

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 consists 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 FEATURES

Building Size	5,360 SF
Condo Size	1,340 SF
YOC	2001
Roof/Siding	New Summer 2020
HVAC	Replaced 2019

AVAILABILITIES

UNIT	AVAILABLE SIZE
Unit E1	LEASED
Unit E2	UNDER CONTRACT
Unit E3	LEASED
Unit E4	1,340 SF

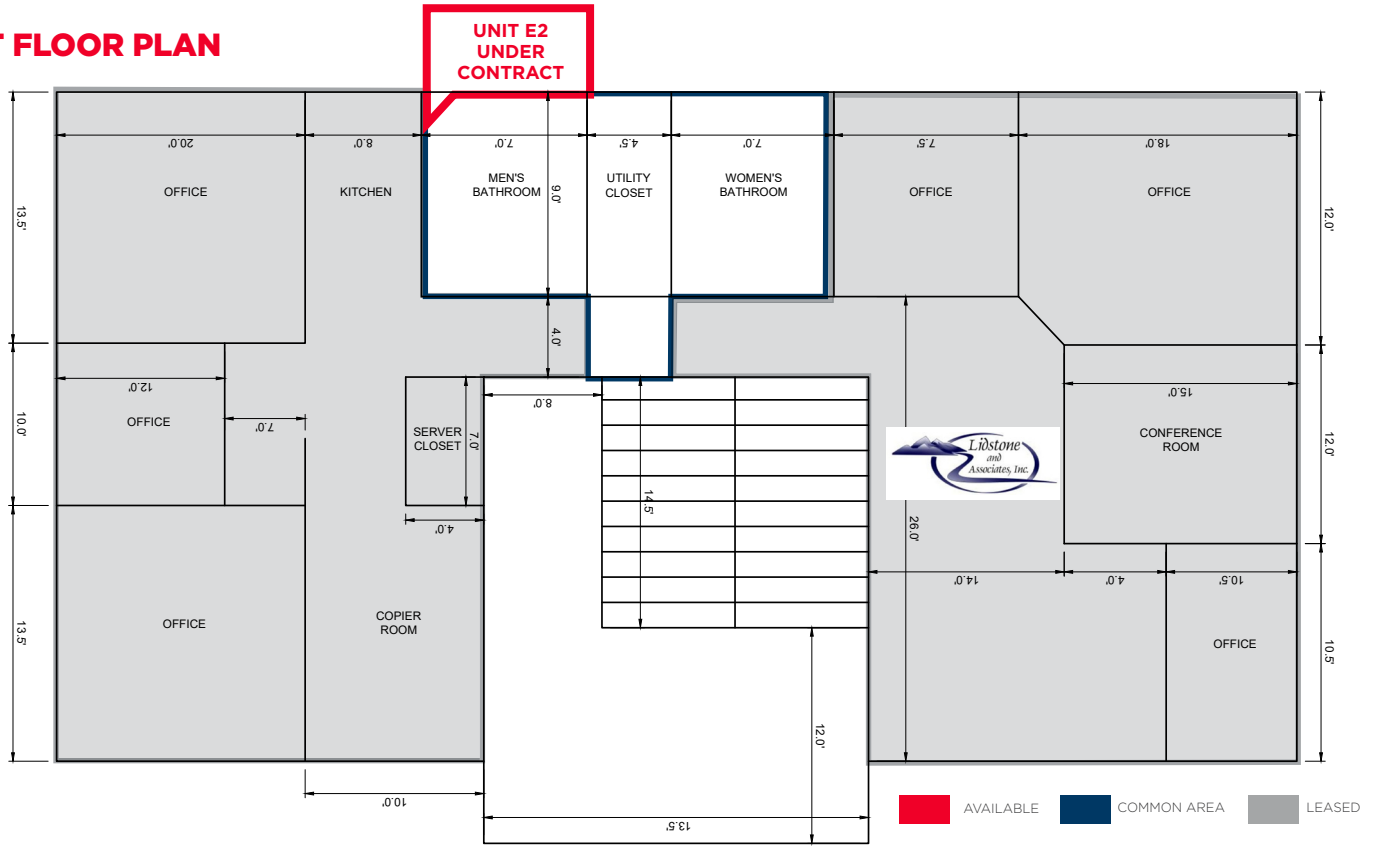
PROPERTY HIGHLIGHTS

- 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

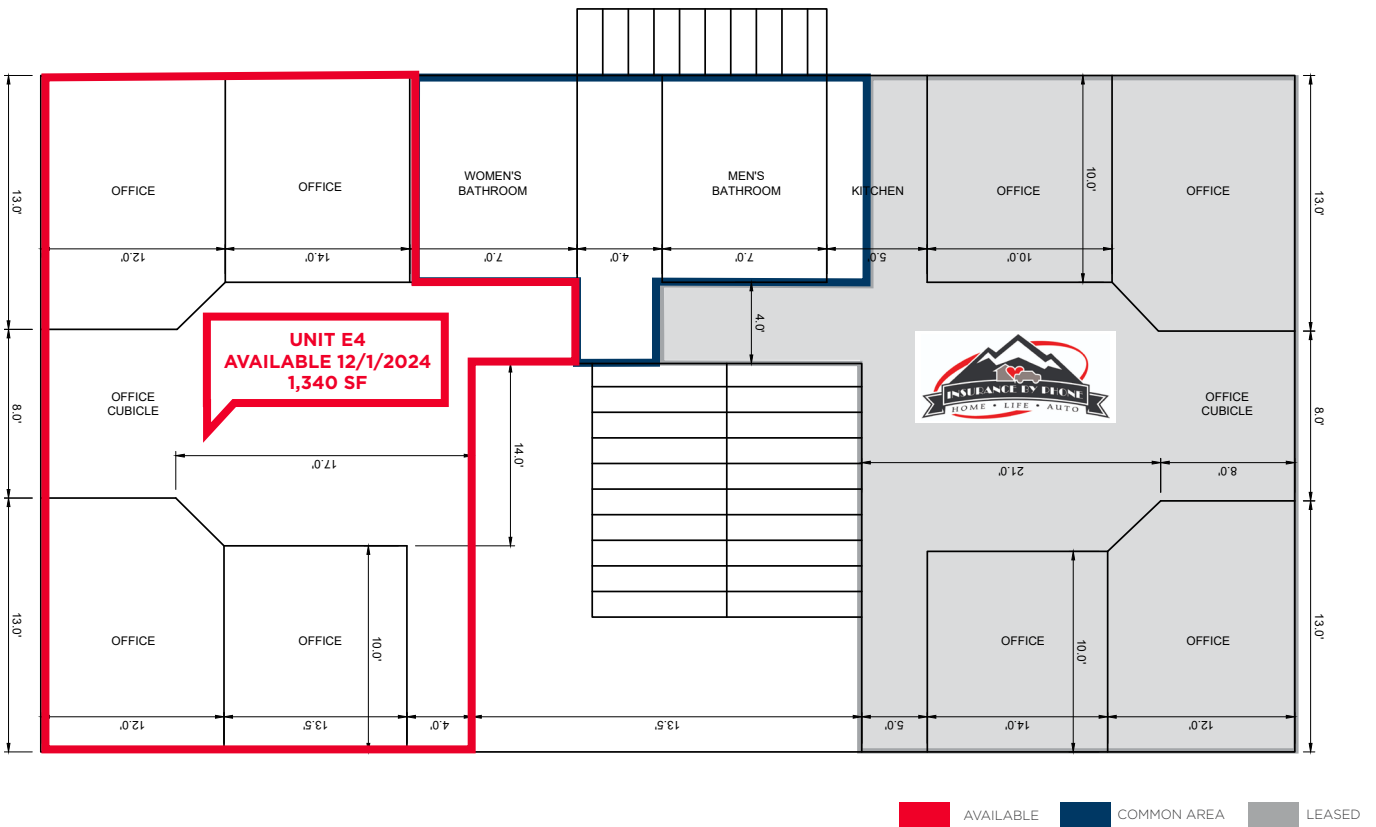
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FIRST FLOOR PLAN

