

OFFERING MEMORANDUM
Available for Sale & Lease



KEY INVESTMENT HIGHLIGHTS



62,972 SF Office Building for Sale
37,328 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: \$17.00/SF NNN

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: | \$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

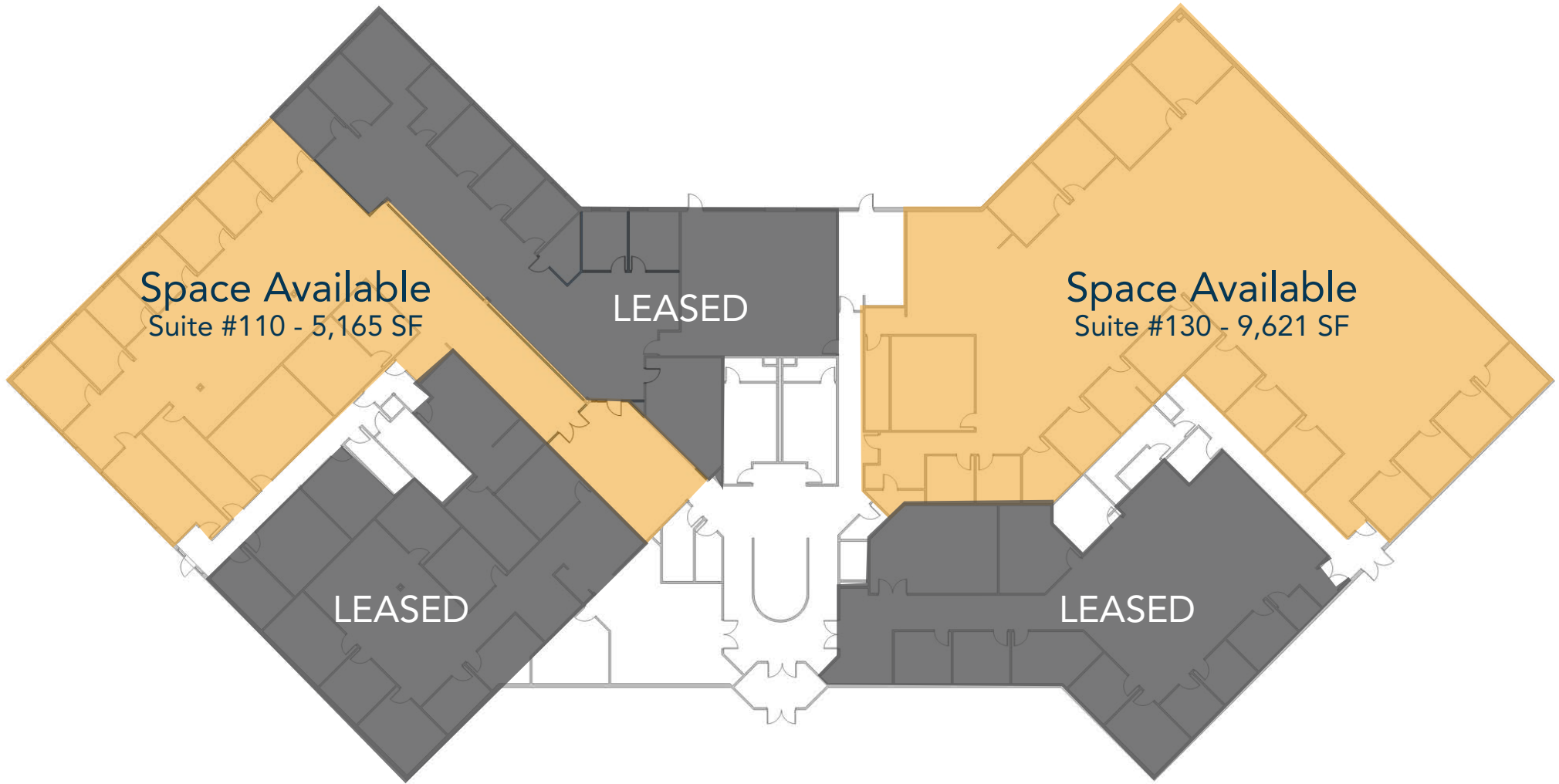
| | |
|------------|--|
| Foundation | Slab on Grade drilled piers to bedrock |
| Structure | Steel - full plan set available upon request |
| Roof | Ballasted EPDM, replaced in 2021 |

