

OFFERING MEMORANDUM
Available for Sale & Lease



KEY INVESTMENT HIGHLIGHTS



62,972 SF Office Building for Sale
37,464 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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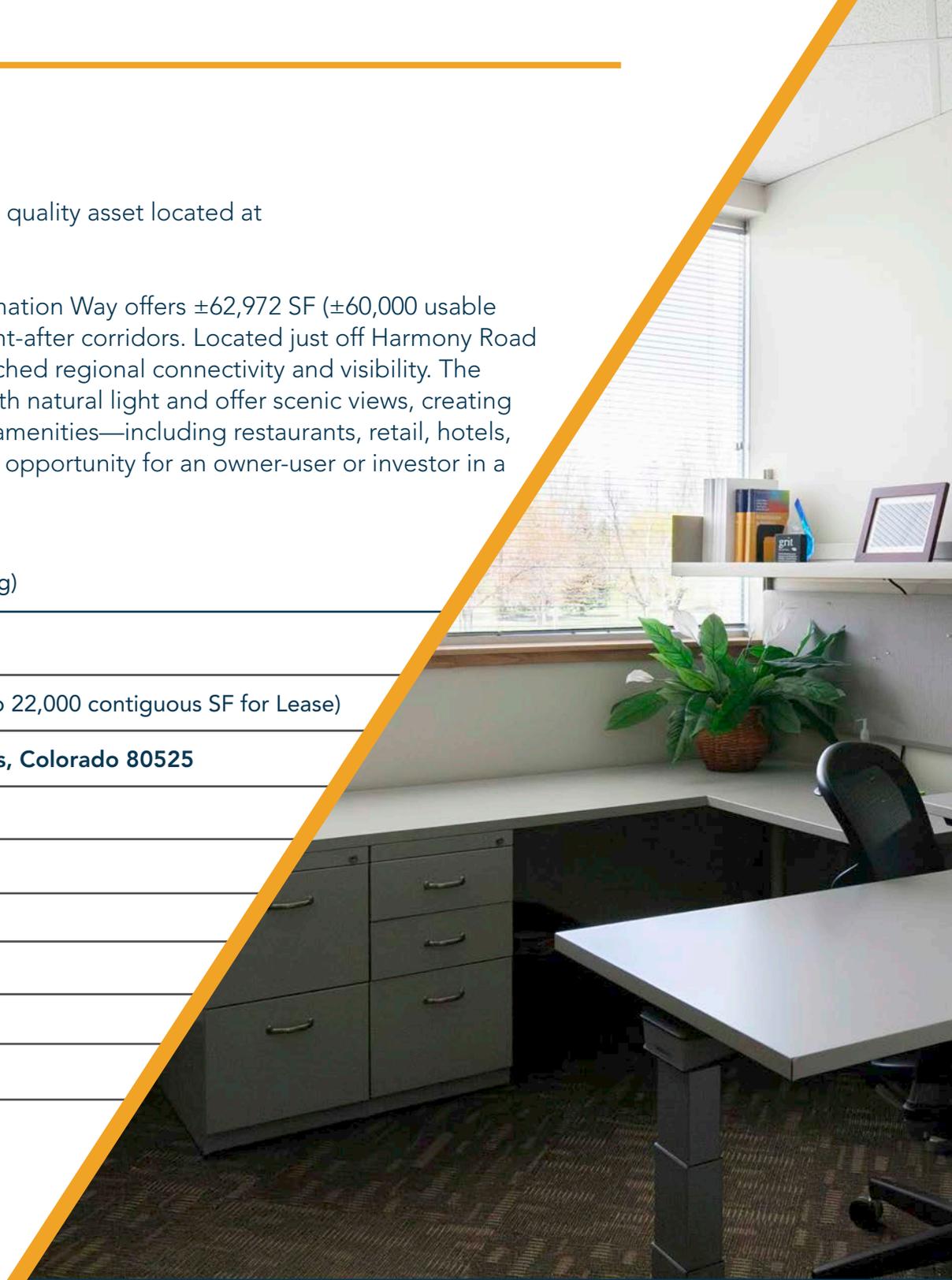
EXECUTIVE SUMMARY

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 $\pm 62,972$ SF ($\pm 60,000$ 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:	\$12,900,000 (Entire Office Building)
Price/SF:	\$200.00 (Entire Office Building)
Lease Rate:	\$14.00 SF – \$17.00 SF NNN (Up to 22,000 contiguous SF for Lease)
Address:	3801 Automation Way, Fort Collins, Colorado 80525
Parcel:	8731114003
Parking Ratio:	3.83 spaces/1,000 SF (CoStar)
Zoning:	Employment District
Site Size:	4.40 Acres
Building Square Footage:	62,972 SF
Year of Construction:	1995



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.

