres</b>   |
| Building Square Footage: | <b>62,972 SF</b>  |
| Year of Construction:    | <b>1995</b>   |



# PROPERTY INFORMATION

## Utilities

| Utility  | Provider                         |
|----------|----------------------------------|
| Electric | City of Fort Collins             |
| Gas      | Xcel Energy                      |
| Water    | City of Fort Collins             |
| Sewer    | City of Fort Collins             |
| Internet | Connexion, Comcast, Century Link |

## Systems

|                   |   |
|-------------------|---|
| Heating & Cooling | (4) Rooftop Units, replaced in 2017   |
| Hot Water Supply  | Multiple smaller units serving suite specific break rooms, one water heater serving both bathrooms in 2nd floor janitorial. |
| Power             | Utility Owned 750kVA Transformer  |

## Construction

|            |  |
|------------|--|
| Foundation | Slab on Grade drilled piers to bedrock       |
| Structure  | Steel - full plan set available upon request |
| Roof       | Ballasted EPDM, replaced in 2021             |

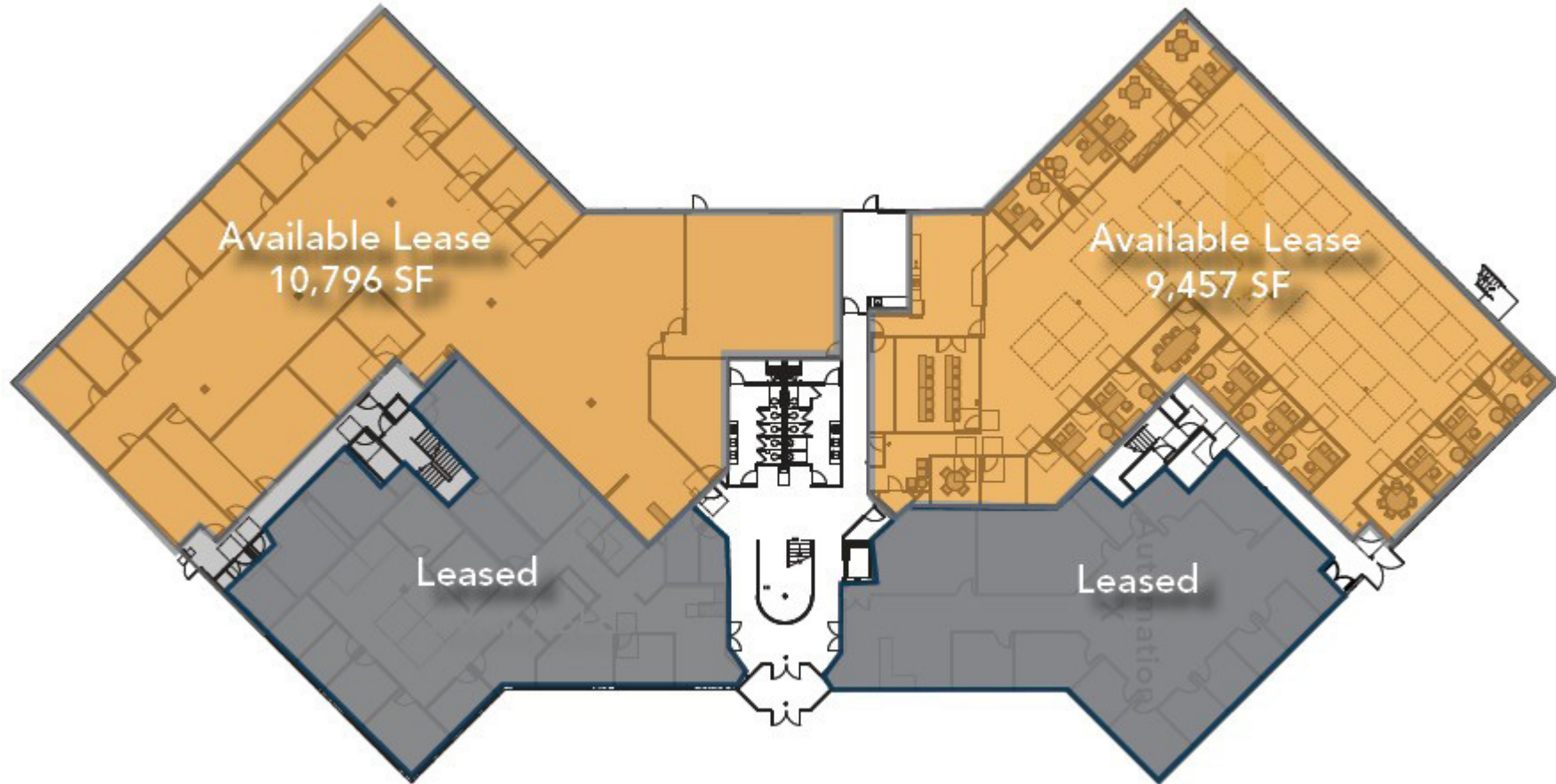
## Other Improvements

|             |   |
|-------------|---|
| Exterior    | Extensive tree work performed in 2023   |
| Parking Lot | Resurfaced with 2" full mill, asphalt repairs/patching, overlay and striping. |





# 1ST LEVEL - AS-BUILT FLOORPLAN



Information contained herein is not guaranteed. Potential purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

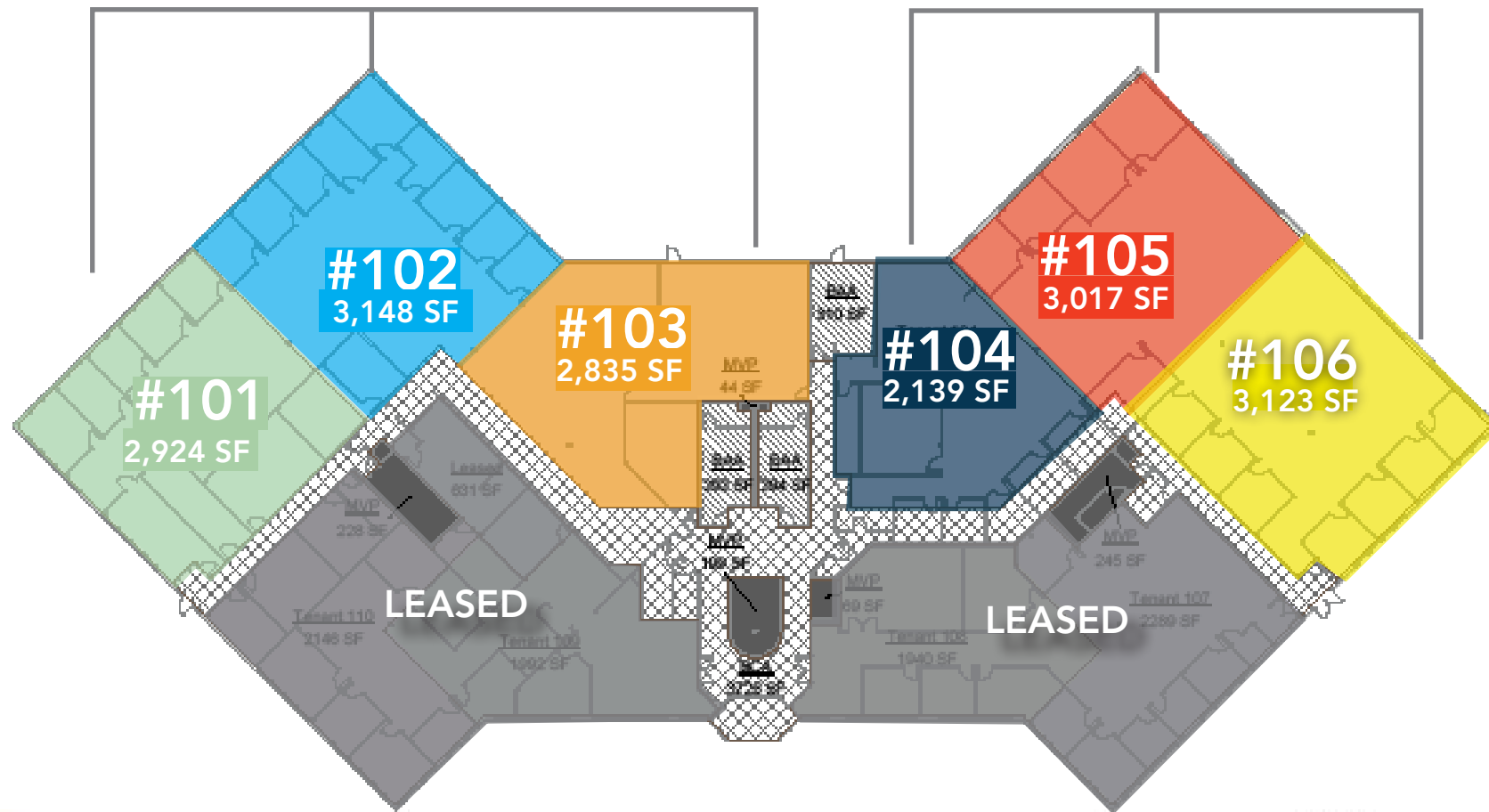
# 1ST LEVEL - CONCEPTUAL DEMISING OPTION

