



3801 AUTOMATION WAY
FORT COLLINS, CO 80525

Space Available:

Lease Rate:

NNN Rate:

#110: 5,165 SF

\$17.00 / SF

\$10.00 / SF*

#207: 22,542 SF

\$14.00 / SF

utilities included
2026 estimate

SPACIOUS OFFICE SUITES FOR LEASE IN CENTRAL FORT COLLINS

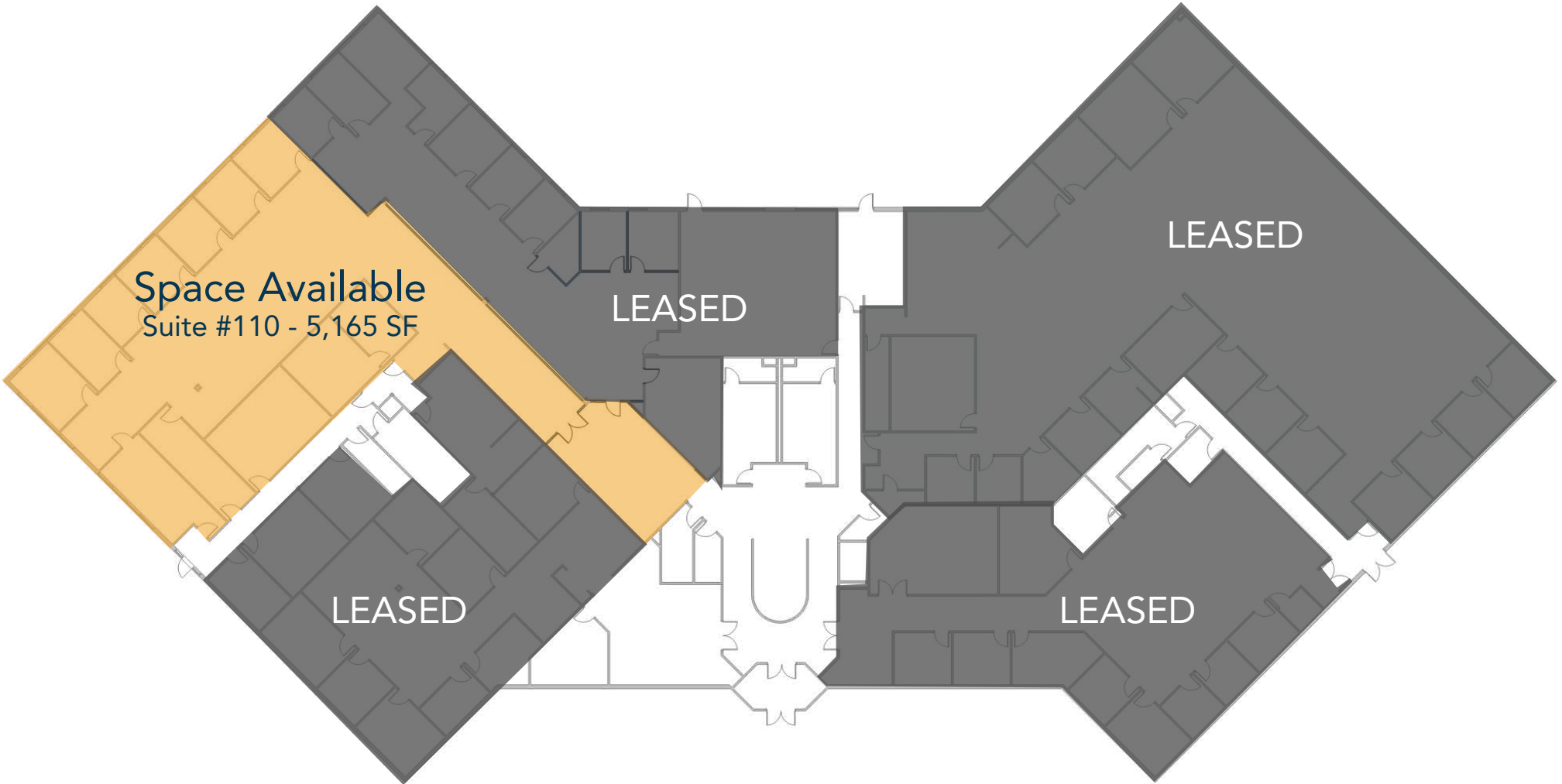
- Suites consists of multiple offices, open space, conference rooms, & secure storage (see below for individual layouts)
- See p.4 for smaller units and demising options
- Located near Timberline Rd. and Harmony Rd., surrounded by restaurants and retail amenities
- Abundance of parking in large shared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