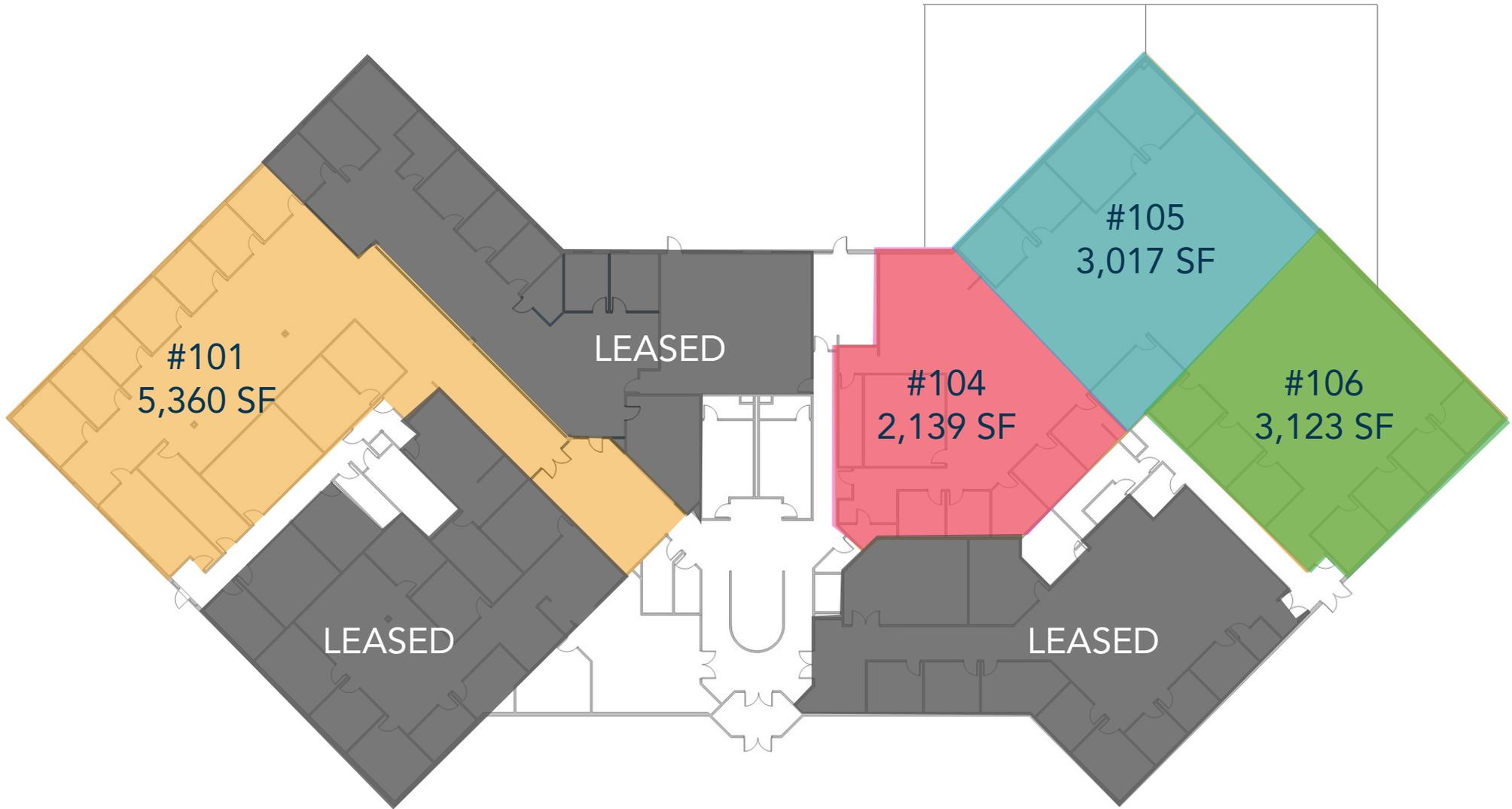
1ST LEVEL - AS-BUILT FLOORPLAN



1ST LEVEL - CONCEPTUAL DEMISING OPTION

