

Flex/Office/Sports/Recreation | For Sale or Lease

CBRE

4401 Innovation Drive, Unit 2

Flex/Office/Sports/Recreation Condo

4401 Innovation Drive, Unit 2
Fort Collins, Colorado 80525





27,318 SF Unit Along Harmony Corridor

Flex/Office/Sports/Recreation Condo

Originally built in 1978, this expansive 64,784 SF single-story building has recently been reconfigured into two condominium units. Currently, 27,318 SF is available for sale or lease. Previously operated as a call center, the space features an open floor plan that can be easily adapted for a variety of commercial uses. The property is poised for significant upgrades in preparation for the arrival of Zero Zero Two, a premier pickleball club set to open soon. This exciting new anchor tenant will bring fresh energy to the site, along with substantial property improvements. Buyers and tenants will benefit from increased exposure, enhanced amenities, and the momentum of a growing community hub. Don't miss this opportunity to secure space in a revitalized, high-potential location.

Building Features

- + Fully Sprinkled
- + Two Overhead Doors
- + Full New HVAC in Building and New Roof
- + Motion Sensing Lights Throughout
- + 20 Foot Ceiling
- + On Path to Power Trail
- + 1 Inch Commercial Water Tap
- + Substantial Power with 500 KVA Transformer
- + Zoned Harmony Corridor
 - Multiple Uses Found [Here](#)

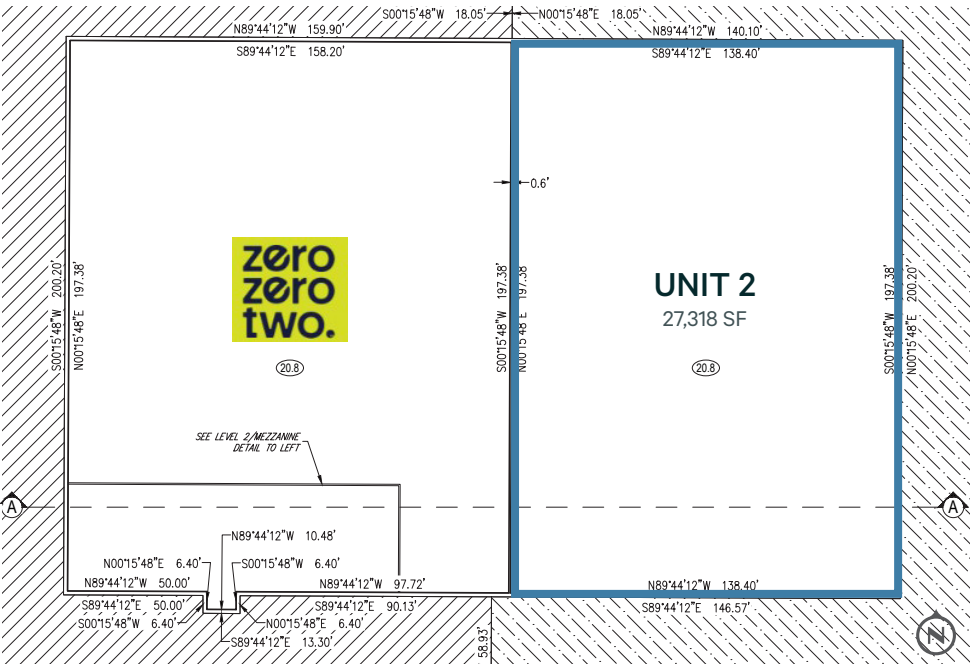
For Sale or Lease

Sale Price:

