

## 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

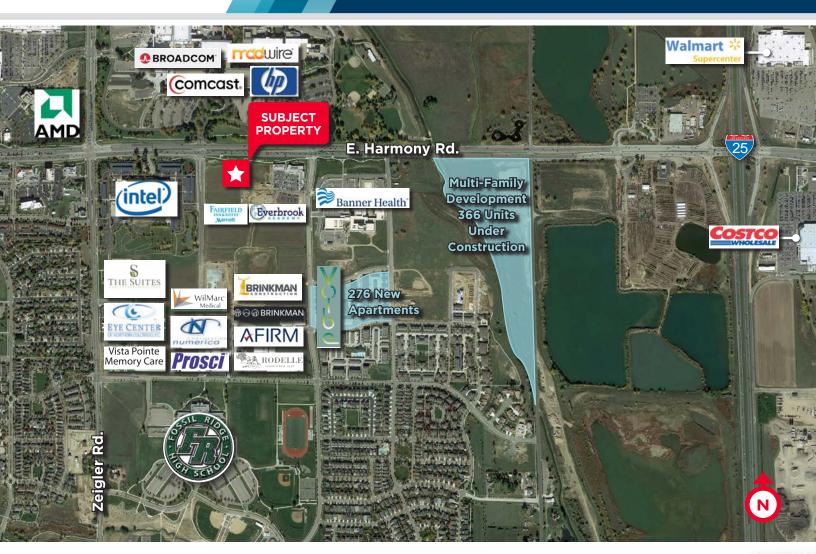
- CA Technologies
- Broadcom
- Comcast
- Madwire
- Hewlett Packard
- AMD
- Intel

- 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  |         |         |                |            |               |

For more information, please contact:

AKI PALMER Senior Director +1 970 267 7727

+1970 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

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