



MEDICAL OFFICE CONDO FOR SALE OR LEASE

2121 E. HARMONY ROAD, SUITE 360 | FORT COLLINS, CO 80528



WWW.REALTEC.COM

THREE OFFICES SERVING NORTHERN COLORADO FOR OVER 30 YEARS –
FORT COLLINS, GREELEY, AND LOVELAND



Erik Broman
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Kylan Fetzer
Broker

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PROPERTY HIGHLIGHTS

Condo SF: 2,805 SF
Sale Price: \$1,200,000 (\$427.80/SF)
Lease Rate: \$24.00/SF NNN
Year Built: 2000

PROPERTY HIGHLIGHTS:

- Rare Ownership Opportunity Within UCHealth Harmony Campus
- Located Along one of Fort Collins Busiest Corridors
 - Intersection sees over 72,500 vehicles per day
- Right size Unit for Small or Specialty Practice
- Limited Tenant Turnover with High Barrier to Entry
- Turn-key medical space with professional management
- Suite is located right next to elevator for easy access

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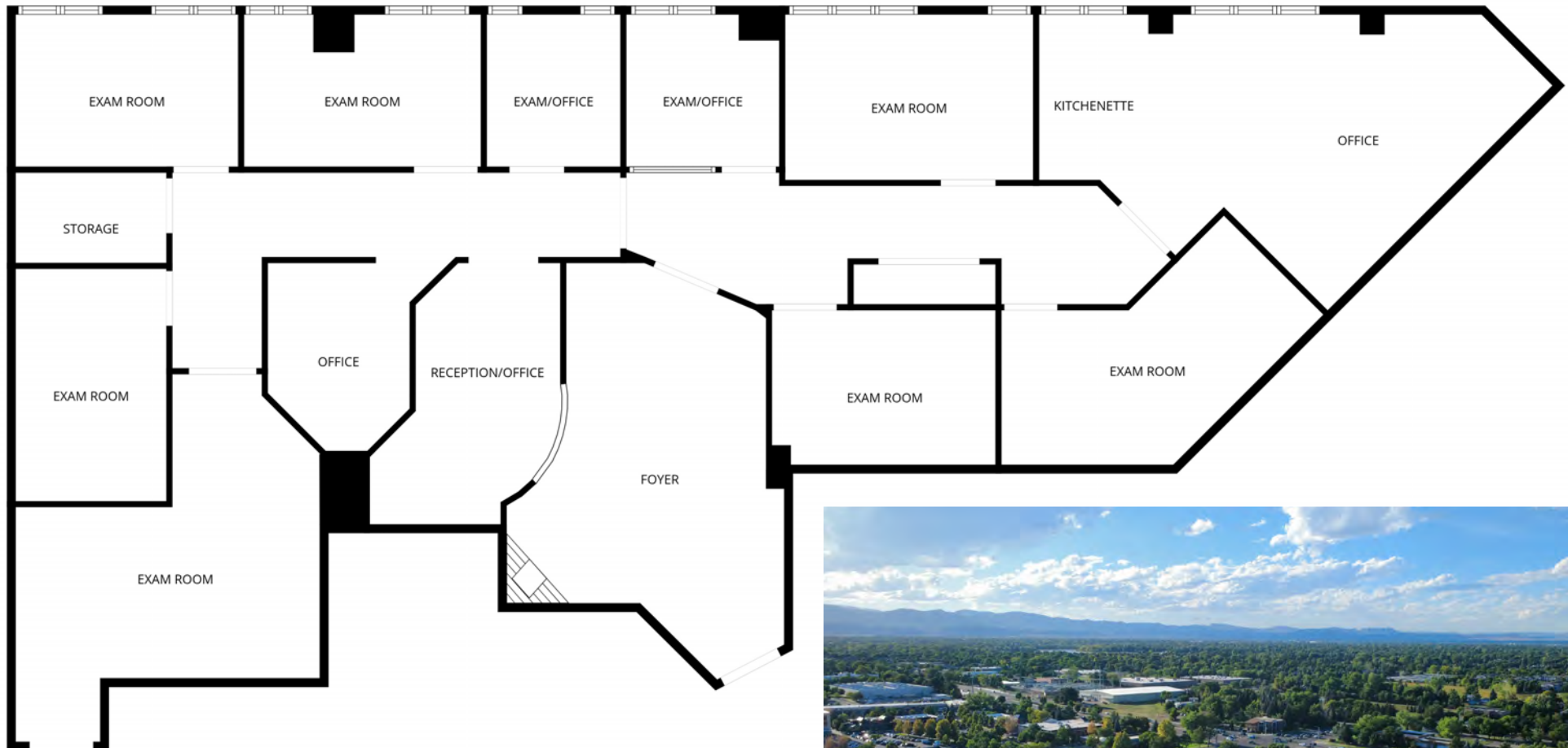