PROPERTY PHOTOS — 1ST LEVEL

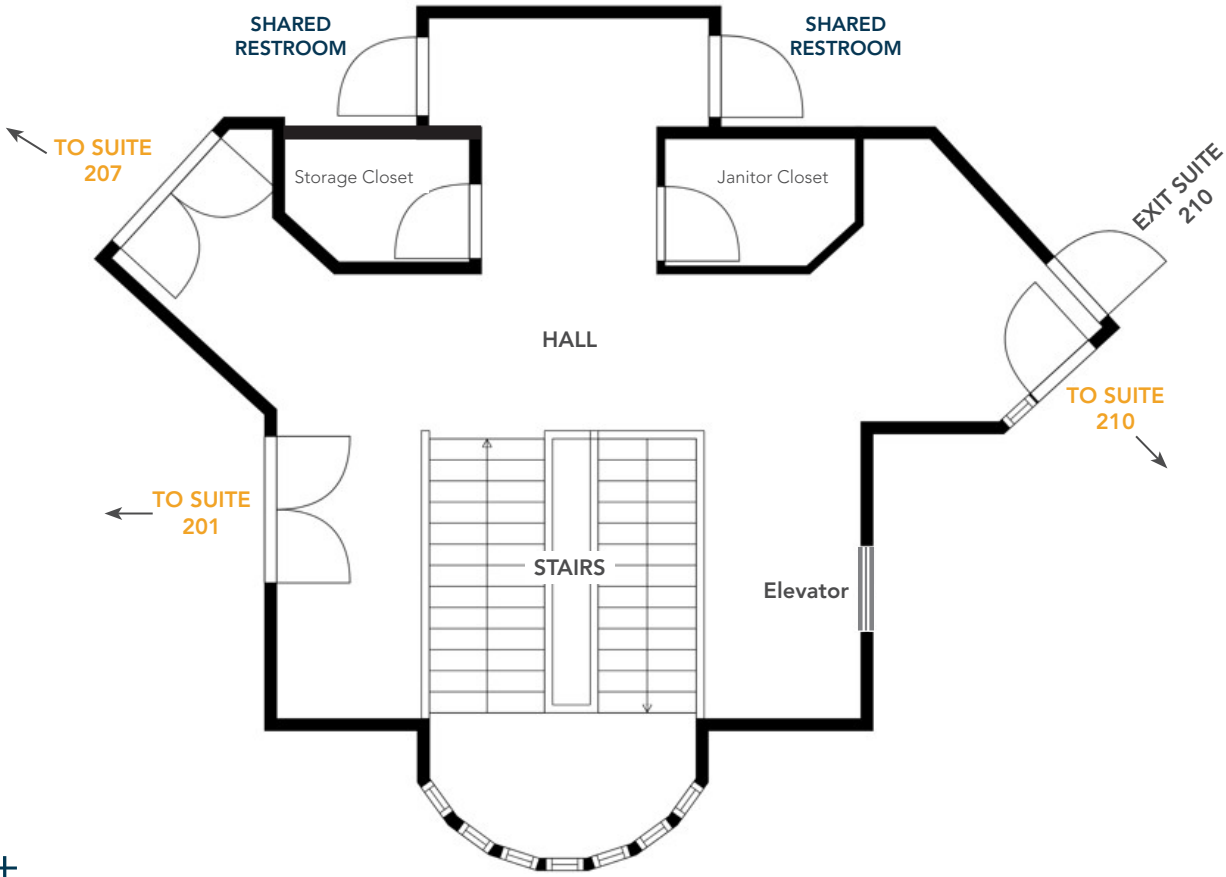


1ST LEVEL AS-BUILT FLOOR PLAN

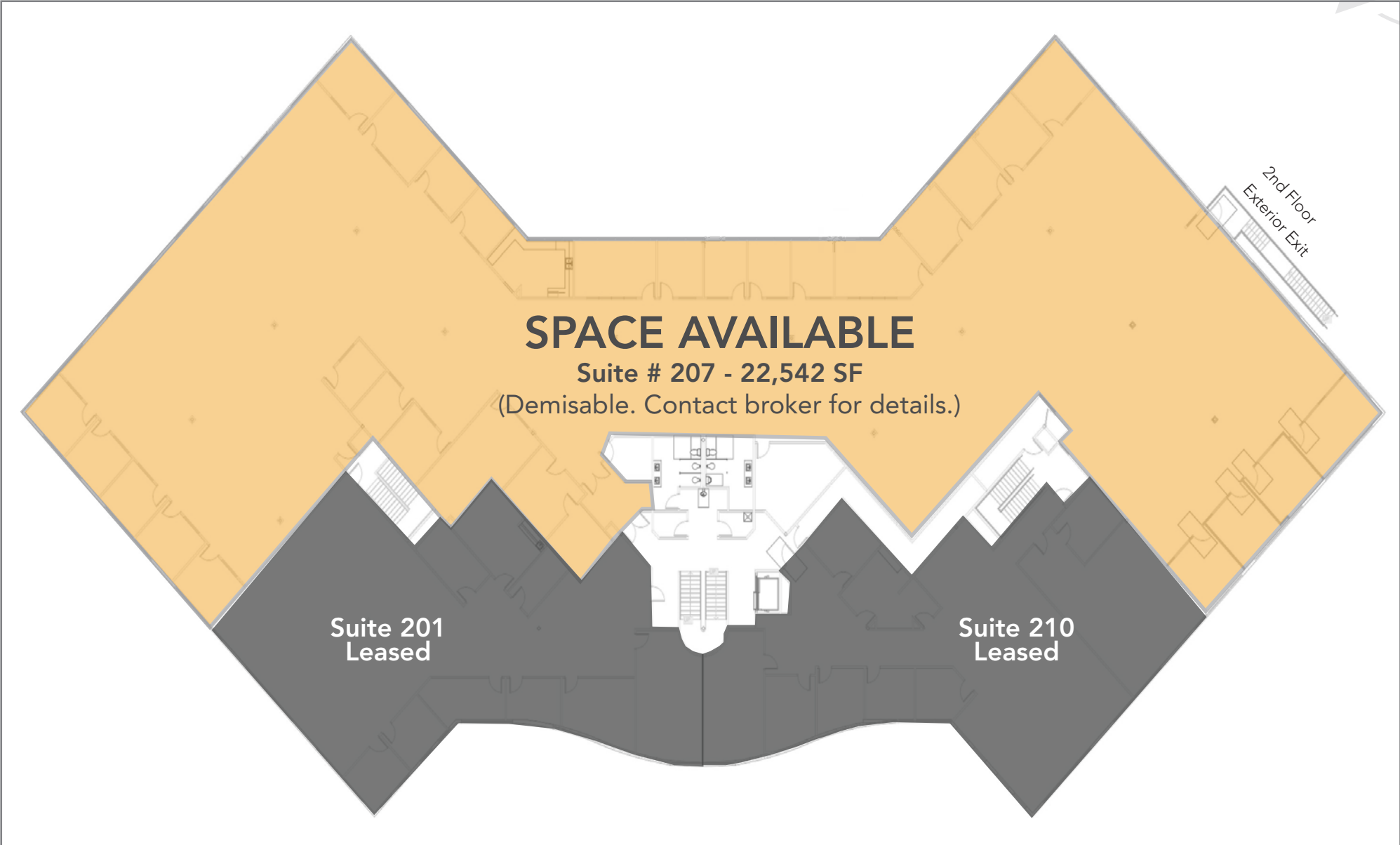


Information contained herein is not guaranteed. Potential purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

