



AVAILABLE FOR LEASE | FORT COLLINS, COLORADO 80525

# 4862 INNOVATION DRIVE

PRIVATE YARD FOR STORAGE

**\*\*3-Month\*\***  
Base Rent Abatement!



## CLASS A OFFICE/FLEX BUILDING FOR LEASE

**3,050 RSF AVAILABLE | LEASE RATE: \$10.00/SF NNN**  
SECURE YARD/HIGH CEILINGS/UPDATED FINISHES

4862 Innovation Drive is a premier Class A office/flex building located in southeast Fort Collins. This building is adjacent to a concentration of high-tech employers and a highly educated workforce. The property is only minutes from I-25, providing access to a broader regional workforce and to a number of retail, dining and lifestyle amenities. The property features a fenced yard, grade-level and dock-high loading, 16' ceilings and ample parking. The landlord will consider lease term of 2-5 years - contact brokers for details.





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## PROPERTY FEATURES

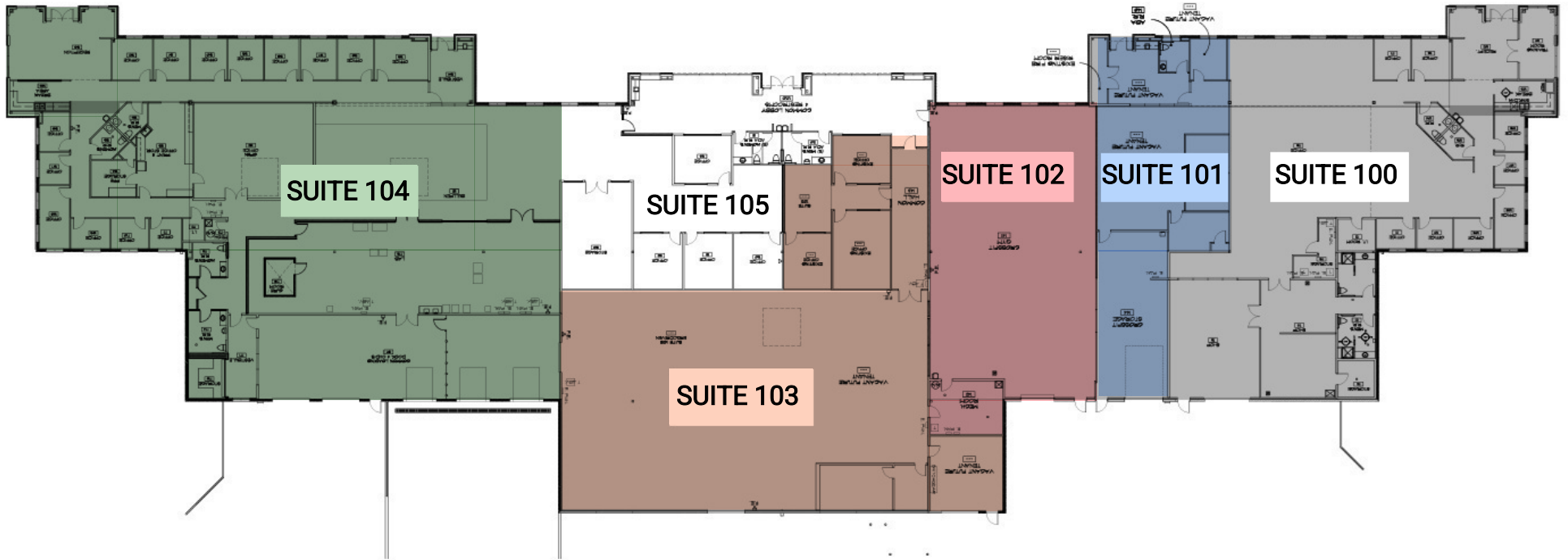
Building Size	37,993 SF
Available	3,050 RSF
NNN (Est.)	\$10.60/SF
Zoning	Harmony Corridor
Signage	Monument & Building
Year Built	2005
Ceiling Height	Renovated 2020/2024 16'
Parking	218 Shared parking spaces
TI Allowance	\$20.00/SF

## EXISTING FLOOR PLAN OVERLAY



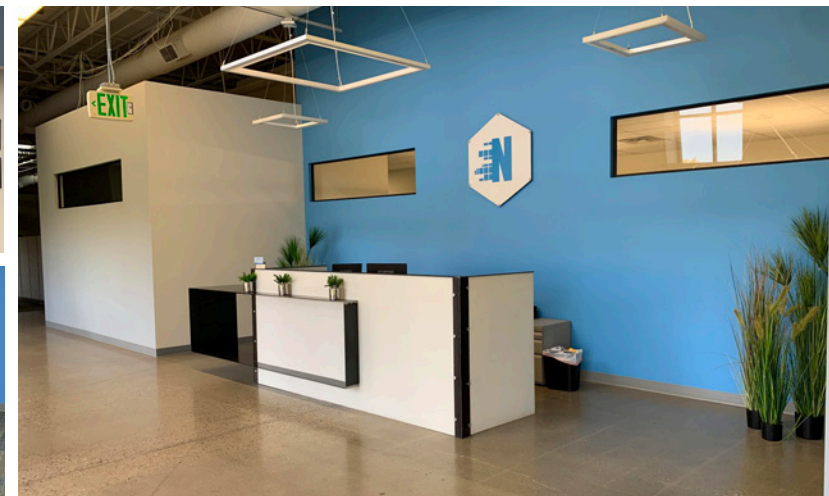
## INDUSTRIAL FEATURES

- Fenced in Outside Yard
- Compressed air
- Chilled water lines infrastructure
- 480v 1200 amp electrical
- 5 existing 10' x 14' overhead doors
- 3 dock-high doors



## OFFICE FEATURES

- Mix of private office/open bullpen
- Private and common area restrooms
- 2 locker rooms with showers
- Break/kitchen available in each suite
- Fiber optic connectivity
- Key-less access
- Separate and secured suite entrances





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For more information, please contact:

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