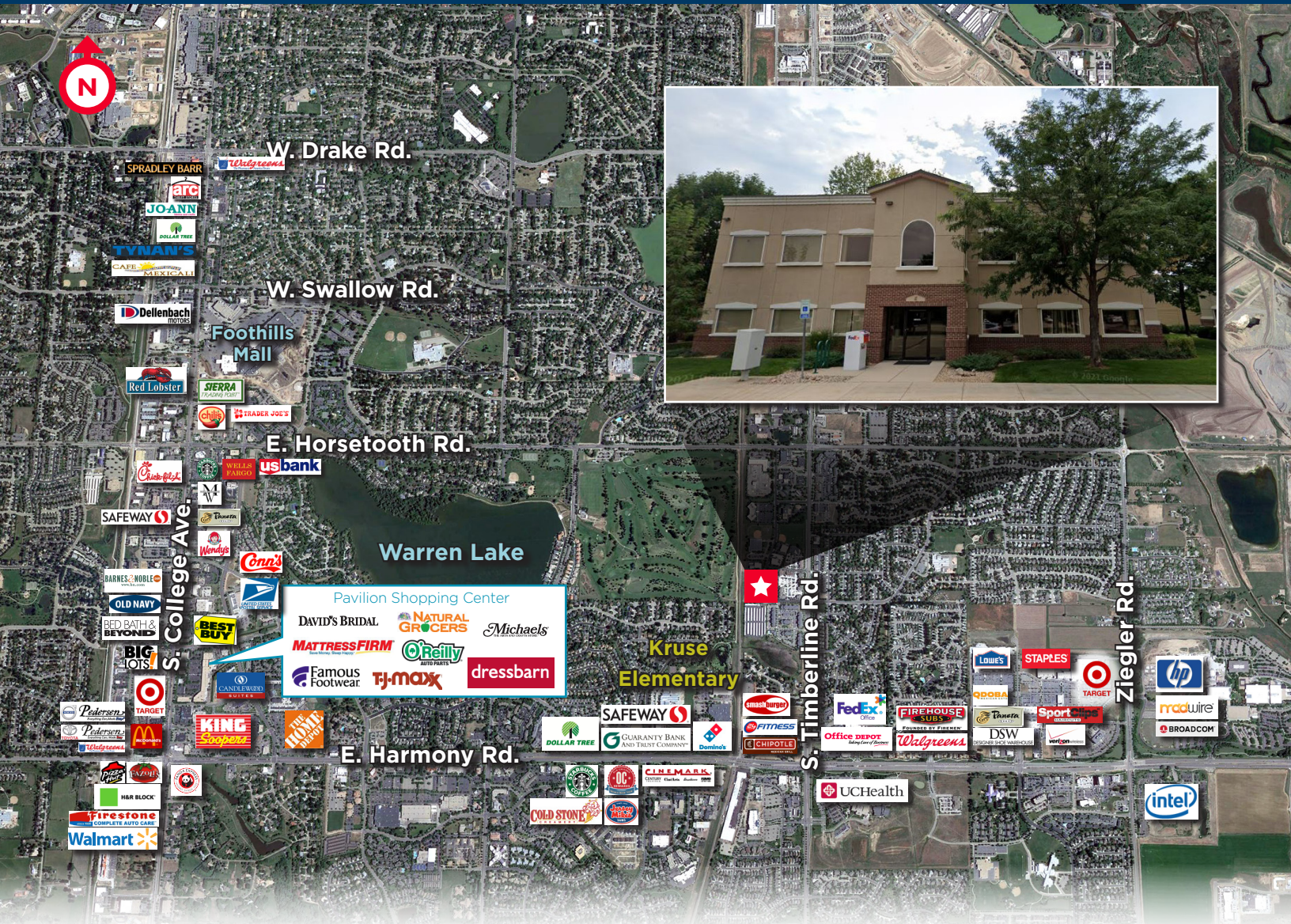


SECOND FLOOR PLAN



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DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
2024 Population	43,185	172,147	333,696
2029 Projected Pop.	45,385	182,907	359,940
2024 Households	18,823	38,315	132,778
Average HH Income	\$113,245	\$106,741	\$107,483

Source: CoStar, 2021

TRAFFIC COUNTS

East Harmony Road	43,195 VPD
South Timberline Road	26,653 VPD
East Horsetooth Road	21,744 VPD

Source: CDOT, 2021

For more information, please contact:

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