Other Improvements

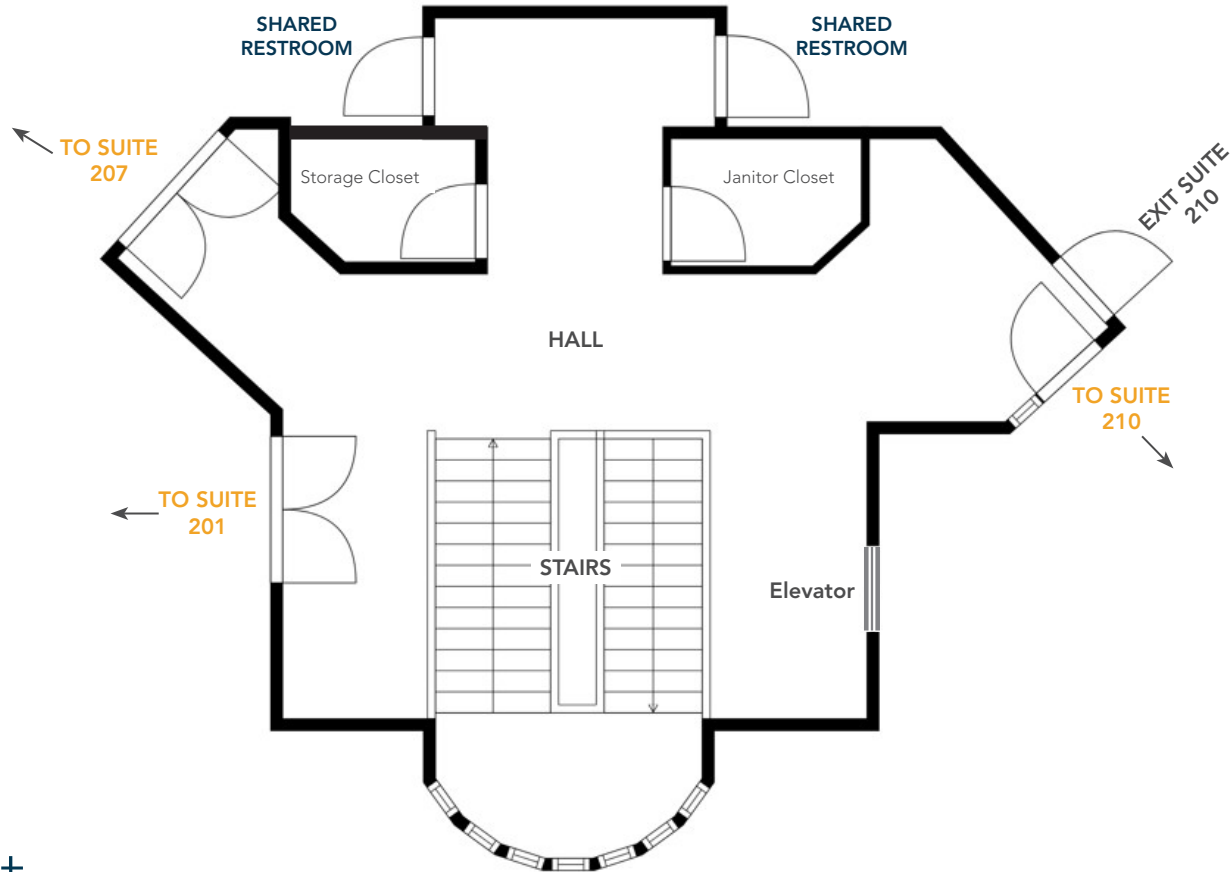
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|-------------|---|
| Exterior | Extensive tree work performed in 2023 |
| Parking Lot | Resurfaced with 2" full mill, asphalt repairs/patching, overlay and striping. |



