



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

Space  
Available:

Lease Rate:

NNN Rate:

#102:	10,795 SF	\$14.00 / SF NNN	\$10.00 / SF*
#210:	5,029 SF	\$17.00 / SF NNN	\$10.00 / SF*

utilities included  
(\*2024 Estimate)

*SPACIOUS OFFICE SUITES FOR LEASE IN CENTRAL FORT COLLINS*

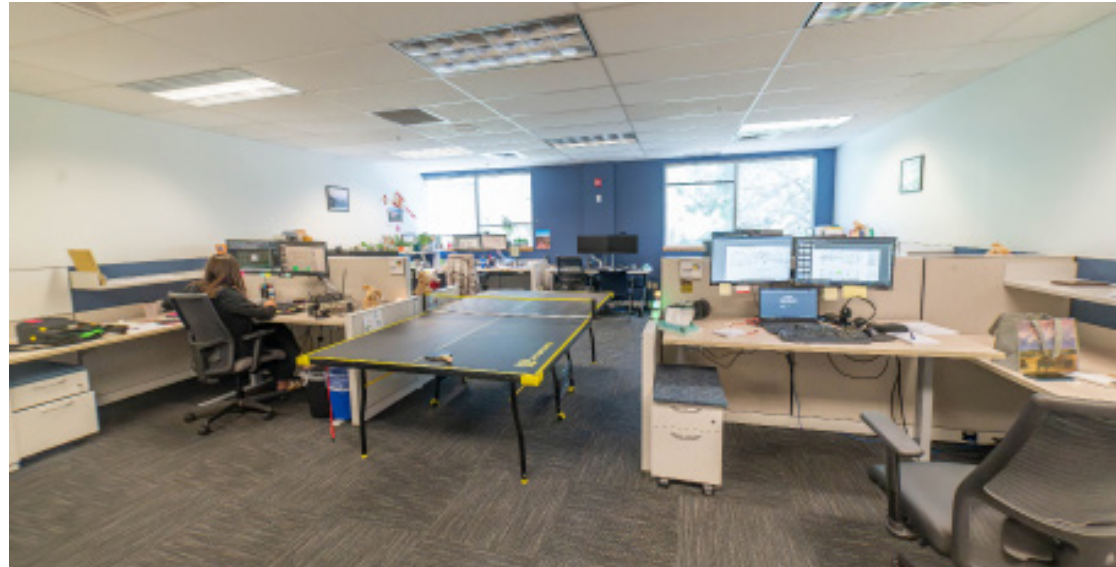
- First floor suite consists of 8 offices, open space, conference room, & secure storage (Available April 2024)
- Second floor suite consists of a reception area, conference room, large open plan workspace, 6 offices, 11+ workstations, breakroom, secure storage and shared restrooms (Available June 2024)
- Located near Timberline Rd. and Harmony Rd., surrounded by restaurants and retail amenities
- Abundance of parking in large shared lot
- Monument signage available



