

4401 Innovation Drive

Freestanding Office/Flex Warehouse

4401 Innovation Drive
Fort Collins, Colorado 80525





64,784 SF Bldg Along Harmony Corridor

Freestanding Office/Flex Warehouse

Built in 1978, this single-story, 64,784 SF office/flex warehouse can be demised to 20,000 SF. It was most recently used as a call center but the open floor plan can be accommodated for multiple uses. The location also offers 269 parking spaces (a 4.26/1,000 ratio) on site.

Building Features

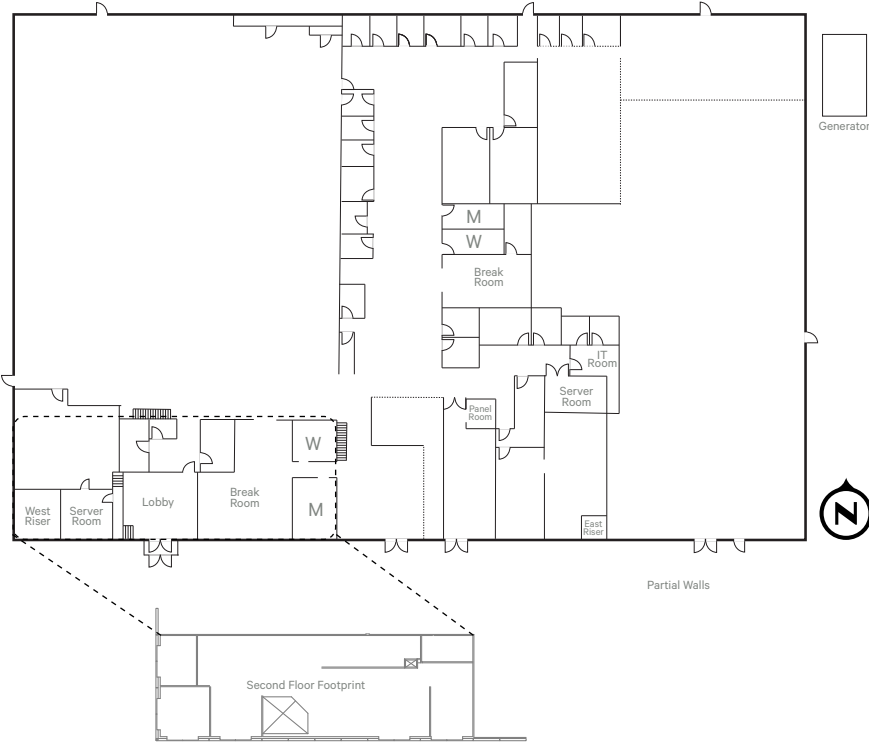
- + Locker Rooms
- + Fully Sprinkled
- + Backup Generator
- + Two Overhead Doors
- + Full New HVAC in Building and New Roof
- + Motion Sensing Lights Throughout
- + 20 Foot Ceiling
- + On Path to Power Trail
- + 1 Inch Commercial Water Tap
- + Substantial Power with 500 KVA Transformer
- + Zoned Harmony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

Sale Price:

\$8,500,000 (\$131.20/SF)

Lease Rate:

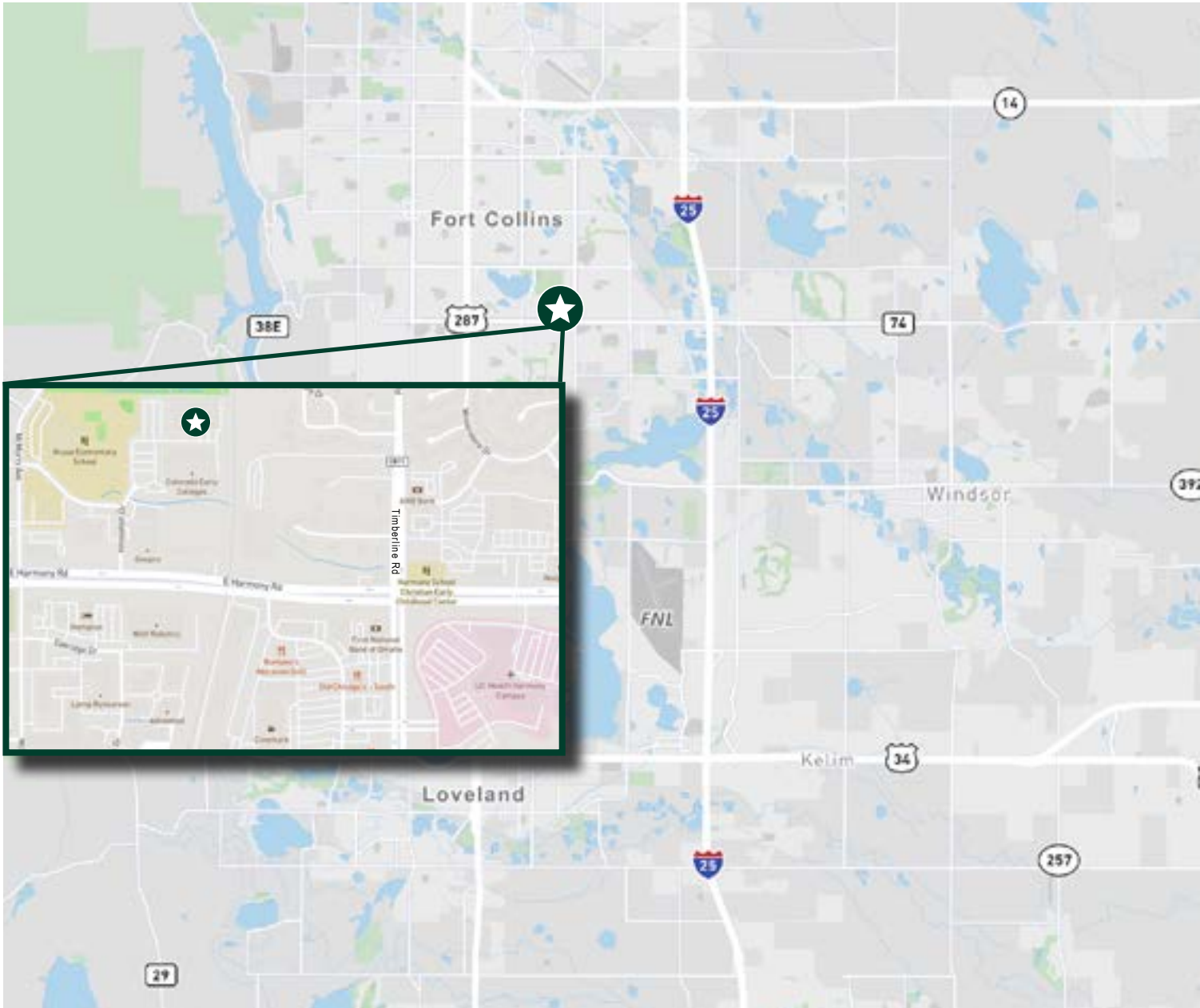
\$12.00-\$14.00/SF NNN
 Estimated OPEX \$6.00/SF



2022 Demographics	1 Mile	3 Miles	5 Miles
Population	11,292	82,984	167,634
5 Year Projected Population	11,51	85,704	175,455
Median Age	37.6	35.8	32.8
Businesses	731	3,689	7,545
Employees	12,851	48,893	96,745
Travel Time Under 10 Minutes	18.5%	15.4%	15.7%
Travel Time 10-29 Minutes	58.2%	63.2%	64.4%
Travel Time 30+ Minutes	23.3%	21.4%	19.9%

*Previous Call Center Layout; Building is Now Without FF&E





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