



4868 INNOVATION DRIVE
FORT COLLINS, CO 80525



Available for Sublease	5,000-19,443 SF
Base Rate	\$13.00 / SF
NNN Rate	\$6.35 / SF <i>estimate</i>

*Building Being Separately Marketed **For Sale** (Contact Broker for Details)*

- Professional office park setting within the Harmony Road Corridor
- Space available for immediate occupancy after demising
- Open floor plan with 100% office finish
- Full building circulation and ample parking spaces adjacent to building
- Immediate access to Harmony Corridor amenities - restaurants, coffee, and fitness

CONTACT: Jake Arnold • 970-294-5331 • jarnold@waypointRE.com

Josh Guernsey • 970-218-2331 • jguernsey@waypointRE.com

FLOOR PLAN



BUILDING INFORMATION

- Constructed in 2000 and 2001
- Fiber Served Buildings
- Prominent Harmony Road Business District – Fort Collins
- Abundant Amenities – Retail and Power Trail Adjacent
- 219 Common Parking Spaces
- 100% Office Build-Out
- Can easily be demised for 3 tenant spaces or more



PROPERTY PHOTOS



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

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