

AVAILABLE FOR SALE OR LEASE HARMONY COMMONS

3491 EAST HARMONY ROAD | FORT COLLINS, COLORADO 80528



26,193 TOTAL SF AVAILABLE SALE PRICE \$3**50** - \$3**85**/SF

LEASE RATE \$22 - \$24/SF NNN

NNN EXPENSES \$14.50/SF (EST.)

Harmony Commons is an exciting mixed-use center prominently positioned in southeast Fort Collins among some of the largest and most prominent high-tech and healthcare employers in the region. It is in close proximity to Fossil Ridge High School and other elementary and junior high schools that are highly sought after in the community. In addition, southeast Fort Collins boasts the strongest demographics in the city, and is seeing continued growth in both single-family and multi-family housing.





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This modern-design office building offers an opportunity to lease or own prominent office space in the southeast part of Fort Collins. The building has been designed to accommodate a variety of suite sizes; from 2,500 SF up to a full-building occupant. The building's adjacency to medical and tech-based office lends itself to a variety of possible uses; including accounting, law offices, financial advisors, high tech, and in particular medical office uses. Options for Harmony Road signage brings excellent visibility.





harmonycommons.com

TWO-STORY PROFESSIONAL OFFICE BUILDING | LEASING PLAN



AREA EMPLOYERS INCLUDE

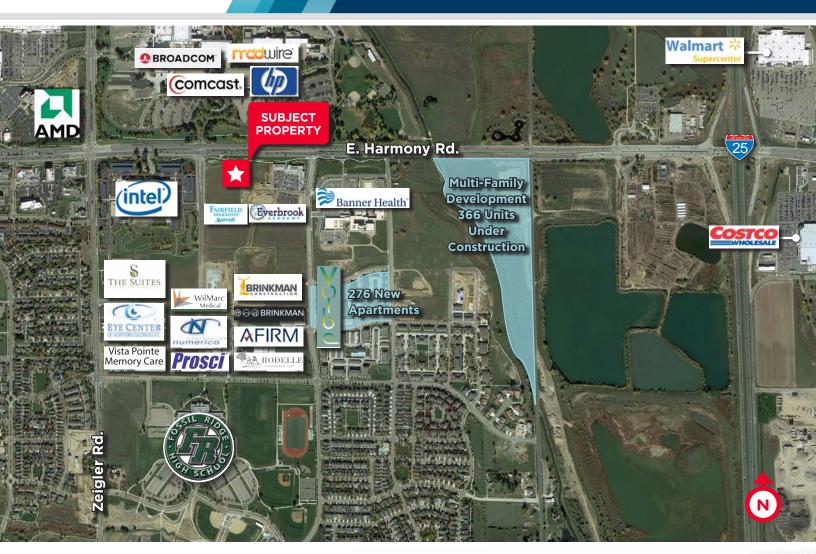
- CA Technologies
- Broadcom
- Comcast
- Madwire
- Hewlett Packard
- AMD
- Intel

- Banner Health
- Brinkman
- UC Health
- AFIRM
- Prosci
 - Numerica
 - Rodelle



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DEMOGRAPHICS	1 Mile	3 Mile	5 Mile	In Alle Ma	IN IN WALLAND
2019 Population	6,224	42,605	TRAN 115,780 A	pare	
2024 Population	6,962	46,466	126,441		With I April
Pop. Growth ('19-'24)	11.86%	9.06%	9.21%		
Daytime Population	4,003	26,141	80,282		
2019 Avg. HH Income	106,289	107,834	92,118		
Source: CoStar, 2019					

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