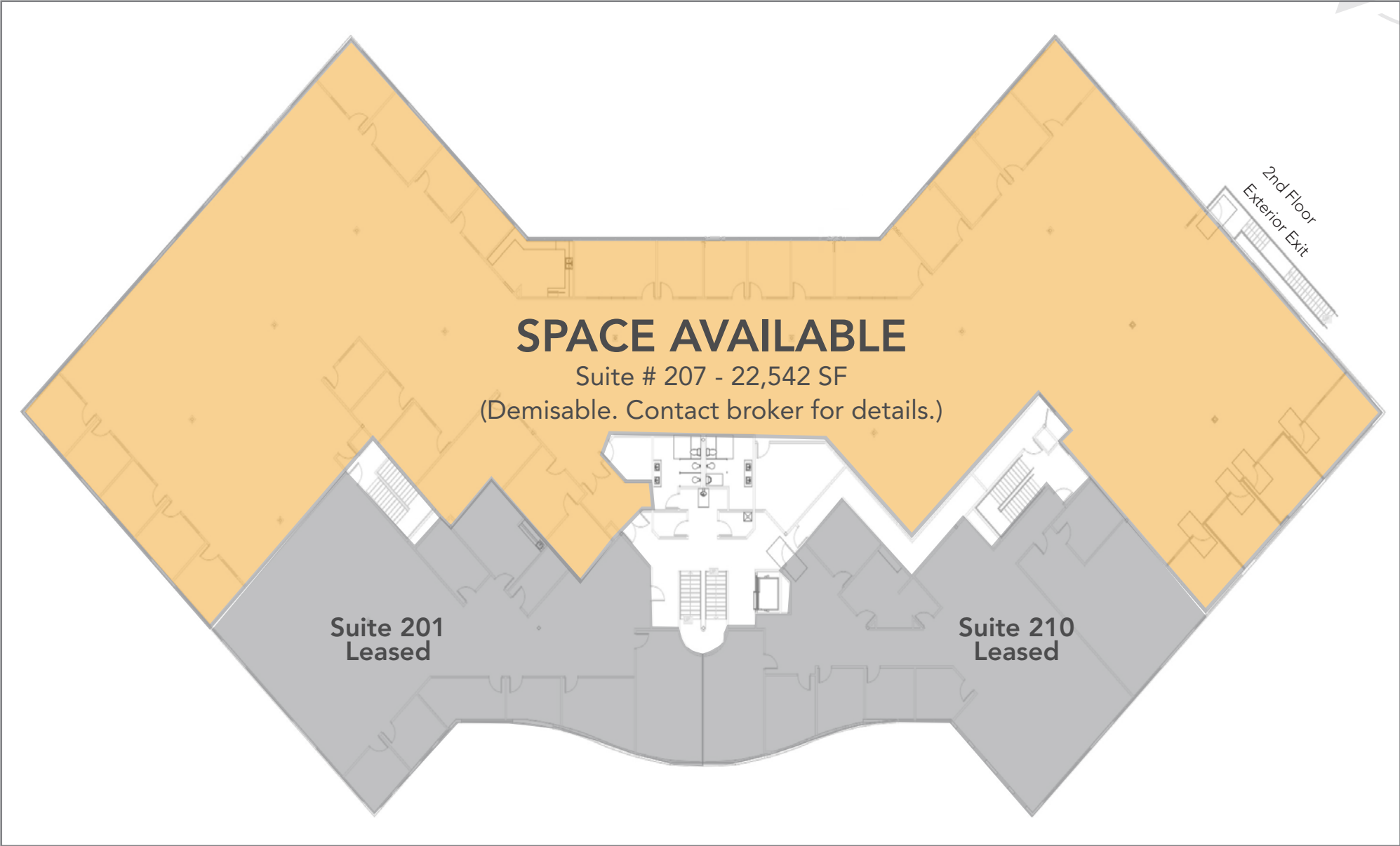
1ST LEVEL - AS-BUILT FLOORPLAN



FLOORPLAN — 2ND LEVEL COMMON AREA



2ND LEVEL - AS-BUILT FLOORPLAN

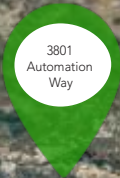


Information contained herein is not guaranteed. Potential purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

