AVAILABLE FOR SALE OR LEASE



4025 AUTOMATION WAY

BUILDING E | FORT COLLINS, COLORADO 80525

OWNER USER / INVESTMENT OPPORTUNITY



CONDO UNIT FOR LEASE OR SALE Lease Rate: \$15.00 / SF NNN | NNN: \$9.70 / SF | Sale Price: \$294,800 / Unit

The building consist of a total of 5,360 SF and each floor is 2,680 SF with each unit being approximately 1,340 SF. There are common area restrooms on both floors. This building is part of the Collindale Offices at the Fairways Business Park 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. 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 FE	ATURES	AVAILABILI	TIES
Building Size	5,360 SF	UNIT	AVAILABLE SIZE
Condo Size	1,340 SF	Unit E1	LEASED
YOC	2001	Unit E2	UNDER CONTRACT
Roof/Siding	New Summer 2020	Unit E3	LEASED
HVAC	Replaced 2019	Unit E4	1,340 SF

PROPERTY HIGHLIGHTS

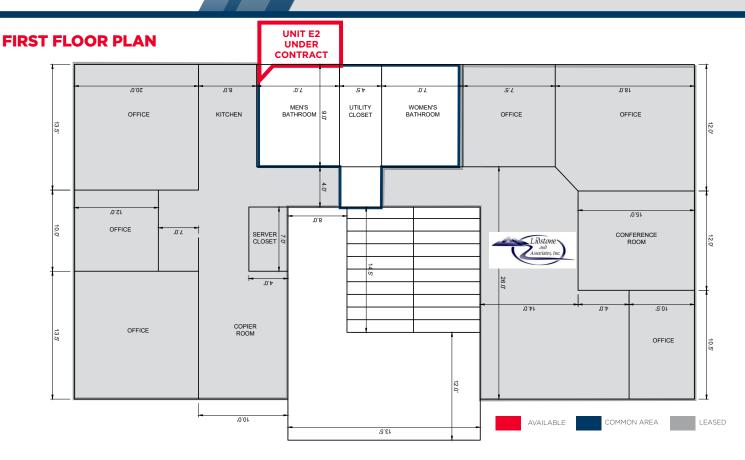
- Close proximity to I-25
- Power Trail nearby
- One block from Front Range Village
- Perfect investment opportunity for an owner user that can occupy one unit and enjoy the existing income

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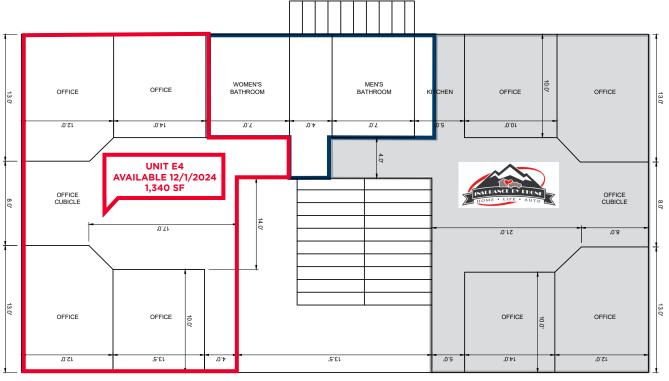


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SECOND FLOOR PLAN



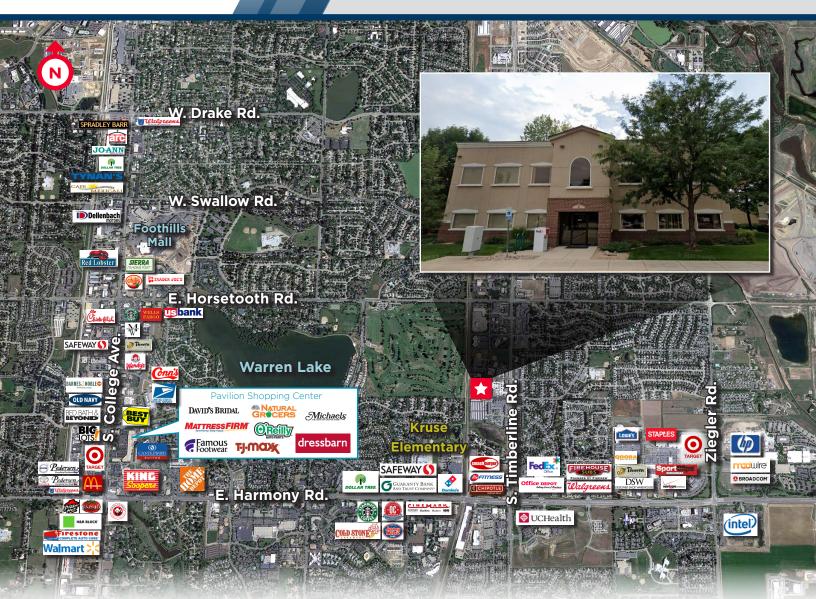
COMMON AREA

CUSHMAN & WAKEFIELD

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DEMOGRAPHICS	2 Mile	5 Mile	10 Mile	TRAFFIC COUNTS	
2024 Population	43,185	172,147	333,696	East Harmony Road	43,195 VPD
2029 Projected Pop.	45,385	182,907	359,940	South Timberline Road	26,653 VPD
2024 Households	18,823	38,315	132,778	East Horsetooth Road	21,744 VPD
Average HH Income	\$113,245	\$106,741	\$107,483	Source: CDOT, 2021	
Source: CoStar, 2021					

For more information, please contact:

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