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.*



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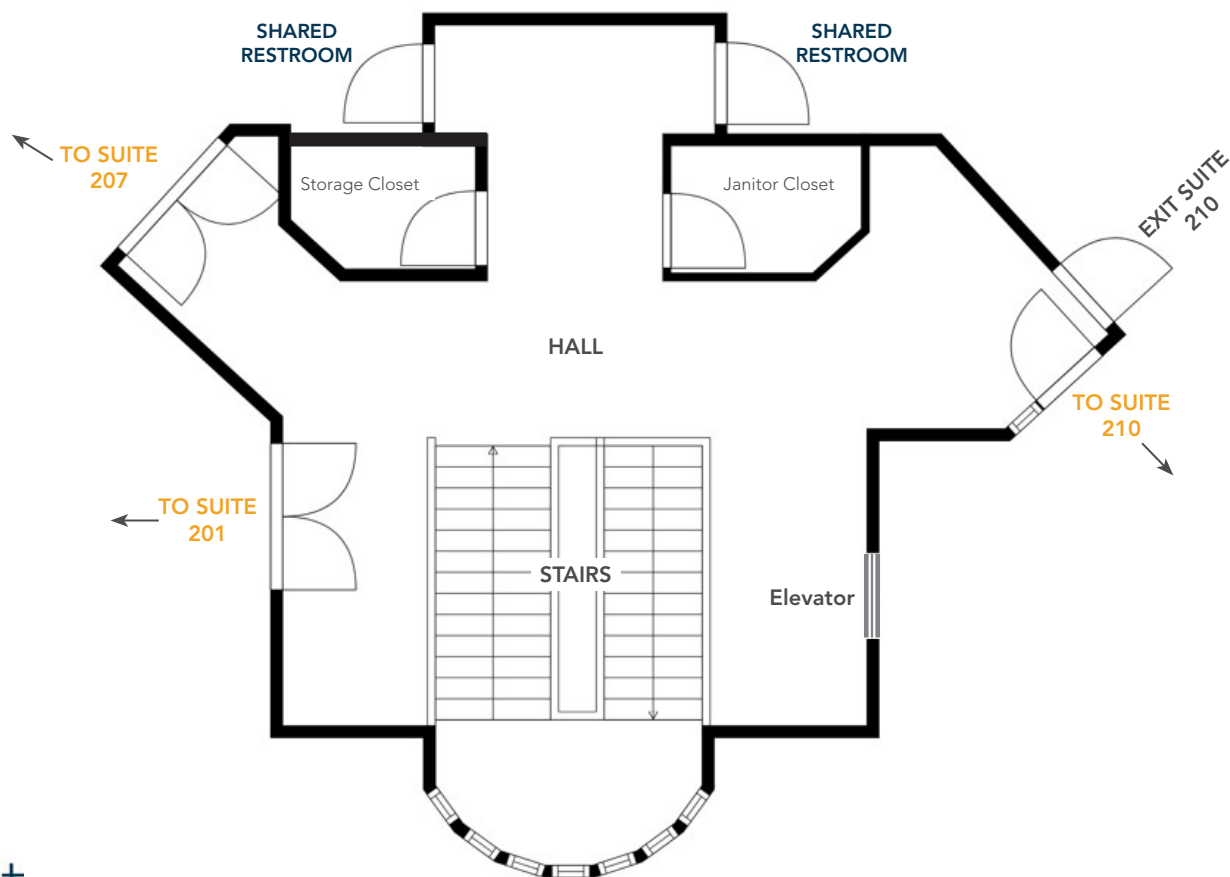
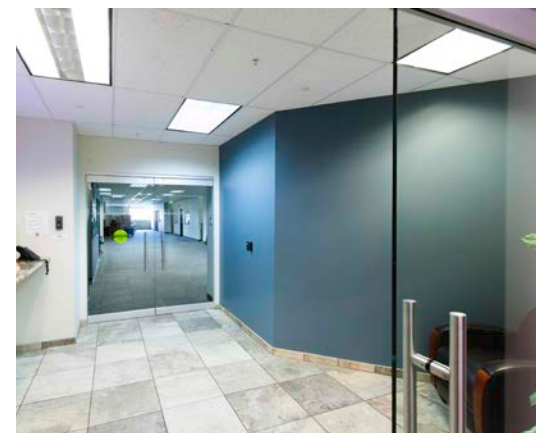
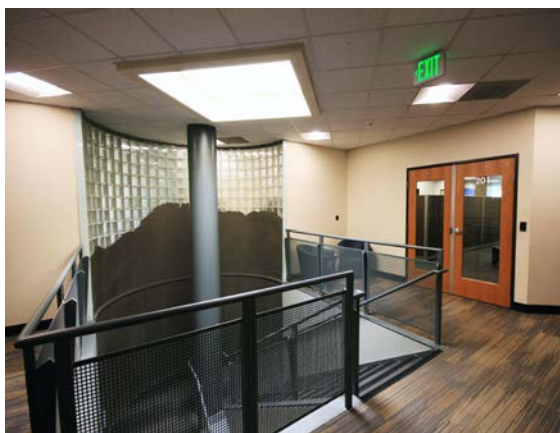