PROPERTY PHOTOS — SUITE 207



AREA OVERVIEW



3801
Automation
Way

WINDSOR

GREELEY

FORT COLLINS



NORTHERN COLORADO
REGIONAL AIRPORT



LOVELAND



LONGMONT



DENVER
INTERNATIONAL
AIRPORT



BOULDER

DENVER

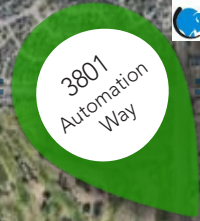
DISTANCES

| | |
|------------------------------|--------|
| 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 HARMONY RD



Rigden Reservoir



S College Ave

S Timberline Rd

S Timberline Rd

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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3801 AUTOMATION WAY
FORT COLLINS, CO 80525

Space Available:

#110: 5,165 SF
#130: 9,621 SF
#207: 22,542 SF

Lease Rate:

\$17.00 / SF
\$17.00 / SF
\$14.00 / SF

NNN Rate:

\$10.00 / SF*
utilities included
2026 estimate

SPACIOUS OFFICE SUITES FOR LEASE IN CENTRAL FORT COLLINS

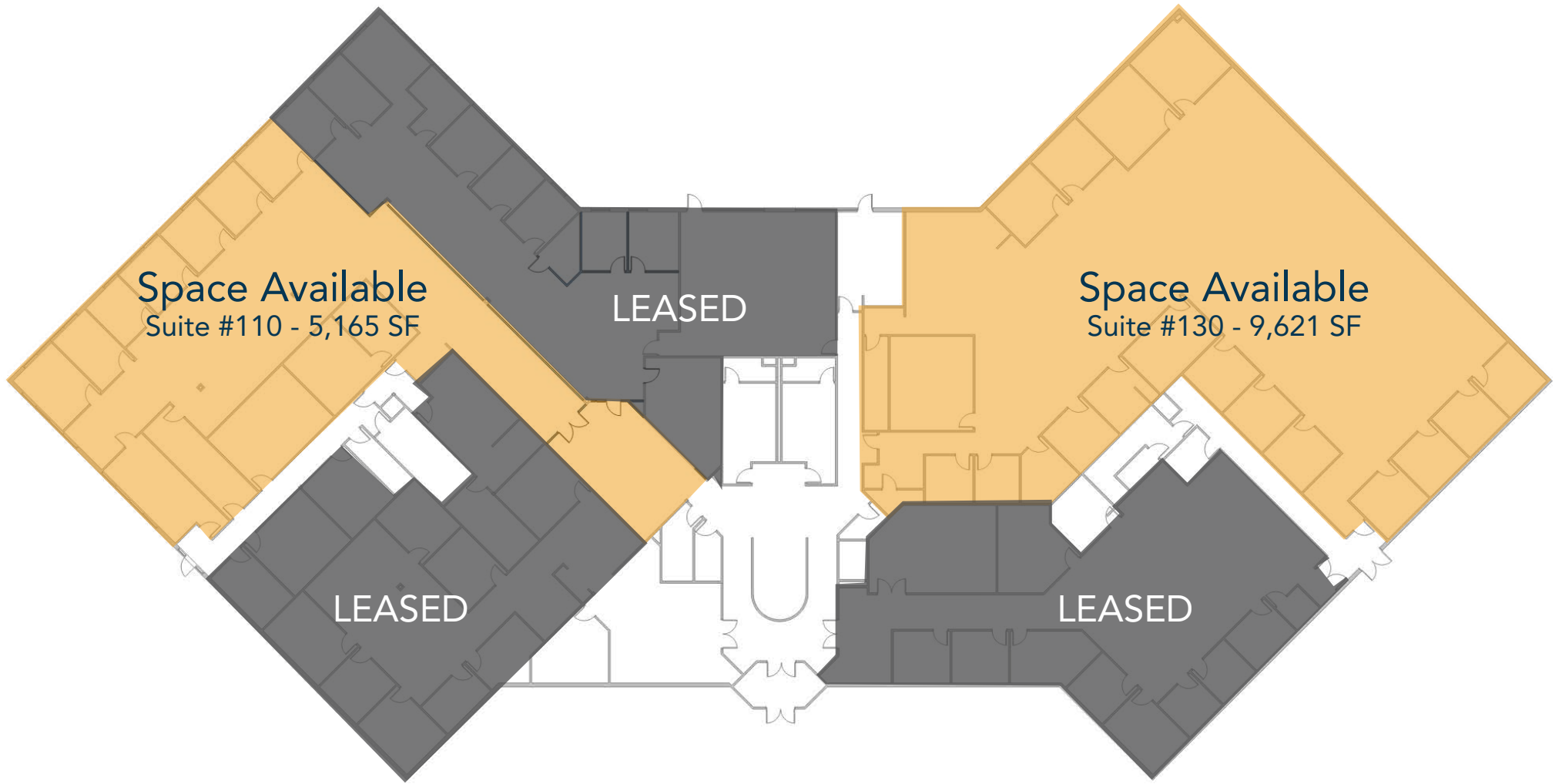
- Suites consists of multiple offices, open space, conference rooms, & secure storage (see below for individual layouts)
- See p.4 for smaller units and demising options
- Located near Timberline Rd. and Harmony Rd., surrounded by restaurants and retail amenities
- Abundance of parking in large shared lot
- Monument signage available



