



OFFERING MEMORANDUM · AVAILABLE FOR SALE & LEASE

3801 Automation Way

Fort Collins, CO 80525

62,972 SF office building for sale

Up to 22,000 contiguous SF. Conveniently surrounded by food, fitness and business centers.

BUILDING SQUARE FOOTAGE

62,972 SF

SALE PRICE

\$12,900,000

PRICE PER SF

\$200.00

LEASE RATE

\$14.00 – \$17.00 SF NNN

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Fort Collins, CO 80525

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Rent roll, profit and loss figures, and the operating expense breakdown are provided in a separate financial package. Contact the brokers to request it.

CONTACT

Nick Norton, CCIM

970-213-3116

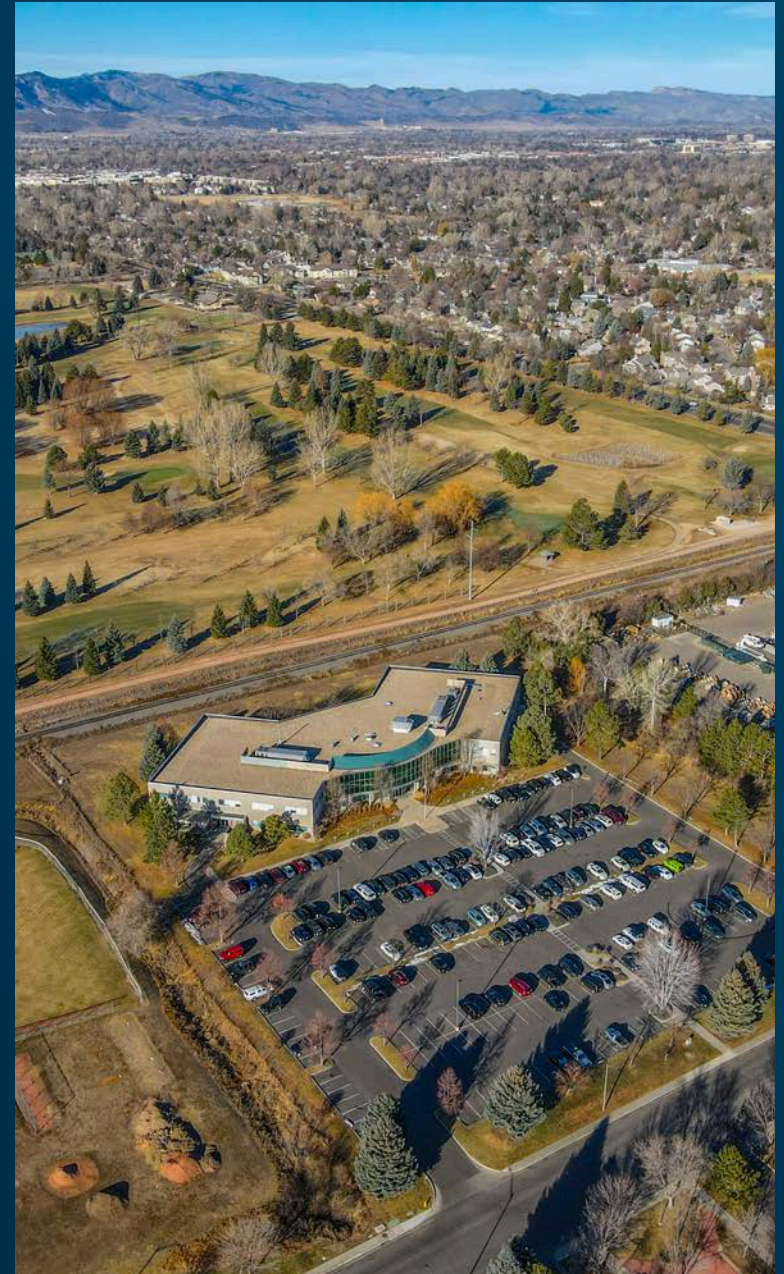
nnorton@waypointre.com

CONTACT

Jake Arnold

970-294-5331

jarnold@waypointRE.com



EXECUTIVE SUMMARY

3801 Automation Way
Fort Collins, CO 80525

THE OFFERING

Waypoint Real Estate is pleased to offer for sale or lease **3801 Automation Way** in Fort Collins, Colorado. Positioned just off E Horsetooth Rd and S Timberline Rd, the property comprises ±62,972 SF of standalone office space. The building presents direct frontage along Automation Way with convenient access to the surrounding street network.