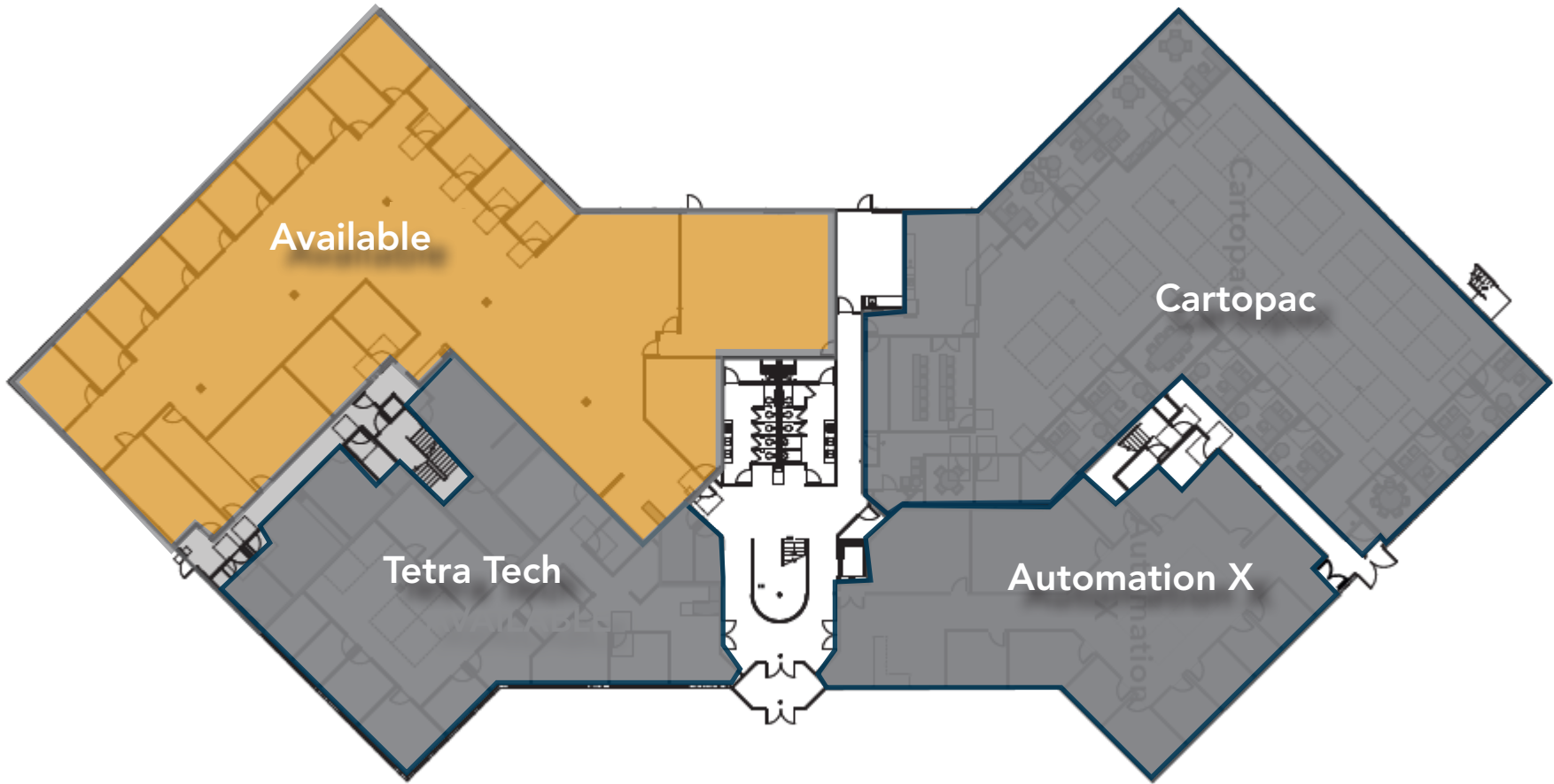
# SUITE #101 PROPERTY PHOTOS



# SUITE #210 PROPERTY PHOTOS



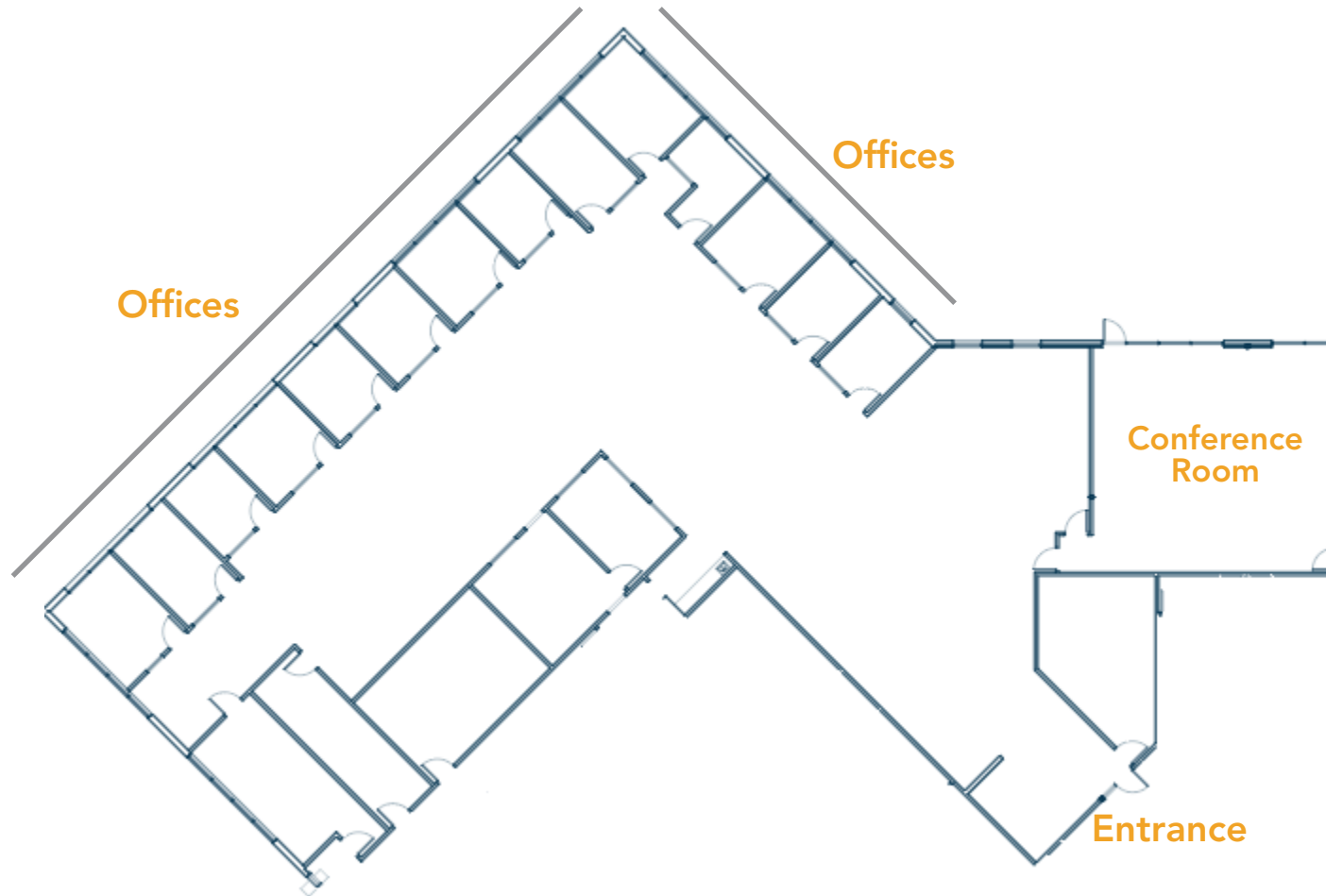
# 1ST LEVEL FLOOR PLAN



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.



# SUITE #101 FLOOR PLAN



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# 2ND LEVEL FLOOR PLAN



# SUITE 210 FLOOR PLAN



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# 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.