# PROPERTY PHOTOS — 1ST LEVEL SUITES

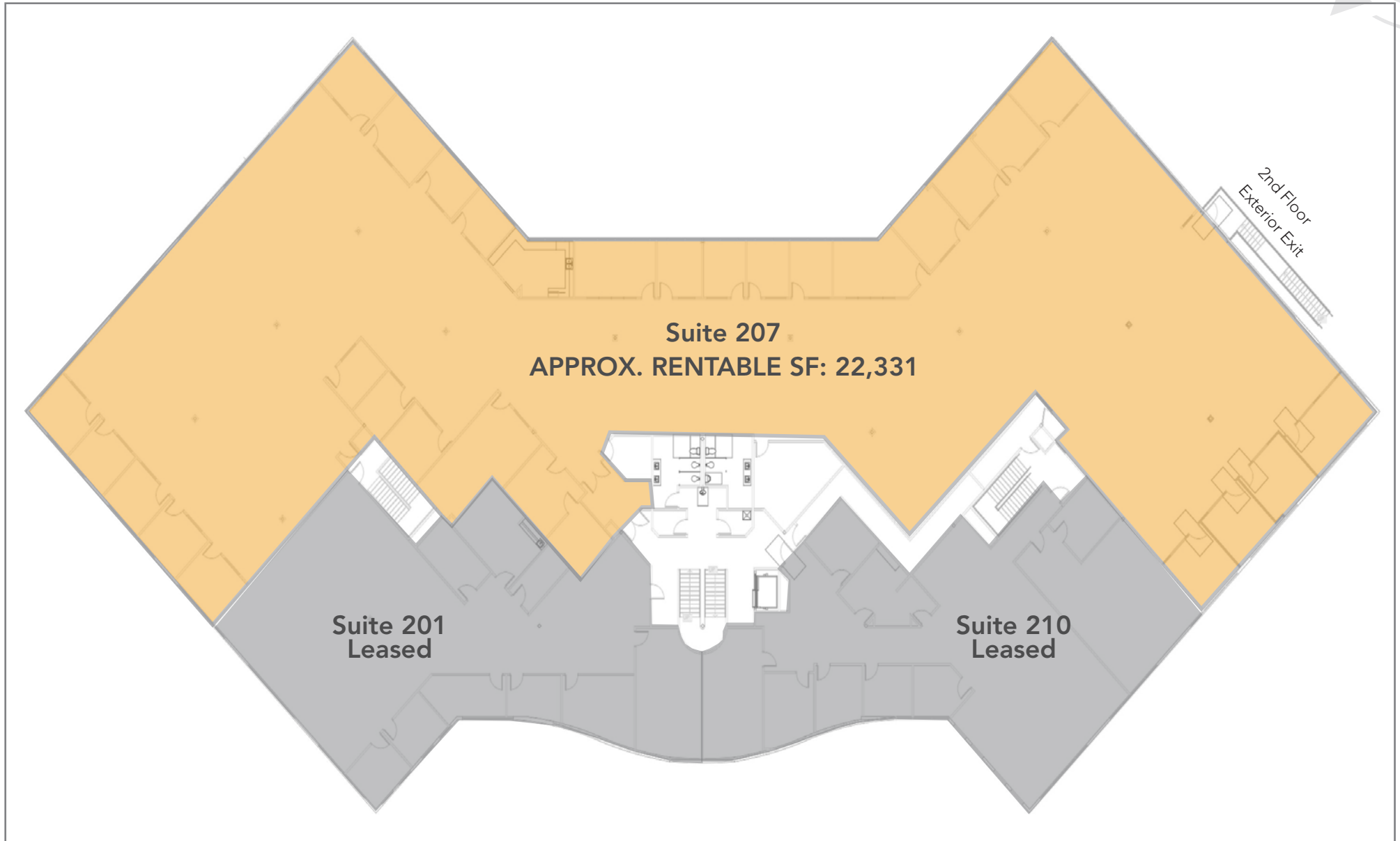




# FLOORPLAN — 2ND LEVEL COMMON AREA



## 2ND LEVEL - AS-BUILT FLOORPLAN



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# PROPERTY PHOTOS — SUITE 207



# 2025 OPERATING BUDGET

| 3801 AUTOMATION WAY   FORT COLLINS |                |
|------------------------------------|----------------|
| Category                           | Annual Charges |
| PROPERTY TAXES                     | \$290,996.00   |
| INSURANCE                          | \$17,923.00    |
| MANAGEMENT FEE                     | \$62,498.90    |
| COMMON UTILITIES                   |                |
| GAS/ELEC/SEWER/WATER               | \$109,028.92   |
| TRASH                              | \$6,070.05     |
| TOTAL UTILITIES                    | \$115,098.97   |
| CAM                                |                |
| RESERVES                           | \$15,745.00    |
| MAINTENANCE                        | \$76,960.00    |
| CLEANING                           | \$19,776.00    |
| SNOW REMOVAL/LANDSCAPE             | \$17,657.00    |
| TOTAL CAM                          | \$130,138.00   |
| Total Operating Budget             | \$616,654.87   |
| Total Rentable Square Feet         | 62,980.00      |
| NNN per SF                         | \$9.79         |