Surrounded by a board 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.



PRICE

\$12,900,000

\$200.00 per SF · entire building

LEASE RATE

\$14.00 – \$17.00 SF NNN

Up to 22,000 contiguous SF

ADDRESS	3801 Automation Way
PARCEL	8731114003
PARKING RATIO	3.83 / 1,000 SF (CoStar)
ZONING	Employment District
SITE SIZE	4.40 acres
BUILDING SF	62,972 SF
YEAR BUILT	1995
AVAILABLE SUITES # 110 & 207	27,707 SF

KEY INVESTMENT HIGHLIGHTS

- 62,972 SF office building for sale, standalone on a 4.40-acre site
- 27,707 SF available for lease, with up to 22,000 contiguous SF
- Dedicated on-site surface parking
- Rooftop units replaced 2017; roof replaced 2021; lot resurfaced
- Ballasted EPDM, replaced in 2021
- Surrounded by restaurants, retail, hotels, fitness, and trails

PROPERTY INFORMATION

3801 Automation Way
Fort Collins, CO 80525

UTILITIES

UTILITY	PROVIDER
Electric	City of Fort Collins
Gas	Xcel Energy
Water	City of Fort Collins
Sewer	City of Fort Collins
Internet	Connexion, Comcast, CenturyLink
Power	Utility owned 750kVA transformer

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.

CONSTRUCTION

FOUNDATION
Slab on grade, drilled piers to bedrock

STRUCTURE
Steel

ROOF
Ballasted EPDM, replaced in 2021

OTHER IMPROVEMENTS

Exterior Tree work performed in 2023

Parking lot Resurfaced with 2" full mill, asphalt repairs and patching, overlay and striping



