

For Lease

3800 Automation Way, Fort Collins, CO 80525

Available for Lease 2,462-6,508 SF

Lease Rate \$16.00 - \$19.00/SF
NNN

NNN \$9.21 (ESTIMATED)
(UTILITIES INCLUDED)

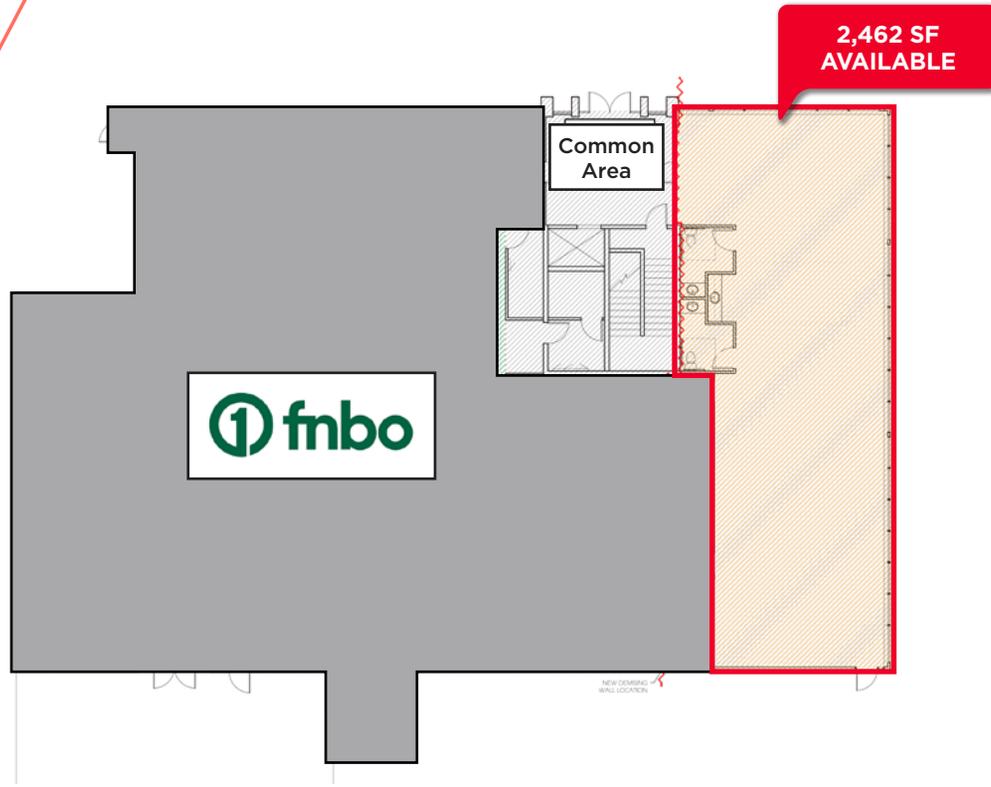
Property Highlights

- Under new ownership/management, building/landscape upgrades coming soon
- Large windows provide an abundance of natural light
- New roof and windows recently installed
- Ample On Site Parking (4 : 1,000 SF + street parking)
- Location just off Harmony Road minutes from I-25
- Near UCHealth Harmony Campus, Front Range Village, restaurants, Collindale Golf Course, and Power Trail



