

# 3702 Automation Way

Fort Collins, CO 80525

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Premier Investment & Owner-User Opportunity



## 3702 Automation Way

Fort Collins, CO 80525

Sale or Lease

- + Investment or Owner-User Opportunity
- + ±30,838 SF Office Building | Southeast Fort Collins
- + Up to 22,706 SF Available – Fall 2026
- + Priced at \$4,950,000 (~\$160/SF)



## Executive Summary

CBRE is pleased to present 3702 Automation Way, a well-located, three-story office building in Southeast Fort Collins.

The ±30,838 SF property has historically maintained full occupancy and now offers a rare opportunity to acquire or lease up to 22,706 SF, creating flexibility for both investors and owner-users.

Located within the Horsetooth East Business Park, the asset benefits from strong surrounding amenities, access to I-25, and proximity to the Harmony Corridor—one of the region's most active business districts.

## Opportunity Highlights:

- Historically stabilized asset with lease-up upside
- Flexible suite configurations down to ±3,000 SF
- Below-market basis with upside potential
- Ideal for partial owner-user or value-add investor

# Investment Highlights

## Proven Performance

- + Historically 100% occupied
- + Strong tenant retention and demand

## Flexible Occupancy

- + Up to 22,706 SF available (Fall 2026)
- + Divisible to  $\pm$ 3,000 SF
- + Supports multi-tenant or full-building users

## Owner-User Advantage

- + Offset occupancy costs with in-place income
- + Control long-term occupancy costs
- + Below-market acquisition basis

## Value-Add Upside

- + Lease-up vacancy in high-demand submarket
- + NOI growth opportunity
- + Potentially assumable financing at a very attractive rate

## Prime Southeast Fort Collins Location

- + Immediate access to Harmony Rd & Timberline
- + Minutes to I-25
- + Surrounded by office, flex, and retail amenities



# Property & Offering Summary

Property Details	Information
Property Address	3702 Automation Way, Fort Collins, CO
Building Size	±30,838 SF
Available Space	±22,706 SF
Minimum Divisible	±3,000 SF
Stories	3
Year Built	2002
Parking	Surface Parking
Occupancy	Historically 100%
Sale Price	\$4,950,000 (~\$160/SF)
Asking Lease Rate	\$17.00/SF NNN
Avg In-Place Rent	\$17.46/SF NNN
Current Cap Rate	10%+
NNN	Est. \$10.44/SF

## Market Overview - Fort Collins

- + Population: 375,000+ and growing
- + Median Household Income: ~\$93,000
- + Highly educated workforce (60%+ bachelor's degree)
- + Diverse economy: tech, energy, advanced manufacturing