## RENT ROLL

| 3801 AUTOMATION WAY   FORT COLLINS |                |                 |                     |                |                    |                     |
|------------------------------------|----------------|-----------------|---------------------|----------------|--------------------|---------------------|
| Total RSF -                        | 62,972         |                 |                     |                |                    |                     |
| Unit                               | Square Footage | Monthly Rent    | Annual Rent         | Annual Rent/SF | Month Op. Charges  | Annual Op. Charges  |
| 100                                | 5,393          | \$7,869         | \$94,431.36         | \$17.51        | \$4,628.93         | \$55,547.16         |
| 110 (vacant)                       | 9,457          | \$0             | 0                   | \$0.00         | \$0.00             | 0                   |
| 180                                | 4,670          | \$6,354         | \$76,244.76         | \$16.33        | \$4,007.56         | \$48,090.72         |
| 190 (vacant)                       | 10,796         | \$0             | 0                   | \$0.00         | \$0.00             | 0                   |
| 201                                | 5,296          | \$7,723         | \$92,679.96         | \$17.50        | \$4,523.67         | \$54,284.04         |
| 207 (vacant)                       | 22,331         | \$0             | 0                   | \$0.00         | \$0.00             | 0                   |
| 210                                | 5,029          | \$5,867         | \$70,406.04         | \$14.00        | \$4,295.60         | \$51,547.20         |
| <b>TOTALS:</b>                     | <b>62,972</b>  | <b>\$27,814</b> | <b>\$333,762.12</b> |                | <b>\$17,455.76</b> | <b>\$209,469.12</b> |



# AREA OVERVIEW





# REGIONAL OVERVIEW

## FOOTHILLS

Shopping & Activity Center

S College Ave

Warren Lake

S Timberline Rd

SAFEWAY

COLORADO  
CEC EARLY COLLEGES

FRONT RANGE  
DERMATOLOGY

3801  
Automation  
Way

NOCO ORTHO  
TIMOCK FAMILY

Platte River  
Power Authority

Xcel  
ENERGY

S Timberline Rd

24 FITNESS

E HARMONY RD

uchealth

intel

ANDURIL

BROADCOM

hp

INTERSTATE  
25



Rigden Reservoir

E HORSETOOTH RD





Horsetooth Reservoir  
& Lory State Park

Nelson Reservoir

Collindale Golf Course

3801  
Automation  
Way

E. HORSETOOTH RD

POWER TRAIL

AUTOMATION WAY

BIGHORN DR



# LOCAL ECONOMY

## Thriving, diverse local economy with high paying jobs and a stable, growing workforce

- Fort Collins is one hour north of Denver and Denver International Airport, and it is the last major city in Colorado on I-25 before the Wyoming border. It is the fourth most populous city in Colorado.
- Fort Collins' economy is diverse and resilient. The key sectors driving growth in disposable income are manufacturing, high tech, higher education (CSU), clean energy, water innovation, biosciences and the state and federal governments.
- Key employers in Fort Collins include Colorado State University, Poudre School District, UCHealth, Woodward, AMD, Intel, Microsoft, Broadcom, Advanced Energy, Anheuser-Busch, New Belgium, In-Situ, Noosa, Otter Products, Vestas, Walker Manufacturing, and Water Pik.
- Fort Collins is well known in the tech space for having a major presence of semi-conductor firms. It is one of the few places on the planet with facilities for Advanced Energy Industries, Broadcom, Hewlett Packard, and Intel.

## Fort Collins Top 10 Employers

|                               |       |
|-------------------------------|-------|
| Colorado State University     | 8,400 |
| UCHealth                      | 5,400 |
| Poudre R-1 School District    | 4,500 |
| City of Fort Collins          | 2,100 |
| Larimer County                | 2,000 |
| Broadcom (Avago Technologies) | 1,200 |
| Woodward, Inc                 | 1,200 |
| King Soopers                  | 910   |
| Otter Products                | 880   |
| Employment Solutions          | 730   |

Sources: various, including BizWest Book of Lists, CDLE, Labor Market Information, newspaper articles, and annual reports





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