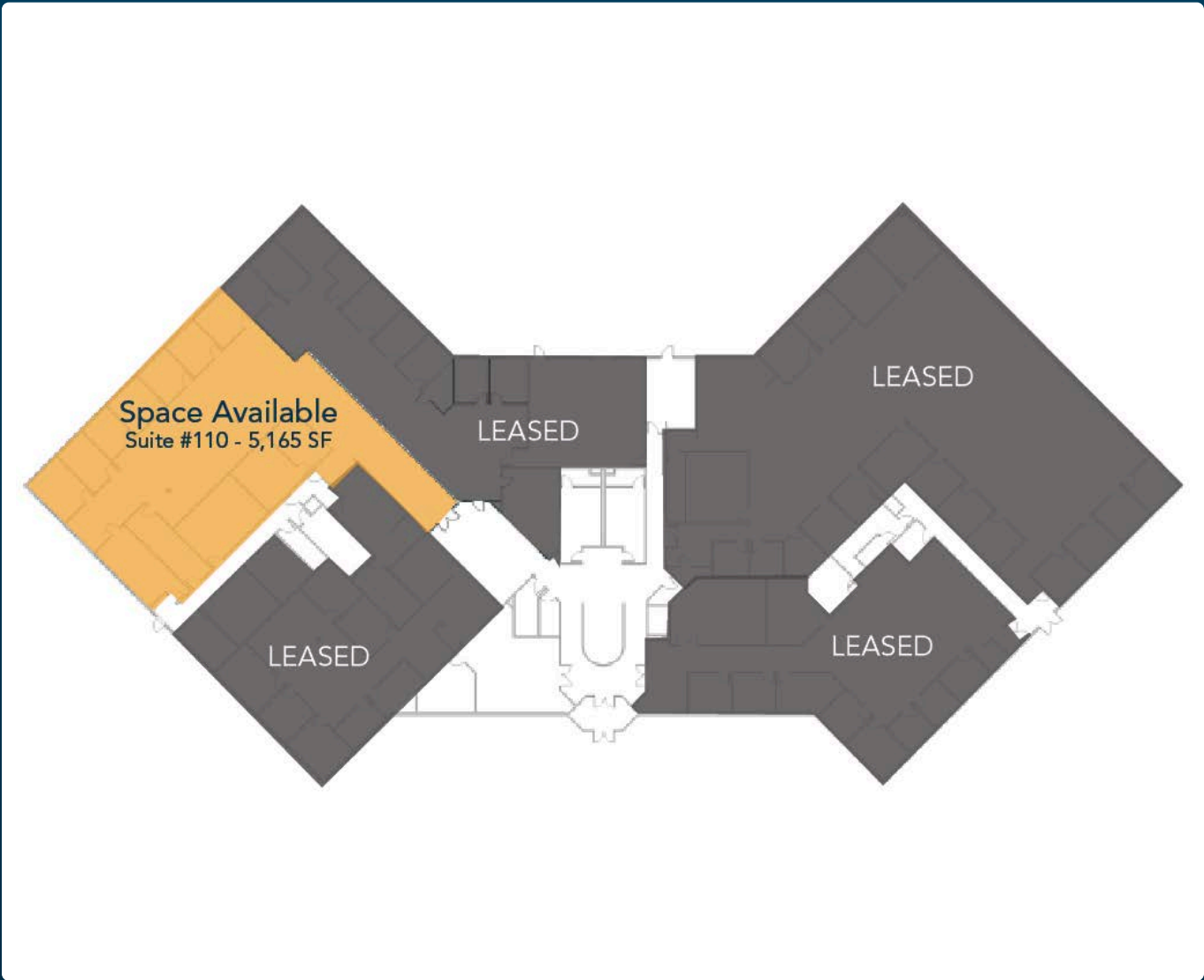
1ST LEVEL FLOORPLAN

3801 Automation Way
Fort Collins, CO 80525

SUITES

Suite 110 AVAILABLE
5,165 SF

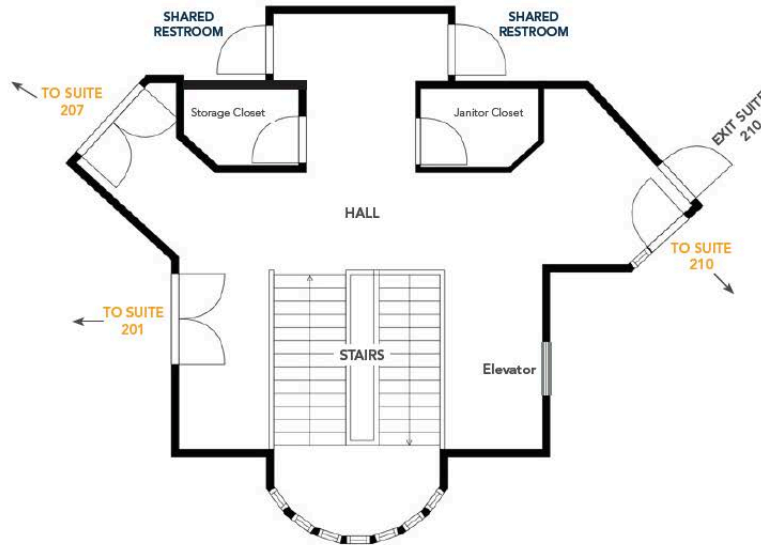
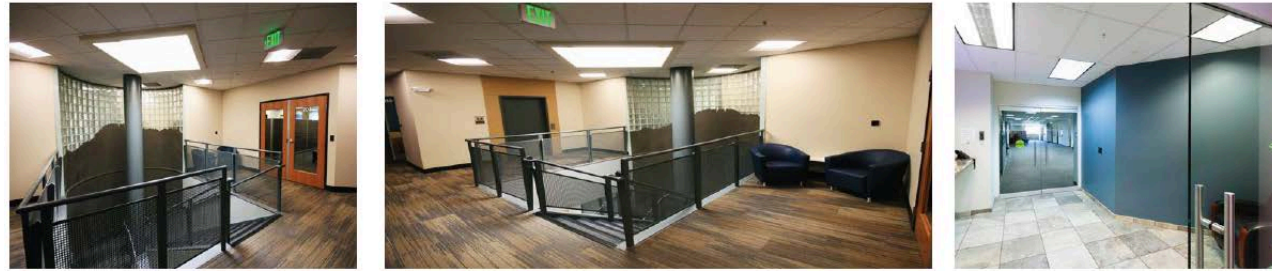
Balance of 1st level LEASED
Four occupied suites, shown in grey on the floorplan.



