

3801 Automation Way

Fort Collins, CO 80525

Spacious office suites for lease in central Fort Collins

SPACE AVAILABLE

SUITE 110 5,165 SF

SUITE 207 22,542 SF (Devisable)

LEASE RATE

\$17.00 / SF

\$14.00 / SF

NNN RATE

\$10.00 / SF*

*utilities included · 2026 estimate

PROPERTY OVERVIEW

3801 Automation Way

Fort Collins, CO 80525



AVAILABILITY

SUITE 110 5,165 SF

SUITE 207 22,542 SF

Suite 207 is demisable. Contact broker for details.

THE SUITES

- Suites consists of multiple offices, open space, conference rooms, & secure storage
- Smaller units and demising options available

LOCATION

- Located near S Timberline Rd., surrounded by restaurants and retail amenities

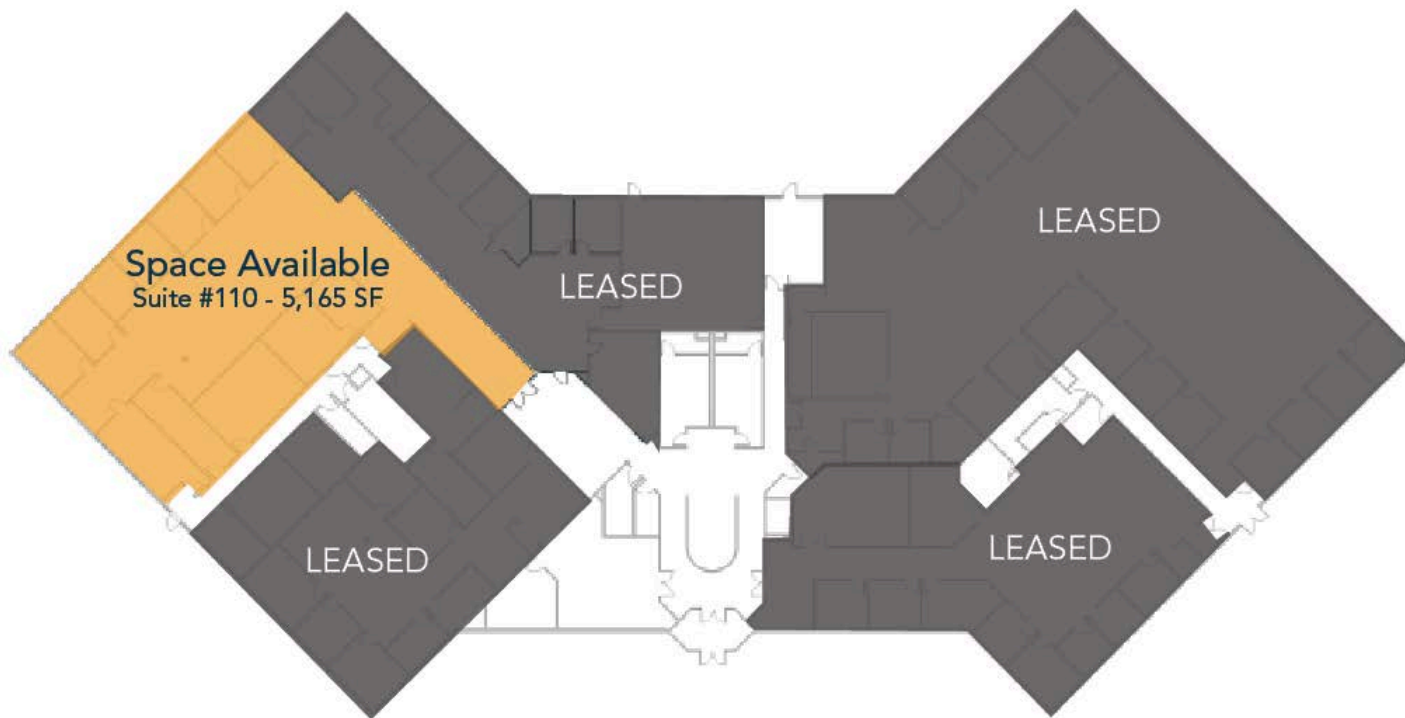
PARKING & SIGNAGE

- Abundance of parking in large shared lot
- Monument signage available

1ST LEVEL AS-BUILT FLOOR PLAN

3801 Automation Way
Fort Collins, CO 80525

■ **SPACE AVAILABLE** Suite 110 — 5,165 SF



■ **AVAILABLE** ■ **LEASED**

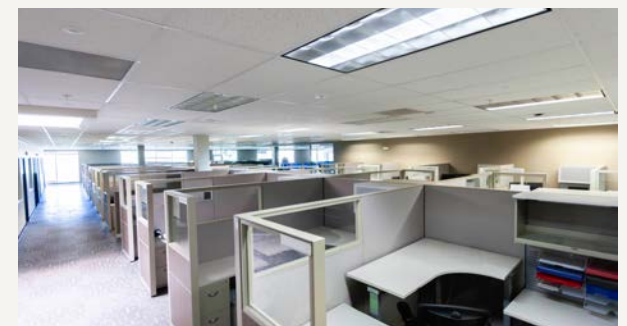
Information contained herein is not guaranteed. Potential purchasers and tenants are advised to verify all information.
Price, terms and information are subject to change.

2ND LEVEL AS-BUILT FLOOR PLAN

3801 Automation Way

Fort Collins, CO 80525

■ **SPACE AVAILABLE** Suite 207 — 22,542 SF Demisable. Contact broker for details.



■ **AVAILABLE** ■ **LEASED**

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— FORT COLLINS, CO —

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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.