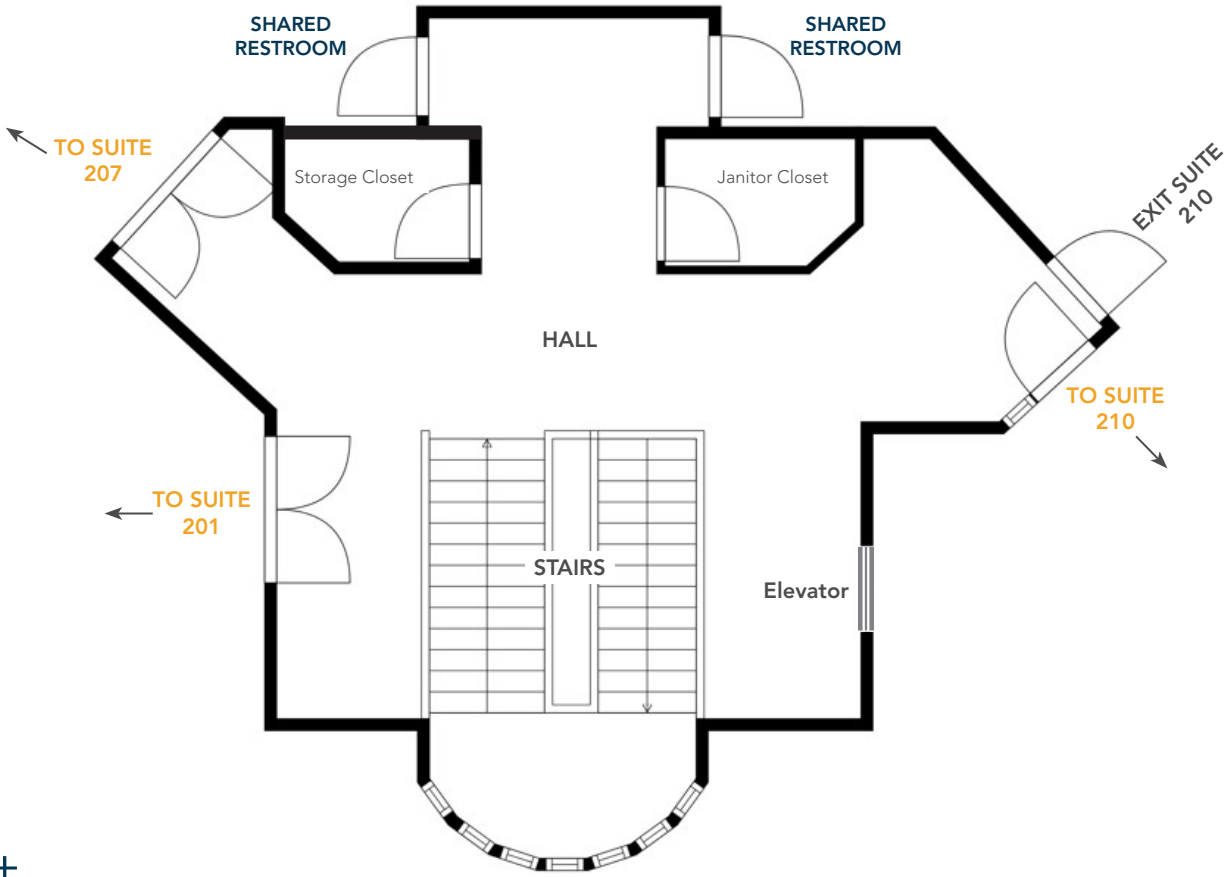
PROPERTY PHOTOS — 1ST LEVEL



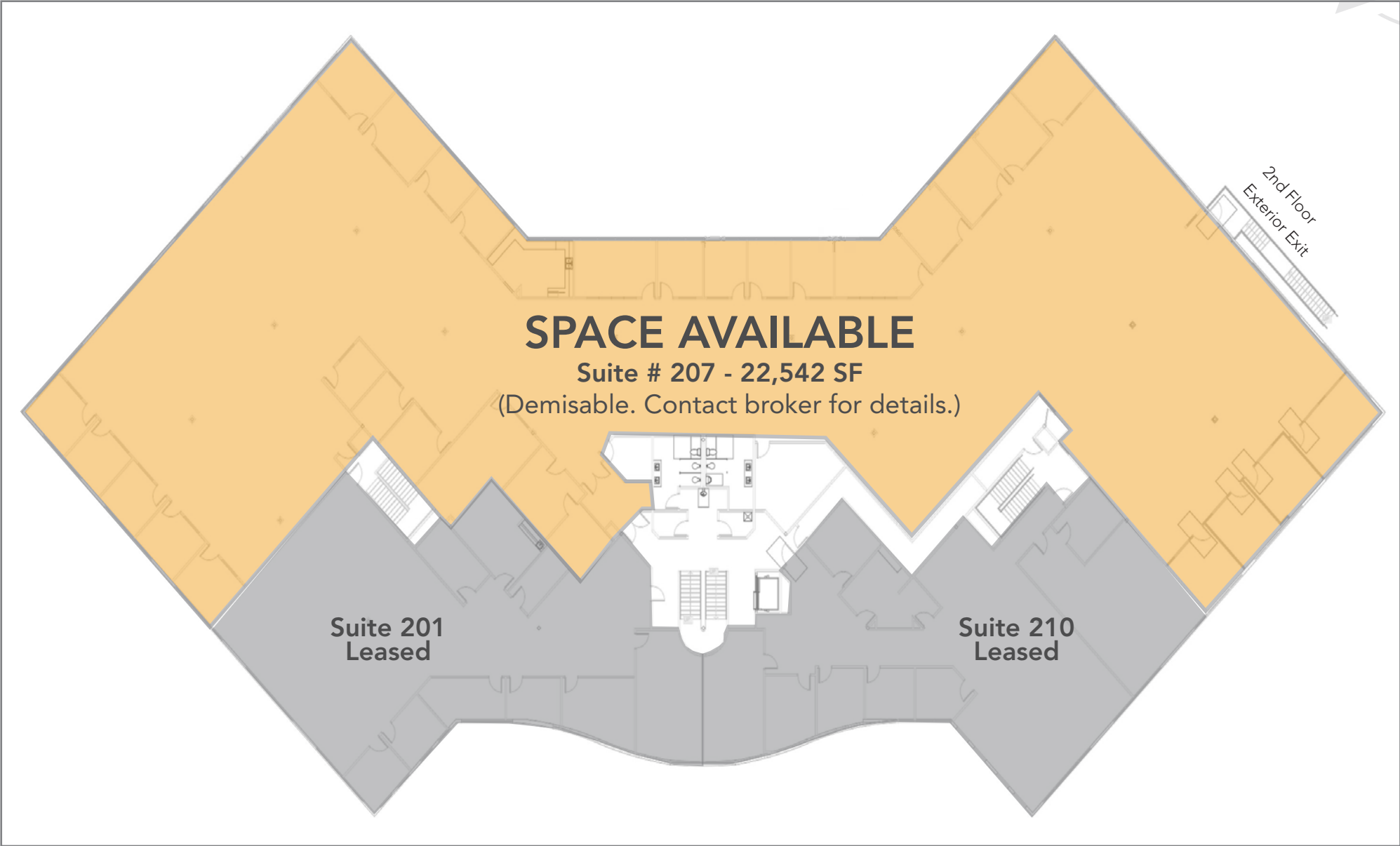
1ST LEVEL AS-BUILT FLOOR PLAN