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

2ND LEVEL COMMON AREA

3801 Automation Way
Fort Collins, CO 80525



COMMON AREA FEATURES

Elevator and stairs

Both sit just inside the front entrance, so guests and employees reach the second level without crossing the building.

Shared restrooms

Two off the central hall, with storage and janitor closets alongside.

Direct suite access

The hall opens to Suites 201, 207, and 210.

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2ND LEVEL FLOORPLAN

Suite 207 — 22,542 SF available
3801 Automation Way, Fort Collins

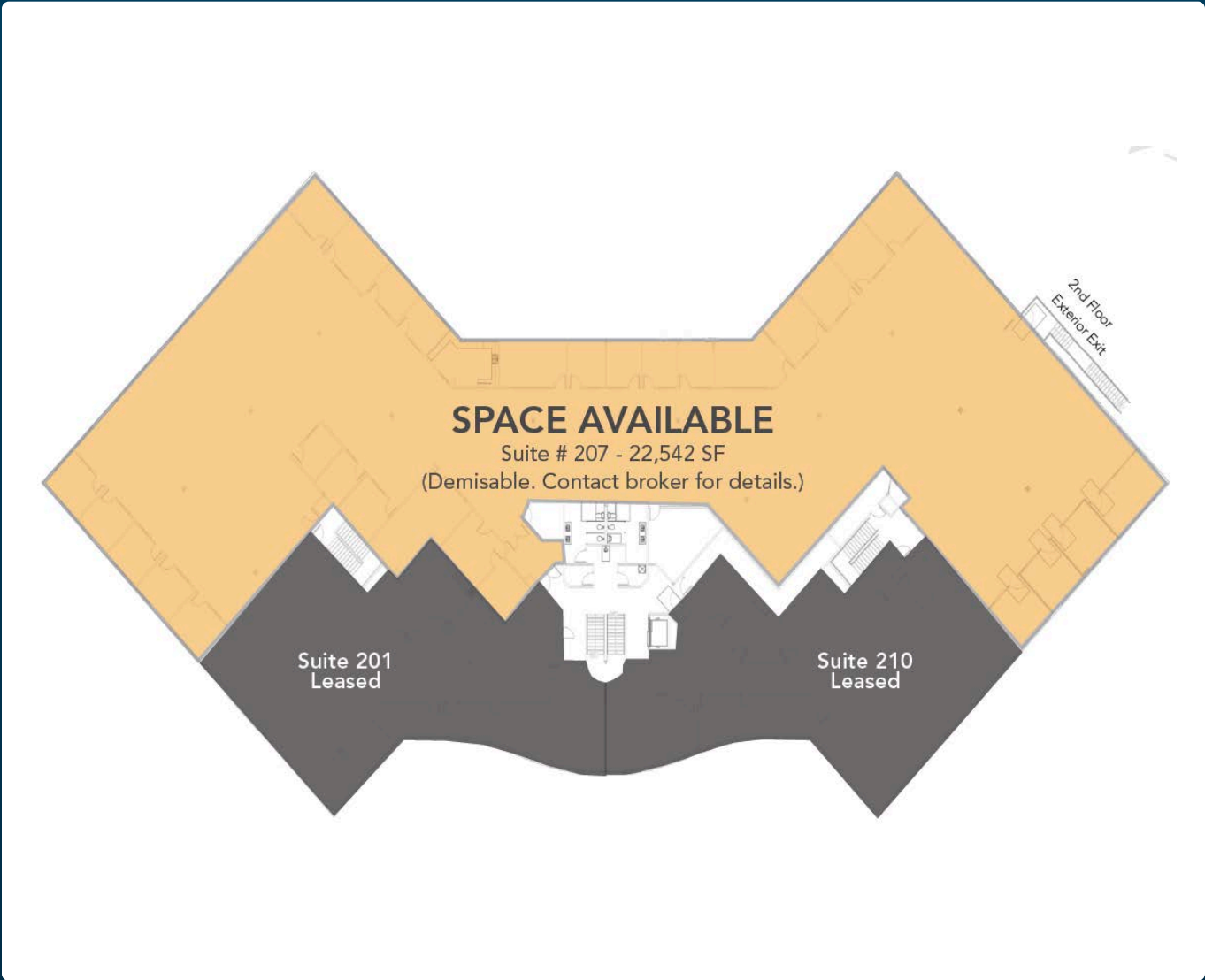
SUITES

Suite 207 AVAILABLE
22,542 SF

Suite 201 LEASED

Suite 210 LEASED

Suite 207 is demisable. Contact broker for details.

