



AVAILABLE FOR SALE OR LEASE
HARMONY COMMONS

3491 EAST HARMONY ROAD | FORT COLLINS, COLORADO 80528



**26,193 TOTAL
SF AVAILABLE**

**SALE PRICE
\$350 - \$385/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.

HARMONY

COMMONS

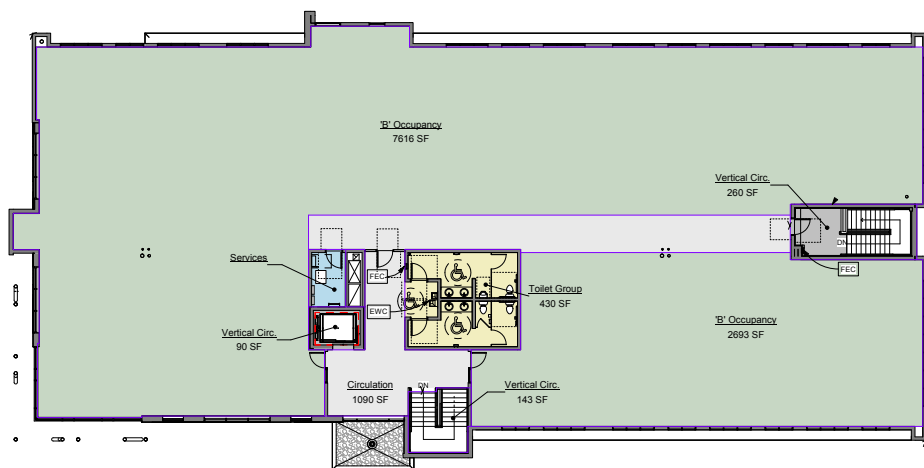


This modern-design office building offers an opportunity to lease or own prominent office space in the southeast part of Fort Collins. The building has been designed to accommodate a variety of suite sizes; from 2,500 SF up to a full-building occupant. The building's adjacency to medical and tech-based 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.



3491 EAST HARMONY ROAD
FORT COLLINS, COLORADO 80528

TWO-STORY PROFESSIONAL OFFICE BUILDING | LEASING PLAN



SECOND FLOOR

AVAILABLE SIZE

12,874 SF

LEASE RATE

\$22.00-\$24.00/SF NNN

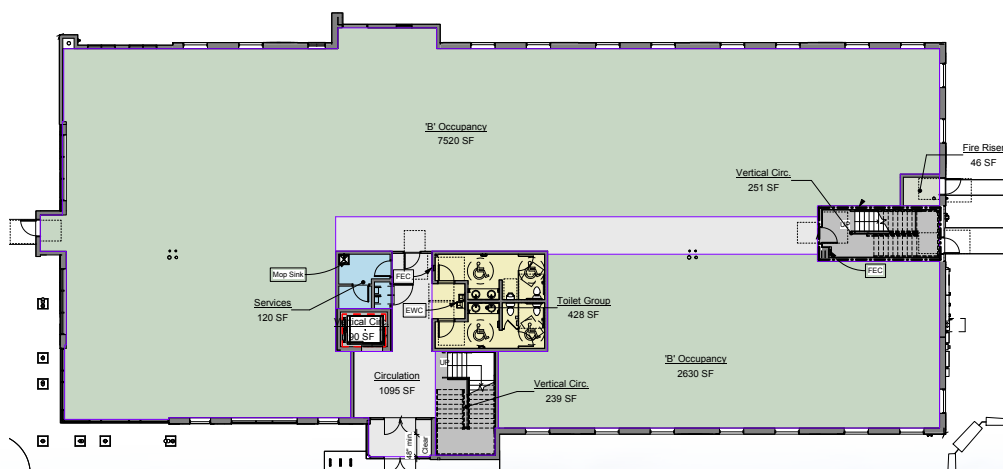
FIRST FLOOR

AVAILABLE SIZE

13,318 SF

LEASE RATE

\$22.00-\$24.00/SF NNN



AREA EMPLOYERS INCLUDE

- 
- CA Technologies
 - Broadcom
 - Comcast
 - Madwire
 - Hewlett Packard
 - AMD
 - Intel
 - Banner Health
 - Brinkman
 - UC Health
 - AFIRM
 - Prosci
 - Numerica
 - Rodelle





DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2019 Population	6,224	42,605	115,780
2024 Population	6,962	46,466	126,441
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

For more information, please contact:

AKI PALMER
Senior Director
+1 970 267 7727
aki.palmer@cushwake.com

TRAVIS ACKERMAN
Managing Director
+1 970 267 7720
travis.ackerman@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525

T +1 970 776 3900
F +1 970 267 7419

cushmanwakefield.com