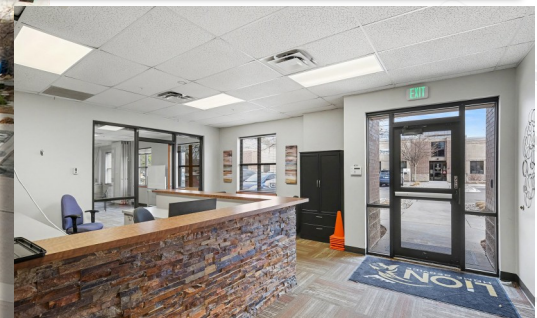


RE/MAX
COMMERCIAL

FOR LEASE

4868 Innovation Drive

FORT COLLINS, CO 80525



[CLICK FOR VIDEO
& WEBSITE](#)



Office / R&D / Flex Building for Lease

RE/MAX

COMMERCIAL

4868 Innovation Drive

FORT COLLINS, CO 80525

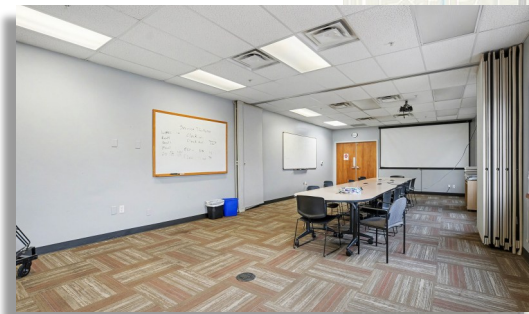
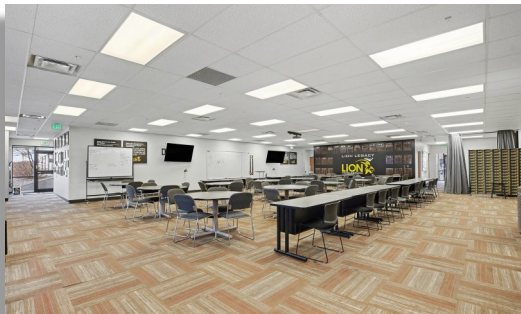
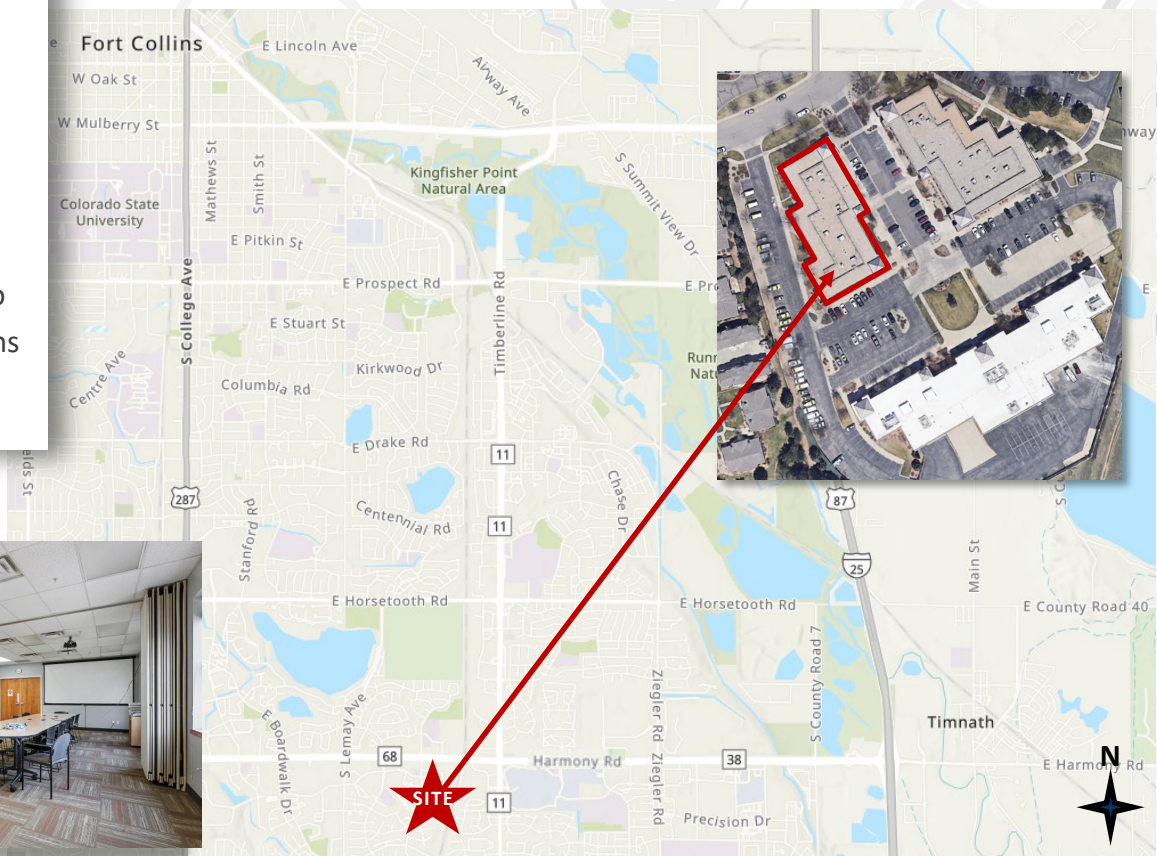
SITE PHOTOS