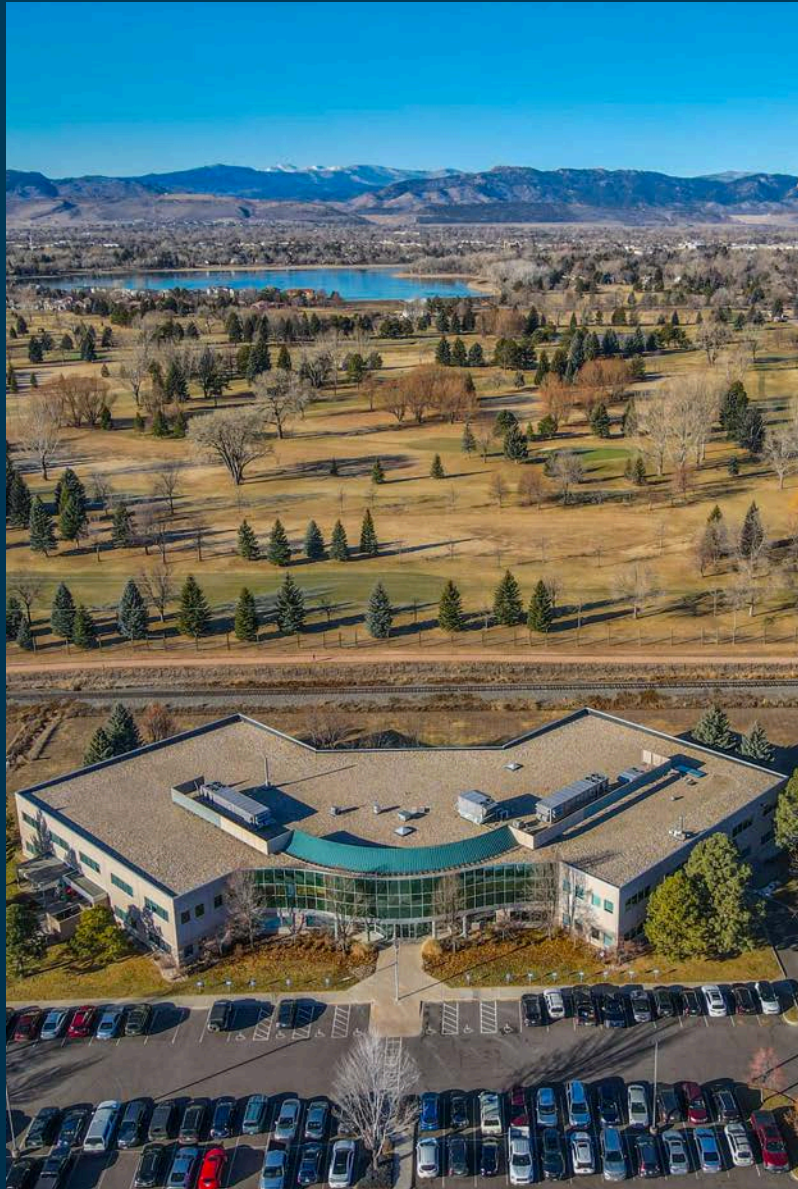


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SUITE 207 | PHOTOS

22,542 SF available

3801 Automation Way, Fort Collins



CONTACTS

3801 Automation Way

FORT COLLINS, CO 80525

Please contact Nick Norton and Jake Arnold for property, financials and sales price details.



Nick Norton, CCIM

970-213-3116

nnorton@waypointre.com



Jake Arnold

970-294-5331

jarnold@waypointRE.com



125 S Howes Street Suite 500, Fort Collins, CO 80521 · Office: 970-632-5050 · www.waypointRE.com

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