FLOOR PLAN & FEATURED PROPERTY

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FEATURED PROPERTY

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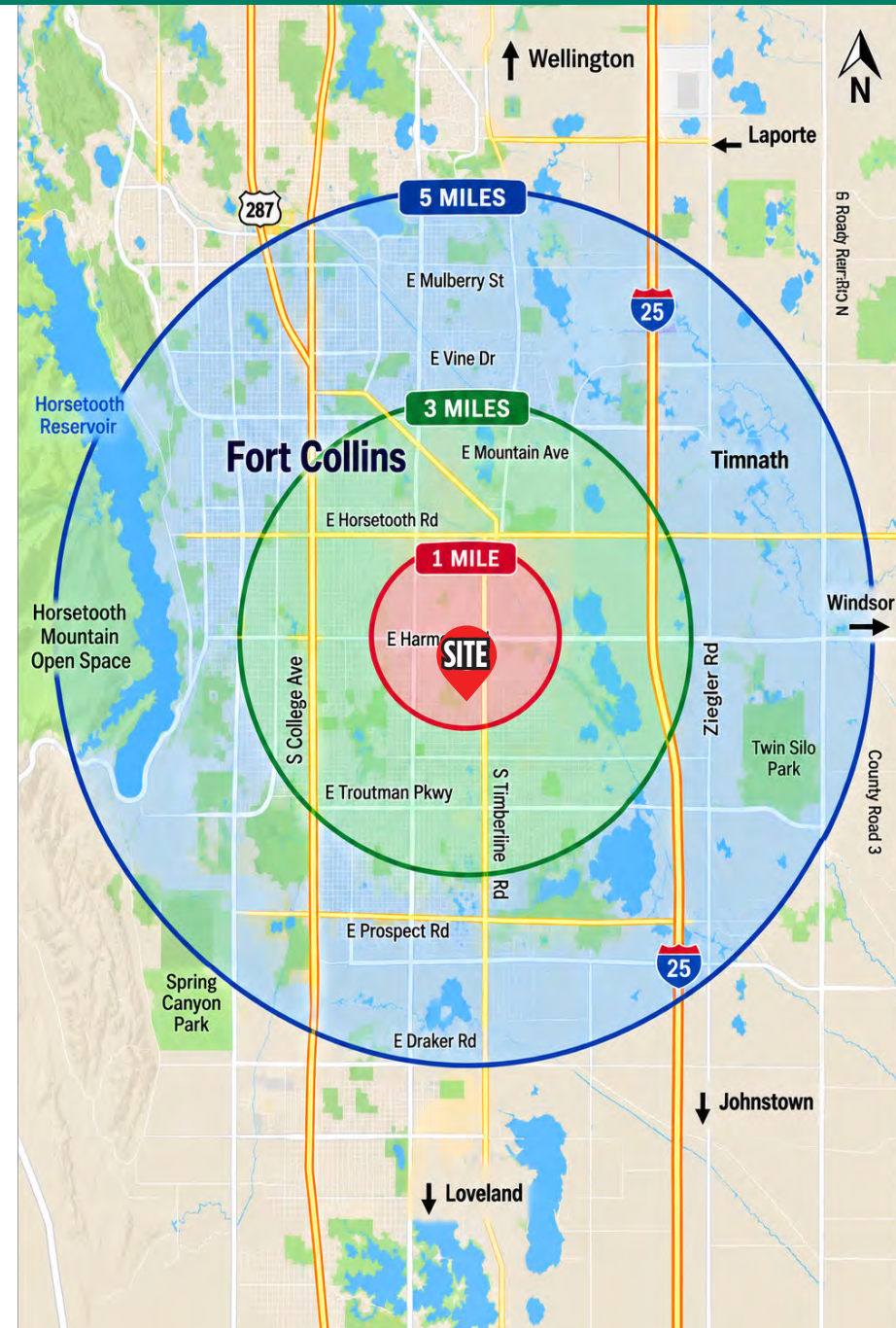
DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Population-Census	12,316	71,781	151,879
2026 Population	12,014	72,341	162,303
2031 Population Projection	12,382	74,759	169,082
Annual Population Growth 2020-2026	-0.50%	0.16%	1.34%
Annual Population Growth 2026-2031	0.61%	0.66%	0.82%
2026 Daytime Population	20.6 K	79.6 K	176 K
HOUSEHOLDS			
2020 Households	4,971	29,371	59,294
2026 Households	4,993	30,396	64,228
2031 Households Projection	5,223	31,755	67,749
Annual Growth 2026-2031	0.90%	0.88%	1.07%
Avg. Household Size	2.46	2.34	2.38
Median Net Worth	\$478,064	\$380,980	\$346,047
HOUSEHOLD INCOME			
2026 Average Household Income	\$150,176	\$148,972	\$145,646
2026 Median Household Income	\$115,722	\$110,579	\$103,869
2031 Average Household Income	\$171,486	\$170,793	\$167,177
2026 Median Household Income	\$137,025	\$133,256	\$126,902
2026 Per Capita Income	\$61,264	\$62,997	\$57,979
2031 Per Capita Income	\$71,042	\$73,009	\$67,332
PLACE OF WORK			
2026 Businesses	801	3,238	7,303
2026 Employees	13,985	41,111	95,128