## Market Positioning

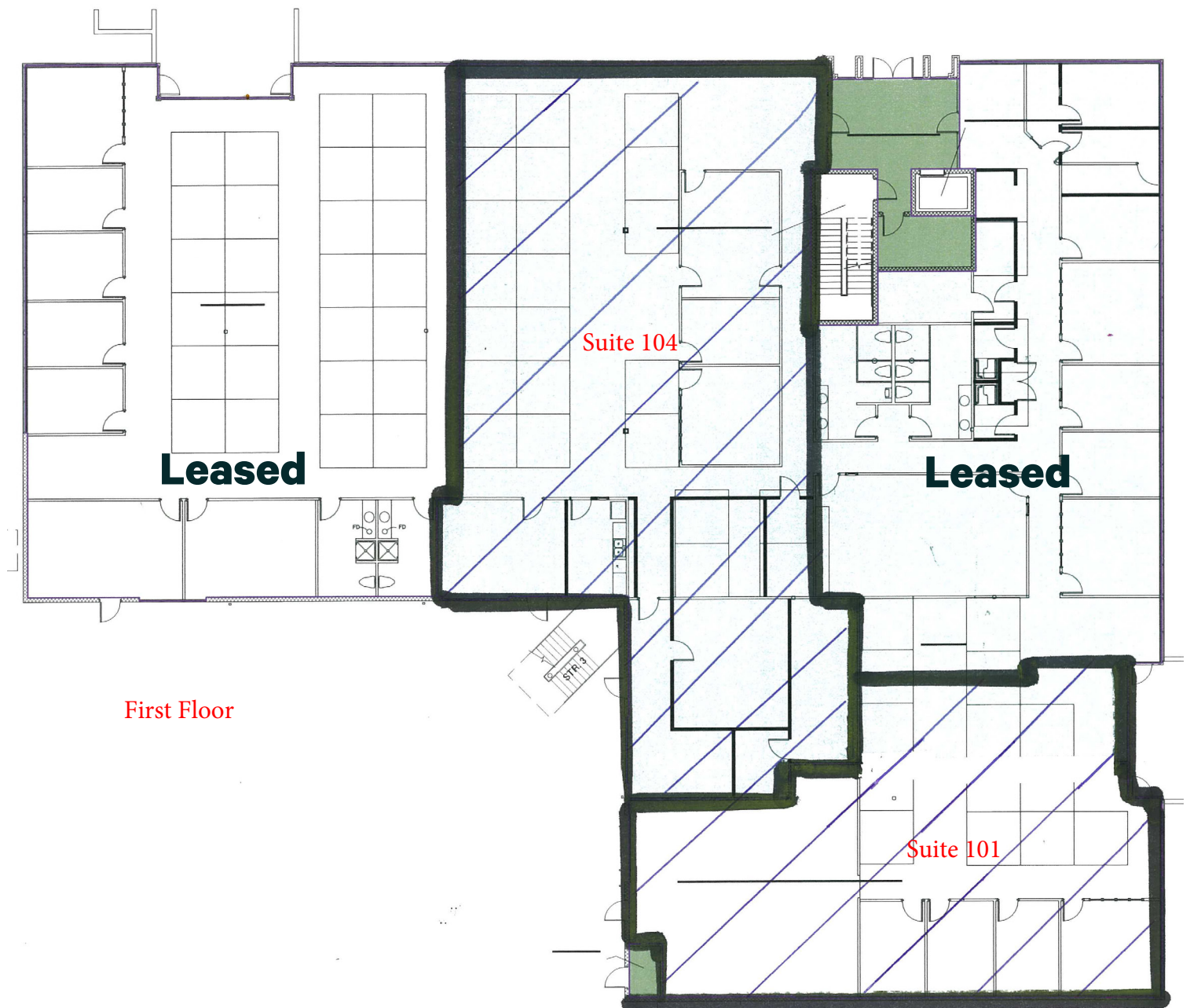
- + Strong demand for office/flex product
- + Tight vacancy in comparable product types
- + Rents trending upward long-term

