

# THE BIGHORN BUILDING

3800 AUTOMATION WAY  
FORT COLLINS, CO 80525



waypoint  
REAL ESTATE

Lease Details: **4,583 - 15,840 SF**

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

NNN Rate: **\$9.32/SF**  
utilities included

Sale Details: **30,798 SF**

*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



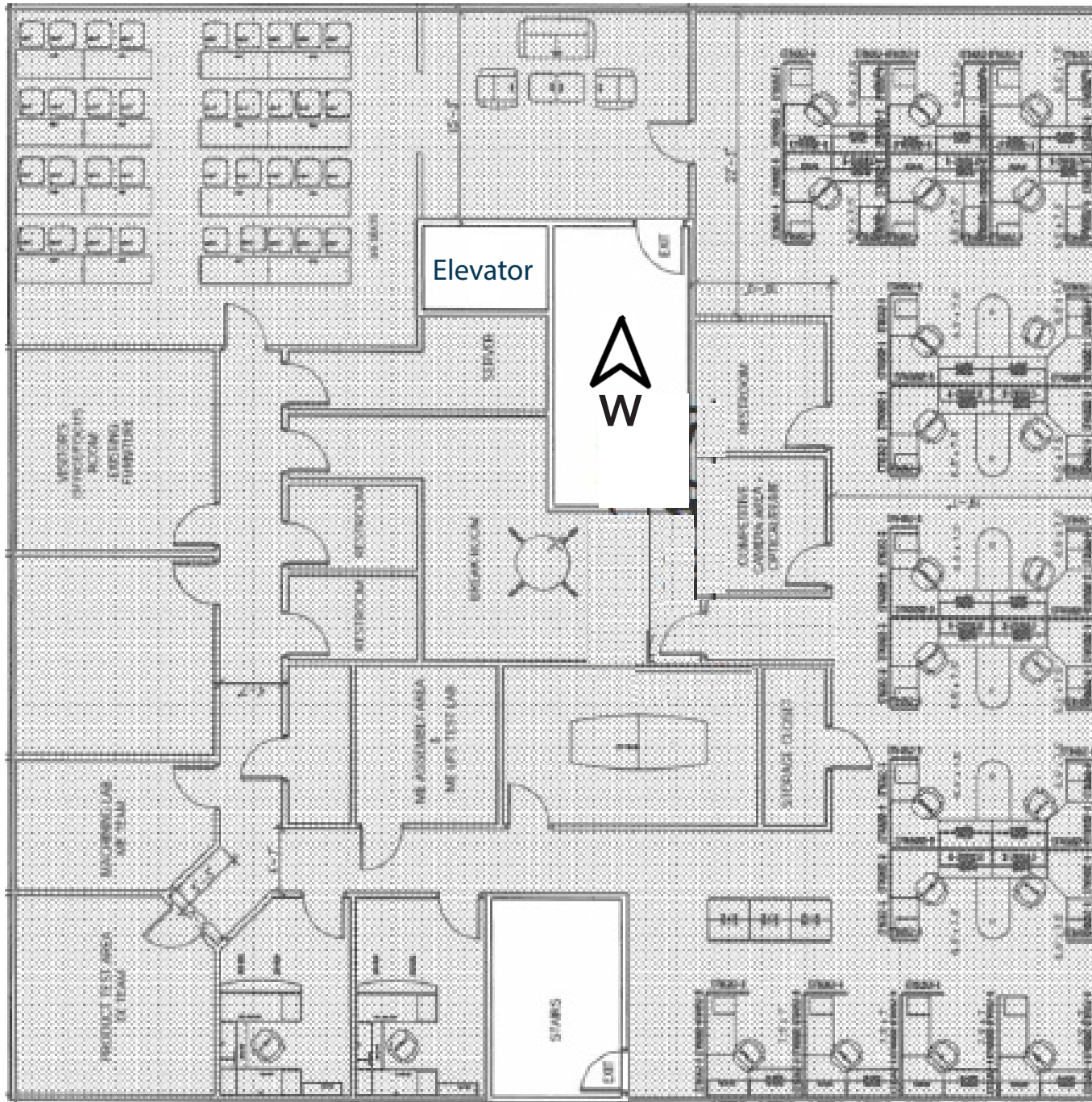
# FIRST FLOOR PLAN



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



# CURRENT SECOND FLOOR PLAN



6,508 SF  
Available

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



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# PROPERTY PHOTOS - FIRST FLOOR





# PROPERTY PHOTOS - SECOND FLOOR





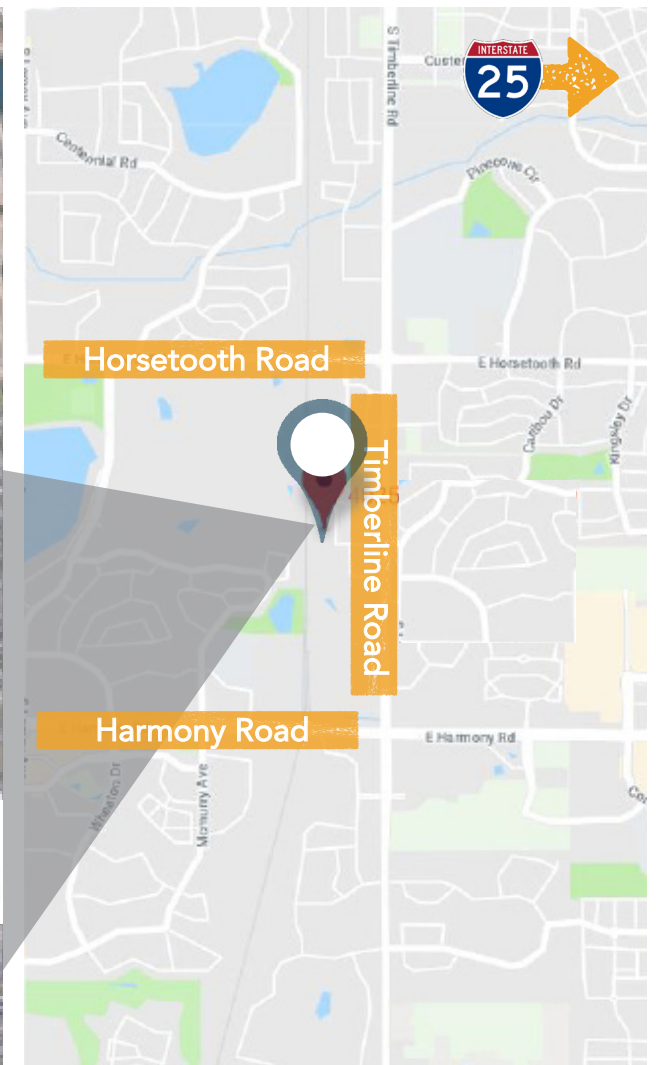
# PROPERTY PHOTOS - EXTERIOR





# 3800 AUTOMATION WAY

## AREA MAPS



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