FLOORPLAN — 2ND LEVEL COMMON AREA



2ND LEVEL - AS-BUILT FLOORPLAN

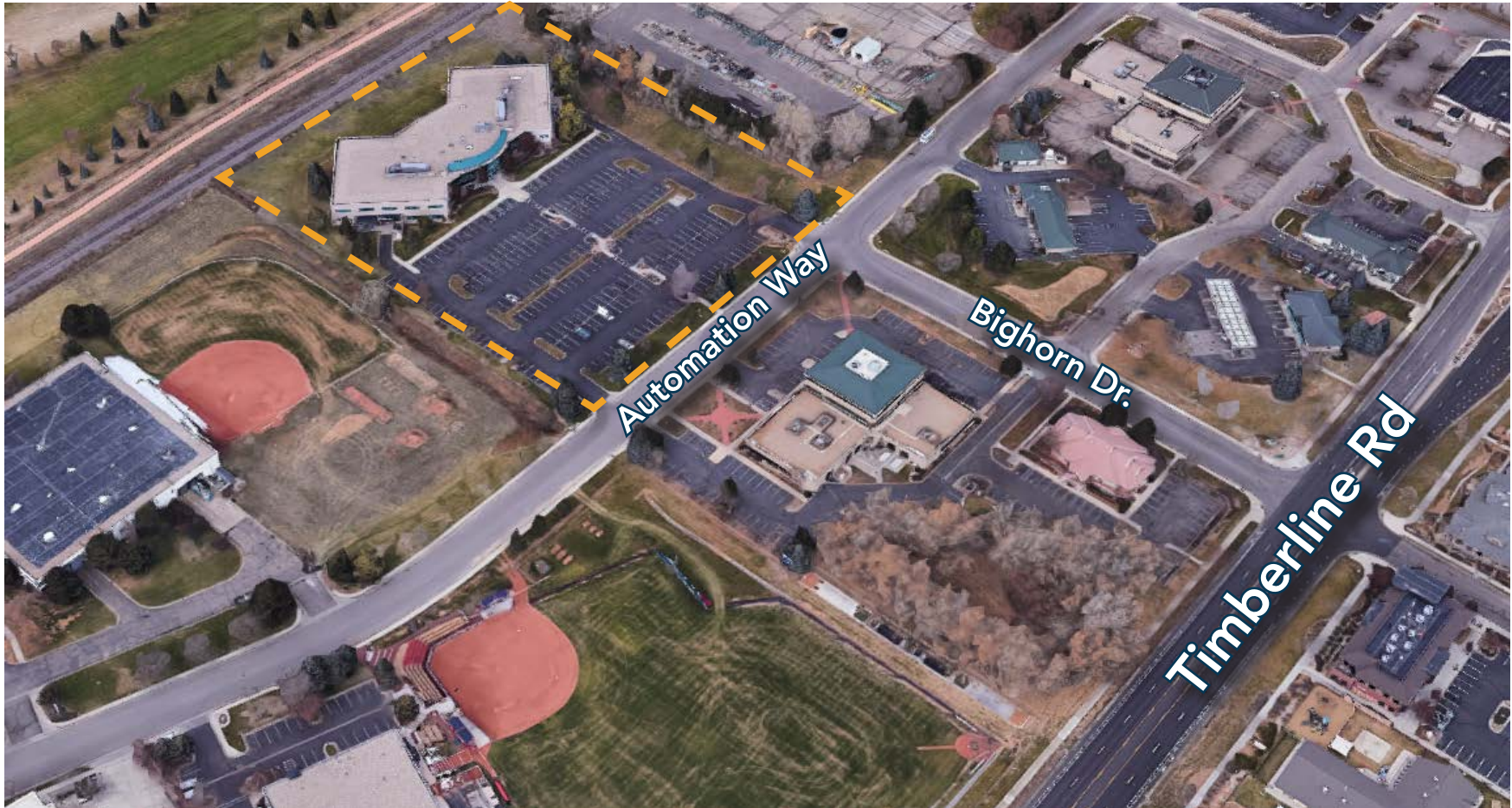


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PROPERTY PHOTOS — SUITE 207



SITE PLAN



AREA MAP



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