# 1st Floor Available for Lease

Suites 101 and 104

Total size 8,996 SF (divisible)

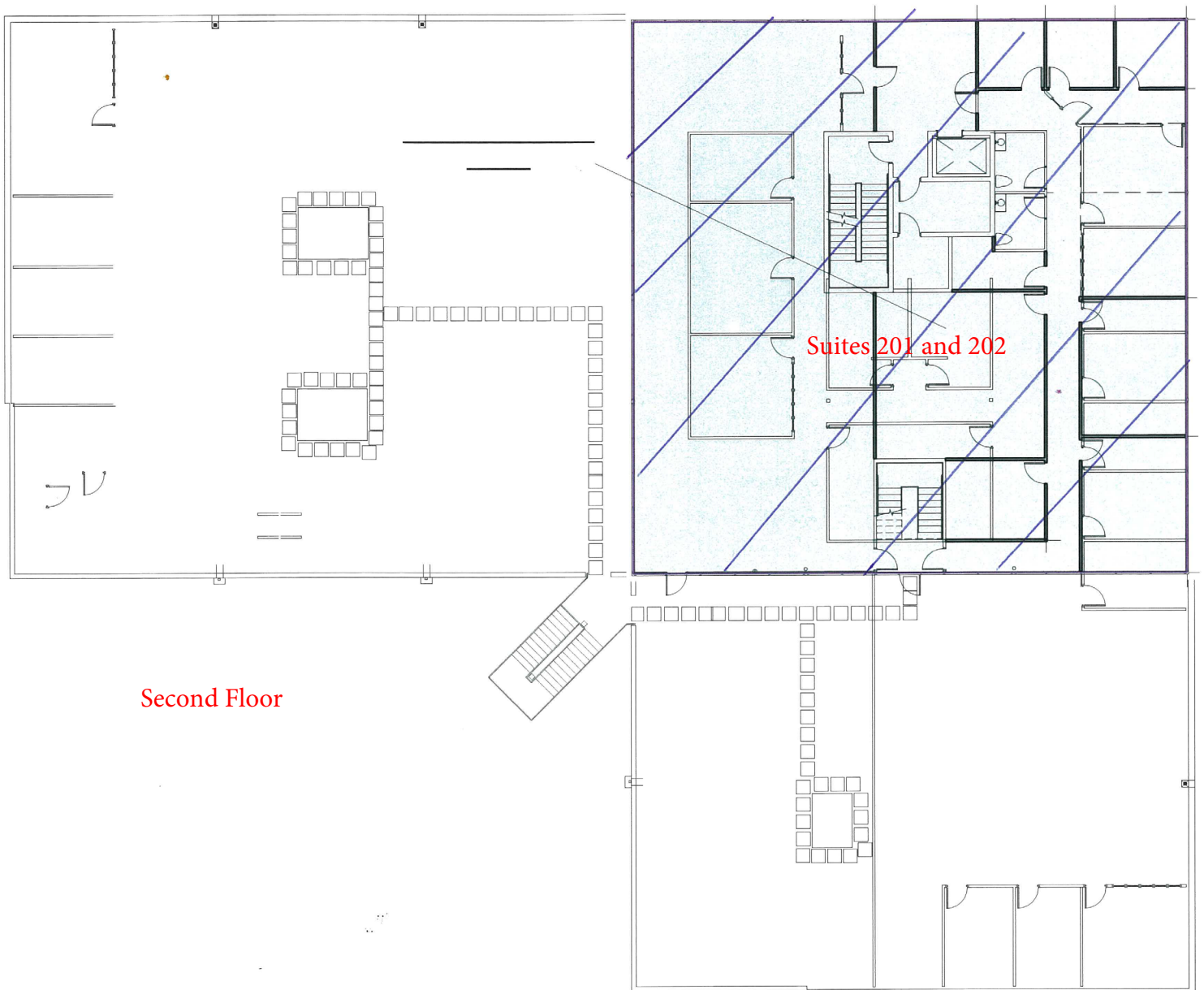
Office and Flex space with drive-in door