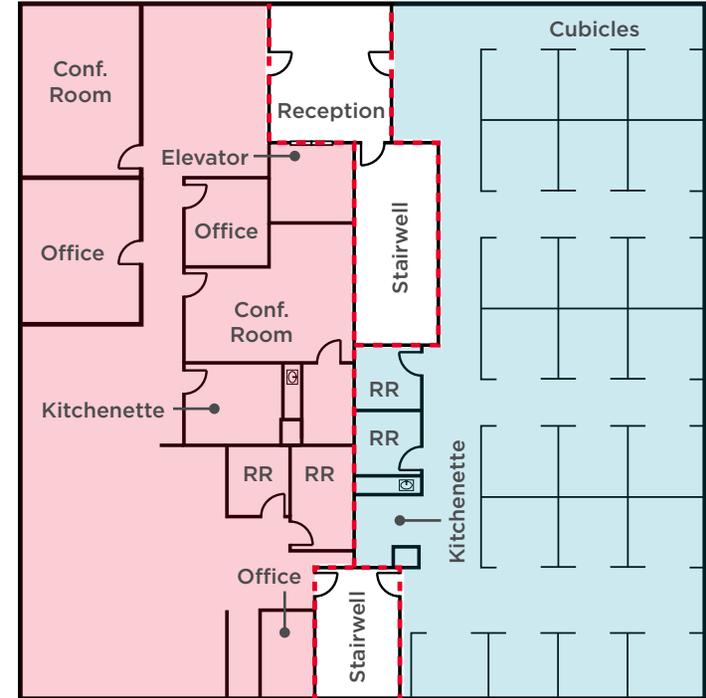
First Floor Plan

LEASE RATE: \$17.00 - \$19.00/SF NNN



Third Floor Plan

LEASE RATE: \$16.00/SF NNN | AVAILABLE 12/1/2022
CAN SUBDIVIDE TO 3,254 - 6,508 SF

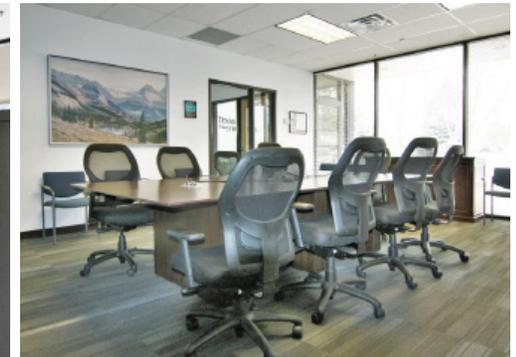


Property Highlights

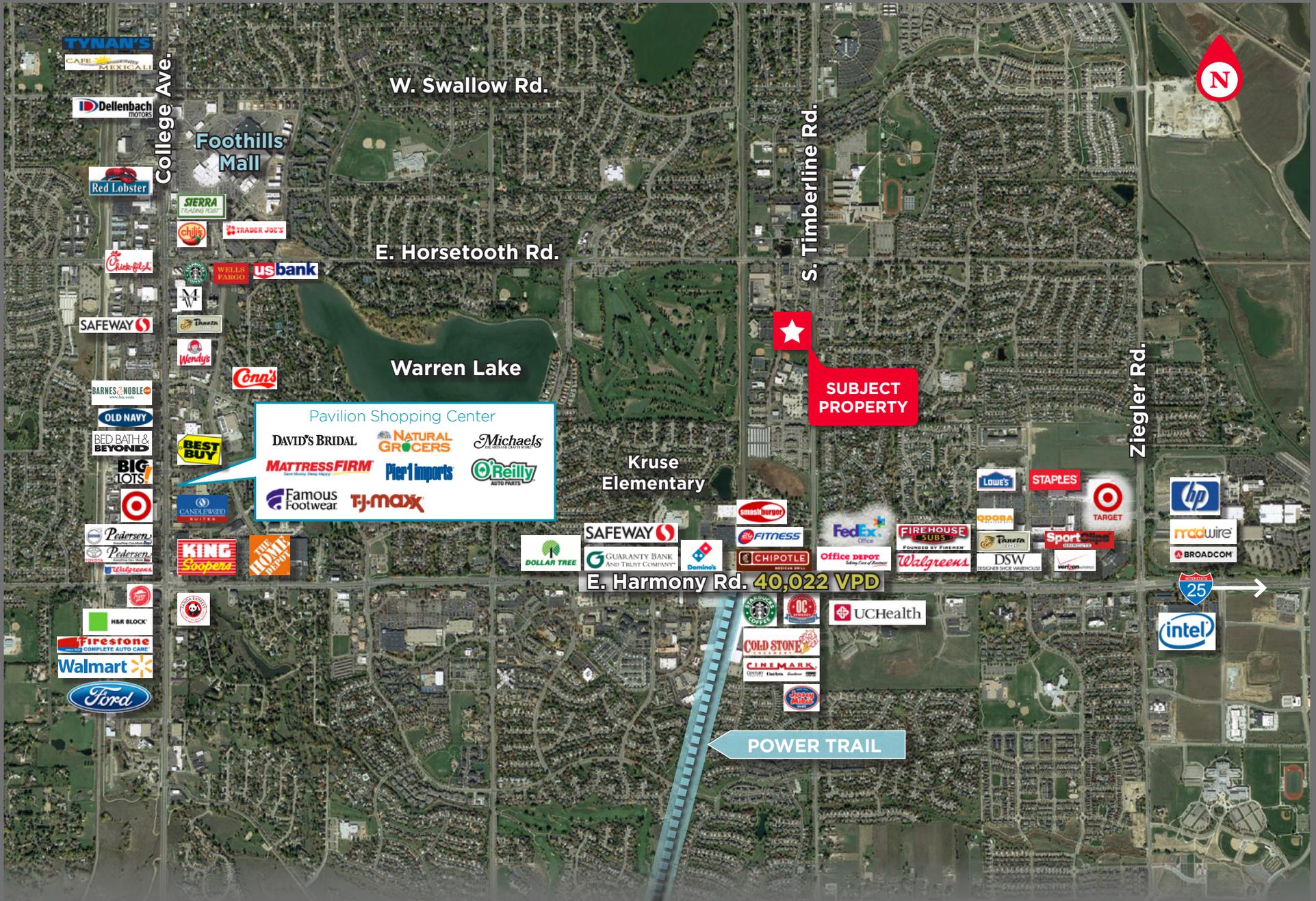
- Turn key delivery option available
- Office furniture available for tenant

Property Highlights

- Turn key delivery option available
- Office furniture available for tenant



Aerial Map



AKI PALMER
Executive Director
+1 970 267 7727
aki.palmer@cushwake.com

COLE VANMEVEREN
Senior Associate
+1 970 219 3802
cole.vanmeveren@cushwake.com

©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

3800 AUTOMATION WAY

cushmanwakefield.com

 **CUSHMAN &
WAKEFIELD**