ABOUT FORT COLLINS

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Situated just east of the Rocky Mountain foothills, 65 miles north of Denver and 45 miles south of Cheyenne, Wyoming, Fort Collins is a vibrant and growing community. The city offers the convenience of a small town with the amenities of a larger city and is a regional center for employment, shopping, healthcare and technology.



EMPLOYMENT

Fort Collins' economy has a diverse mix of manufacturing and service-related businesses. Some of the larger manufacturers include Woodward Governor, Anheuser-Busch, Wolf Robotics and Otterbox. Technology companies are major employers, benefiting from a well-educated workforce and the resources of Colorado State University. Fort Collins companies include Hewlett Packard, Intel, Broadcom, Beckman Coulter, Advanced Energy and National Semiconductor, to name a few. Fort Collins is also home to clean energy, bioscience and agri-tech businesses, as well as local, federal and state government.

MAJOR EMPLOYERS



COLORADO STATE UNIVERSITY

Beginning as the Colorado Agricultural College in 1870 and later (1935) becoming the College State College of Agriculture and Mechanical Arts (Colorado A & M), the institution gained university status in 1957. Current enrollment at CSU is 34,000. CSU is well-regarded nationally in academics, with a diverse curriculum offered in eight (8) colleges and fifty-five (55) departments, all supported by a faculty of 2,000 professionals. For more information, refer to the CSU website (www.Colo.State.edu). Athletics are an important aspect of Colorado State University (CSU's mascot is the "Rams") with all major sports (football, basketball, volleyball, baseball), as well as minor sports offered. In 2019, Colorado State University moved into a new on-campus football stadium to enhance its football venue as a member of the Mountain West conference.

CLIMATE

The city has a temperate climate with an average of 300 sun-filled days per year, low humidity and moderate winters. Average temperatures are 83.5 degrees during the summer and 44.0 degrees in winter. Annual rainfall is 16 inches and winters average 59 inches of snow per year.