FLOORPLAN — 2ND LEVEL COMMON AREA



2ND LEVEL - AS-BUILT FLOORPLAN

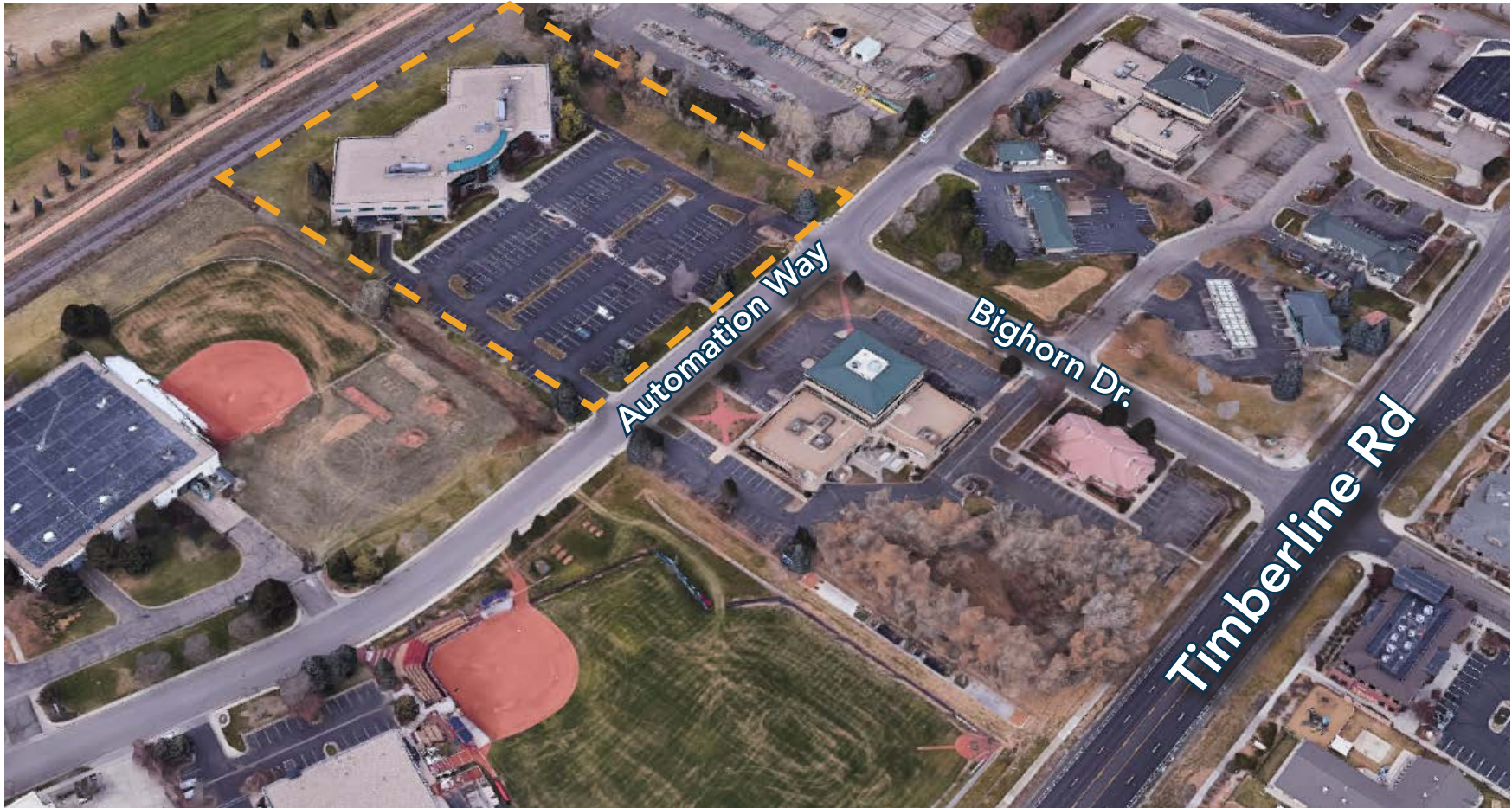


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PROPERTY PHOTOS — SUITE 207



SITE PLAN



AREA MAP



CONTACT: Jake Arnold • 970-294-5331 • jarnold@waypointRE.com
Nick Norton, CCIM • 970-213-3116 • nnorton@waypointRE.com

JAKE ARNOLD / NICK NORTON
125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com

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.