2,139 - 8,279 Usable SF*

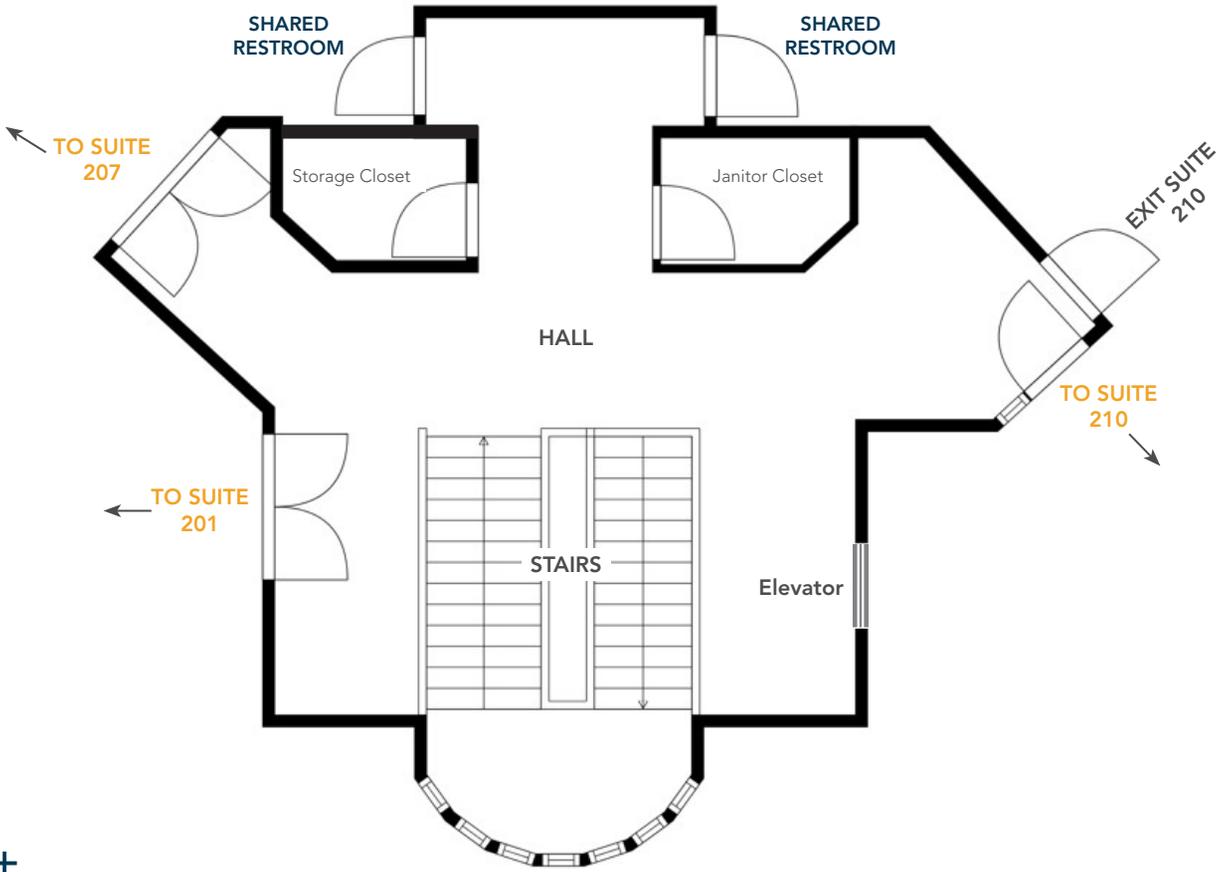
*Load factor to be determined once demising is complete.