AVAILABLE

- ⇒ 19,443 SF of Office / R&D / Flex for Lease
- ⇒ Base Rate at \$12.00 - \$14.00 per SF NNN
- ⇒ NNN's Estimated at \$7.87 per SF
- ⇒ Divisible Down to 9,700 SF +/-
- ⇒ Harmony Corridor Zoning (HC)
- ⇒ 218 Shared Parking Spaces and Monument Signage
- ⇒ Fiber to Building and Sprinklered Throughout
- ⇒ 3.3 Miles to I-25 and located in a campus-like setting in Oakridge Business Park. Nearby amenities are abundant to include a plethora of restaurants, retail, and the Fort Collins trail system.

Oakridge Business Park is a well-located business park made up of multiple office, industrial, flex, and commercial buildings along **Oakridge Drive, Innovation Drive, and adjacent streets**, near the **Harmony Road corridor** and major transportation routes like **Interstate 25** and **Highway 287** — making it convenient for logistics, offices, and service-oriented companies.







Northern Colorado Front Range

Situated against the Rocky Mountains to the west and Wyoming to the north, Northern Colorado and Weld and Larimer counties are known for a culture of innovation and entrepreneurial spirit among a set of diverse industries. Consistently ranked nationally as one of the best places to live, work and pursue lifelong learning, this region is a thriving hub of both commerce and culture. The diverse employment base makes Northern Colorado a prime area for business and industry growth. Northern Colorado's top industry clusters include: agriculture, bio/life sciences, business services, energy, and manufacturing.

Interstate 25 is the main corridor providing access to the entire Northern Colorado region. Major cities include Loveland, Greeley, Fort Collins, Longmont, Boulder and the northern suburbs of Denver. Numerous smaller communities surround the area. Interstate 25 is rated by the Colorado Department of Transportation as the busiest highway in the state. Local media have reported that the current traffic count on I-25 between Longmont and Fort Collins is approximately 68,000 vehicles per day, or almost 25 million a year.

Source: choosecolorado.com

RE/MAX

COMMERCIAL

REGIONAL INFORMATION

Northern Colorado Overview

TOP EMPLOYERS

Vestas

WOODWARD



SMUCKER'S

Health.

KEY INDUSTRY CLUSTERS



ADVANCED
MANUFACTURING



HEALTH &
WELLNESS



ENERGY & NATURAL
RESOURCES



FOOD &
AGRICULTURE



TRANSPORTATION &
LOGISTICS

NoCO Snapshot

Source: UpstateColorado.org

6,646 Square Miles

678,753 Population

367,739 Labor Force

\$50,399 Per
Capita Income



Regional Culture

- Regional collaboration between municipalities and business to facilitate investment and job growth
- Innovative partnerships that provide support for key industry sectors
- Support of small business, innovation, entrepreneurship, through higher education partnerships
- National leader in workforce initiatives Culture that promotes and develops quality of life

Quality of Life

- Rocky Mountain National Park
- Public parks & lands in over 40 communities
- Variety of cultural opportunities spread throughout the region
- Variety of housing allows for growth in regional labor shed to support growing economy
- Locally-driven investment in community development



CONTACT

4868 Innovation Drive

FORT COLLINS, CO 80525

Broker Contact

MICHELLE HICKEY CRAWFORD, CCIM

RE/MAX Commercial Alliance

(970)215-7016

Michelle@NoCoMichelle.com

INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES BELIVED TO BE RELIABLE BUT HAS NOT BEEN VERIFIED. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.