

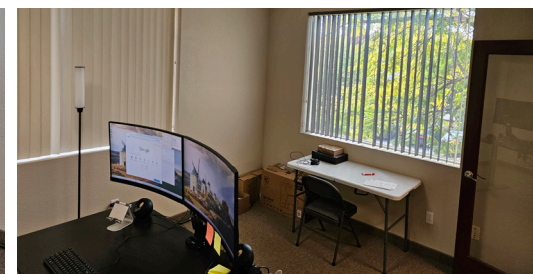
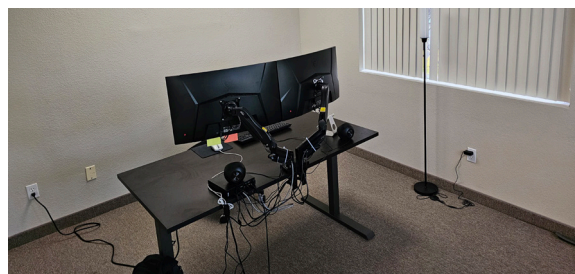
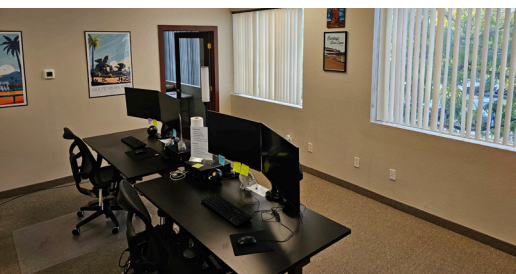
# FOR LEASE

## 4025 AUTOMATION WAY

UNIT C3-B | FORT COLLINS, COLORADO 80525



Available February 1, 2025



## SECOND FLOOR OFFICE SPACE FOR LEASE

Lease Rate: \$14.50/SF | NNN: \$12.04/SF

**Unit C3-B** consist of a total of 585 square feet on the second floor of this Collindale Offices at the Fairways Business Park building. Located in a growing area of southeast Fort Collins, this office park provides a clean and welcoming business environment that is in close proximity to various surrounding amenities between East Horsetooth and East Harmony Road. Unit C3-B features an open office area, private office and storage area. Positioned on the east side of the Collindale Golf Course, this building offers picturesque views of the foothills to the west and convenient access to I-25 via Harmony Road to the east.

### PROPERTY FEATURES

<b>Building Size</b>	5,360 SF
<b>Available Size</b>	<b>Unit C3-B:</b> 585 SF
<b>YOC</b>	2000
<b>Highlights</b>	I-25 Proximity Power Trail Nearby Block from Front Range Village

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### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 Population (Pop.)	11,445	81,655	172,350
Annual Growth (2024-2029)	1.0%	1.1%	1.2%
2024 Households (HH)	4,661	34,315	68,424
Average HH Income	\$119,053	\$115,011	\$106,570

Source: CoStar, 2024

### TRAFFIC COUNTS

	VPD
East Harmony Road	52,429 VPD
South Timberline Road	30,549 VPD
East Horsetooth Road	27,252 VPD

Source: CDOT, 2023

For more information, please contact:

#### CHASE CHRISTENSEN

Senior Associate  
+1 970 217 6382  
chase.christensen@cushwake.com

772 Whalers Way, Suite 200  
Fort Collins, Colorado 80525

T +1 970 776 3900  
F +1 970 267 7419

[cushmanwakefield.com](http://cushmanwakefield.com)

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