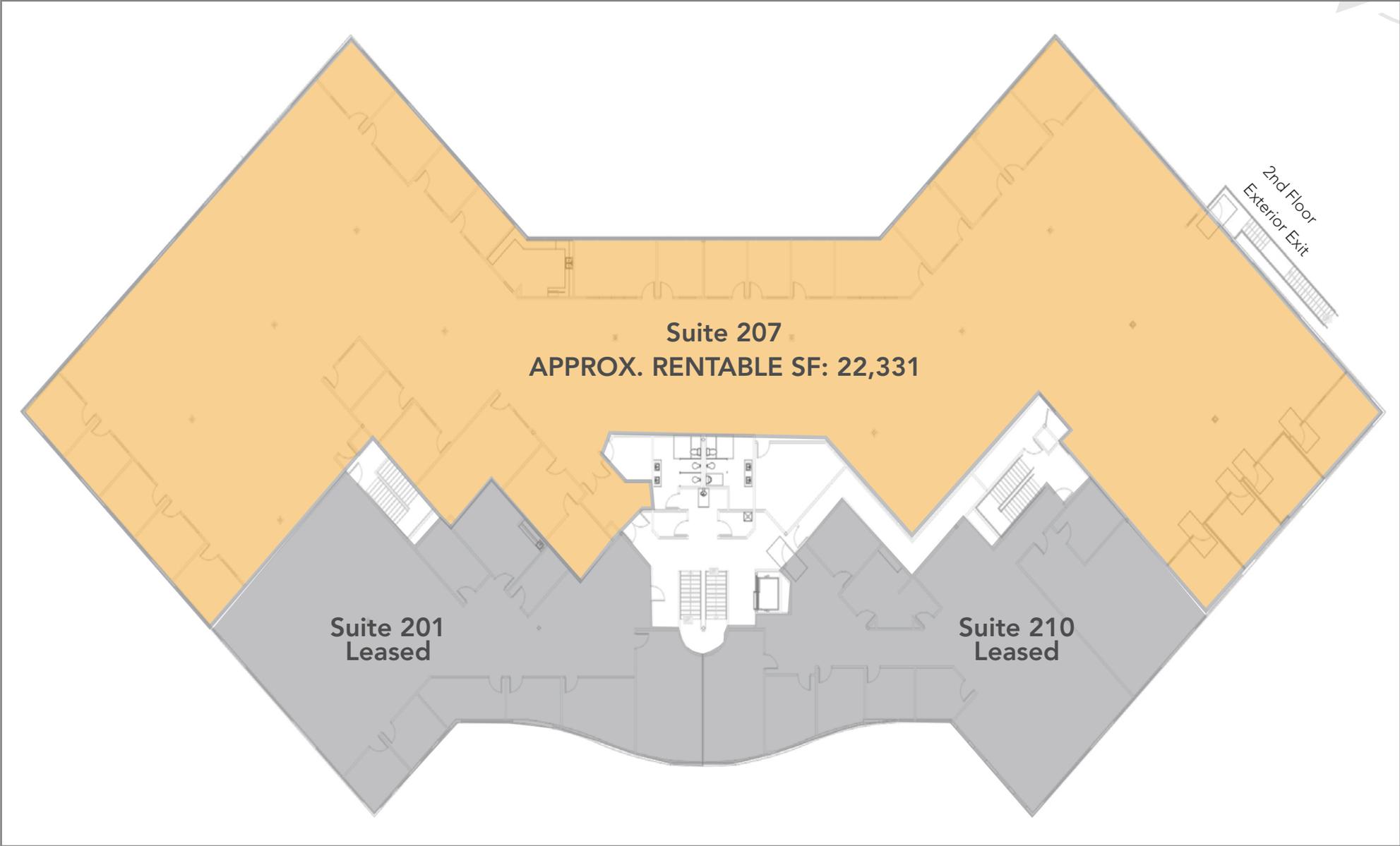
PROPERTY PHOTOS — 1ST LEVEL SUITES



FLOORPLAN — 2ND LEVEL COMMON AREA

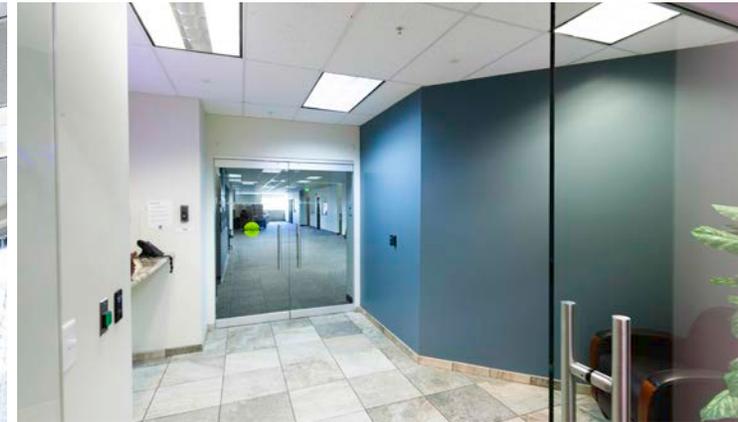


2ND LEVEL - AS-BUILT FLOORPLAN



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

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	\$10.00

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
120	4,789	\$6,784	\$81,413	\$17.00	\$3,907.03	\$46,884.31
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
TOTALS:	62,972	\$34,598	\$415,175.12		\$21,362.79	\$256,353.43

AREA OVERVIEW



3801
Automation
Way

WINDSOR

GREELEY

FORT COLLINS



NORTHERN COLORADO
REGIONAL AIRPORT



LOVELAND



LONGMONT



DENVER
INTERNATIONAL
AIRPORT



BOULDER

DENVER

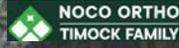
DISTANCES

I-25	3 mi
COLORADO STATE UNIVERSITY	5 mi.
DOWNTOWN FORT COLLINS	6 mi.
NEW BELGIUM BREWERY	7 mi.
N. COLORADO REGIONAL AIRPORT	9 mi.
CHEYENNE	49 mi.
DENVER	55 mi.
DENVER INTERNATIONAL AIRPORT	73 mi.

REGIONAL OVERVIEW

FOOTHILLS

Shopping & Activity Center



E HORSETOOTH RD

Rigden Reservoir

S College Ave

Warren Lake

S Timberline Rd



S Timberline Rd



E HARMONY 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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