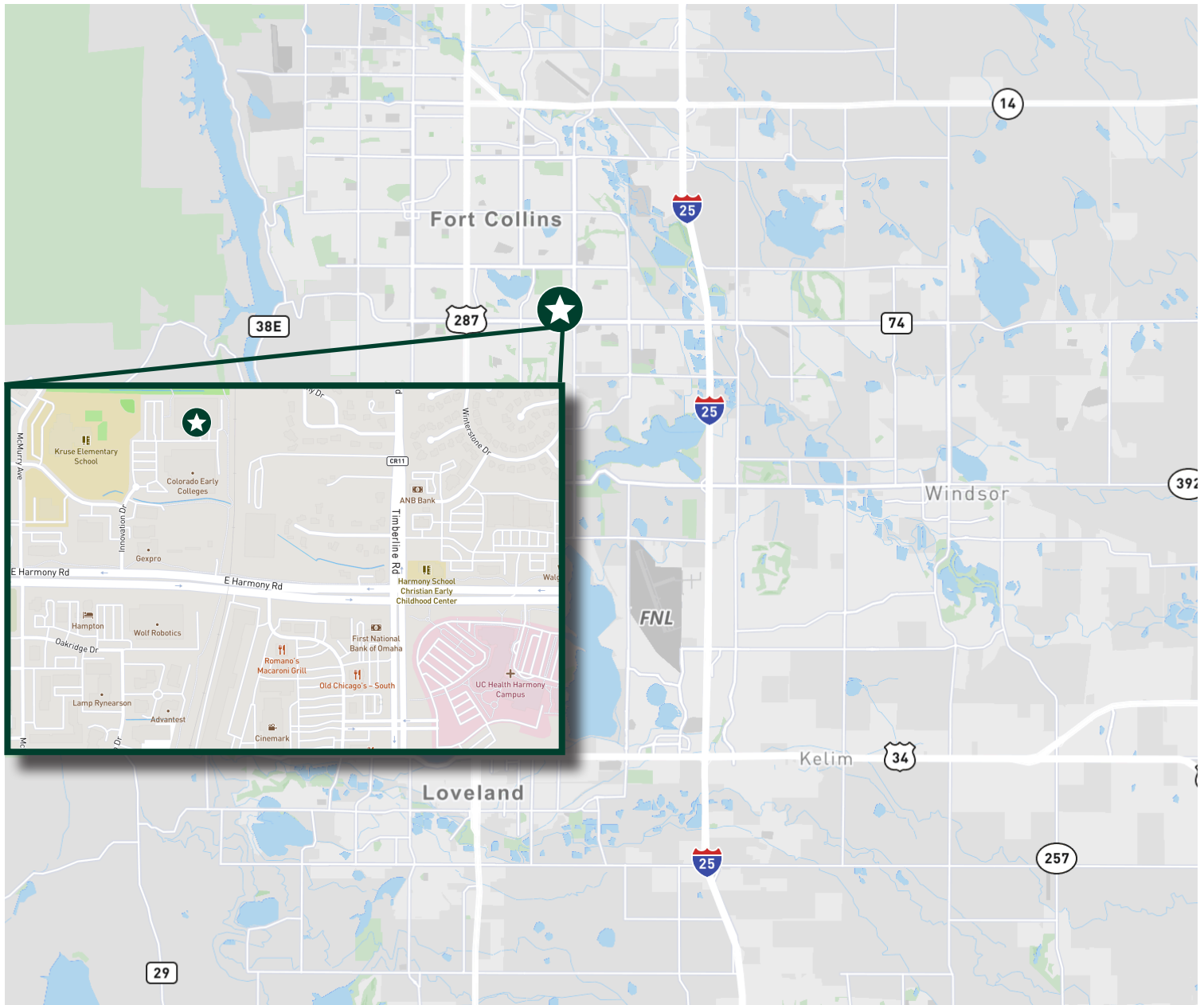
\$3,700,000 (\$135/SF)

Lease Rate:

\$12.00-\$14.00/SF NNN
Estimated OPEX \$6.00/SF



2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	12,166	81,891	167,731
5 Year Projected Population	12,145	83,836	174,005
Median Age	41.5	37.0	33.5
Businesses	819	3,784	7,769
Employees	13,663	48,409	105,531
Travel Time Under 10 Minutes	17.7%	14.5%	15.8%
Travel Time 10-29 Minutes	59.0%	64.9%	65.4%
Travel Time 30+ Minutes	23.5%	20.7%	18.8%



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