# Entire 2nd Floor Available for Lease

**Totaling 6,970 SF**

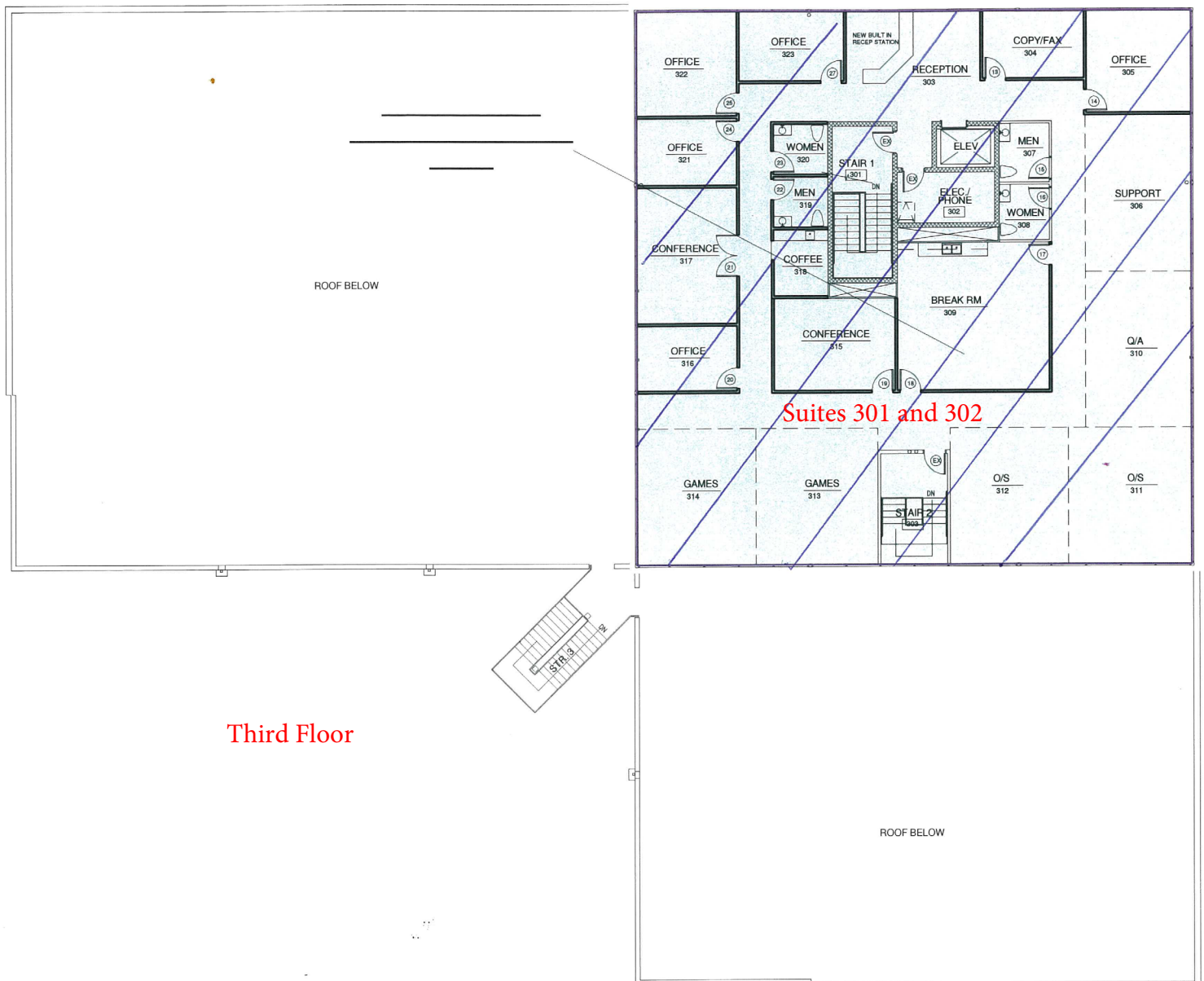
**Easily divisible to 3,000 SF**



Second Floor

# Entire 3rd Floor Available for Lease

**Totaling 6,970 SF**  
**Suites 301 and 302**

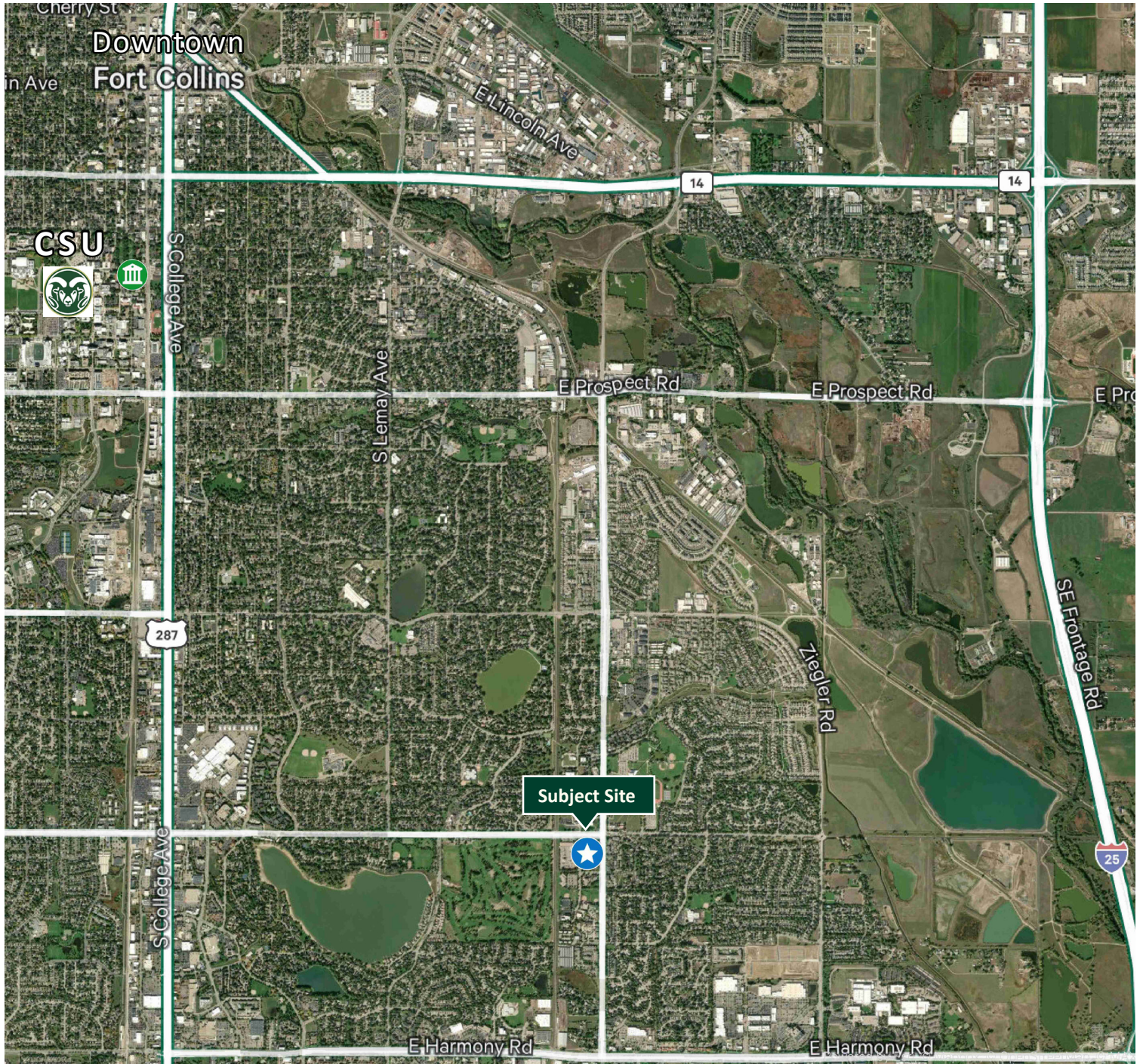


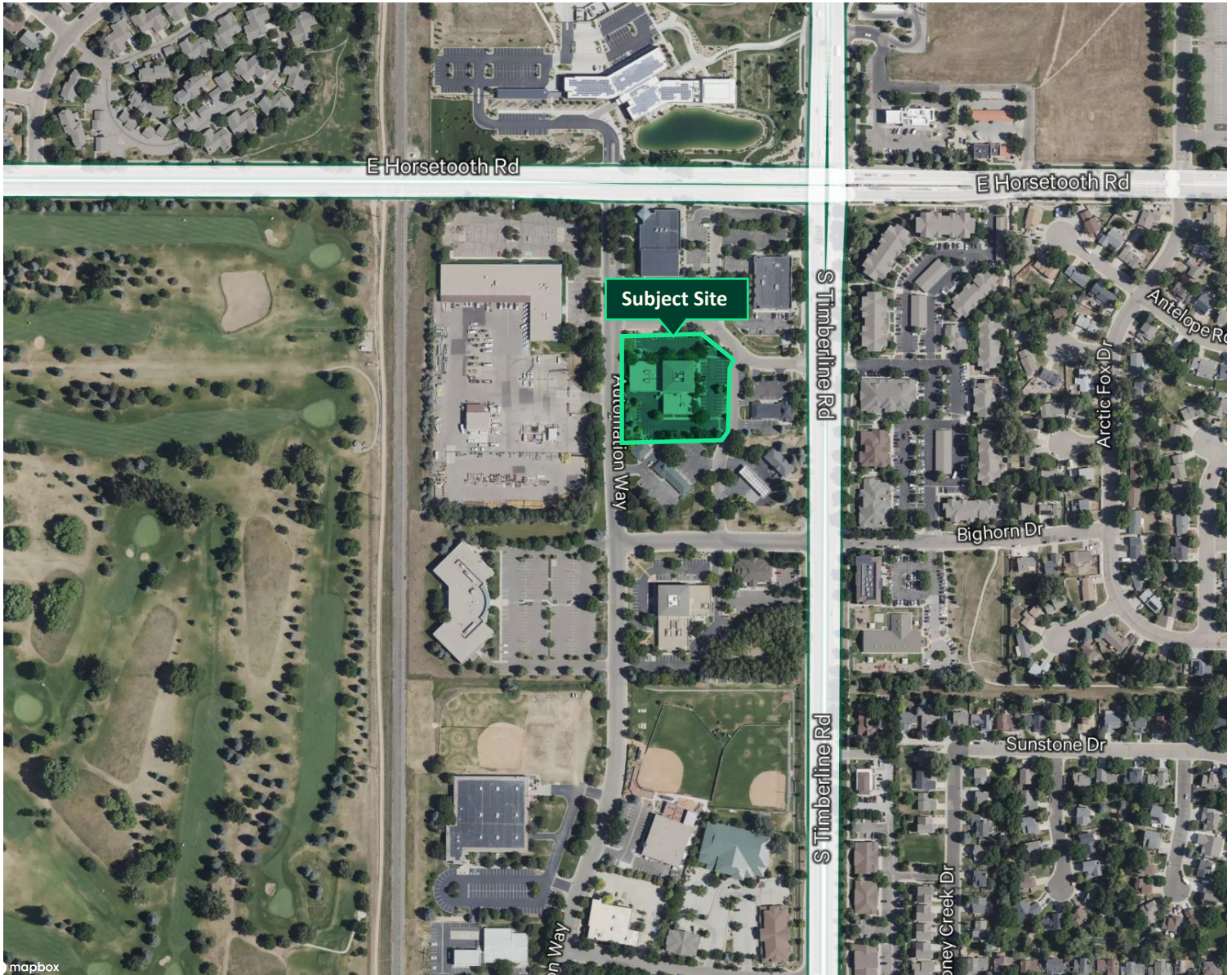
**Third Floor**

# Interior Photos



# Aerial Map





## Contact Us

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