



HARMONY TECHNOLOGY PARK - FORT COLLINS, COLORADO

Harmony Technology Park is located in the heart of Northern Colorado's technology corridor on Harmony Road, just west of I-25, in southeast Fort Collins. The park's presence creates a unique opportunity for business expansion or relocation.



HARMONY TECHNOLOGY PARK - Availability

Parcel A	4.8 Acres	\$15.00/SF	West Parcel A	9.30 Acres	\$8.00/SF
Parcel B	4.3 Acres	\$9.50/SF	Parcel 1	5.08 Acres	\$10.00/SF
Parcel C	2.3 Acres	\$10.00/SF	SW Parcel A	2.40 Acres	\$9.00/SF
Parcel D	4.9 Acres	\$10.00/SF	SW Parcel B	2.40 Acres	\$9.00/SF
Parcel E	3.6 Acres	\$9.50/SF	<i>- All acreage is approximate.</i>		
Parcel F	2.2 Acres	\$9.50/SF			



www.harmonytechnologypark.com | www.cbre.com/colorado



HARMONY TECHNOLOGY PARK - Location Overview and Park Highlights



PARK HIGHLIGHTS:

- Across the street from Banner Medical Center
- Close proximity to many amenities and services
- Easy access to both Harmony Road and I-25
- Three signalized intersections available to the park
- Attractive natural Colorado landscaping including:
 - Connecting pedestrian paths
 - Outdoor plazas
 - Seating and recreation areas



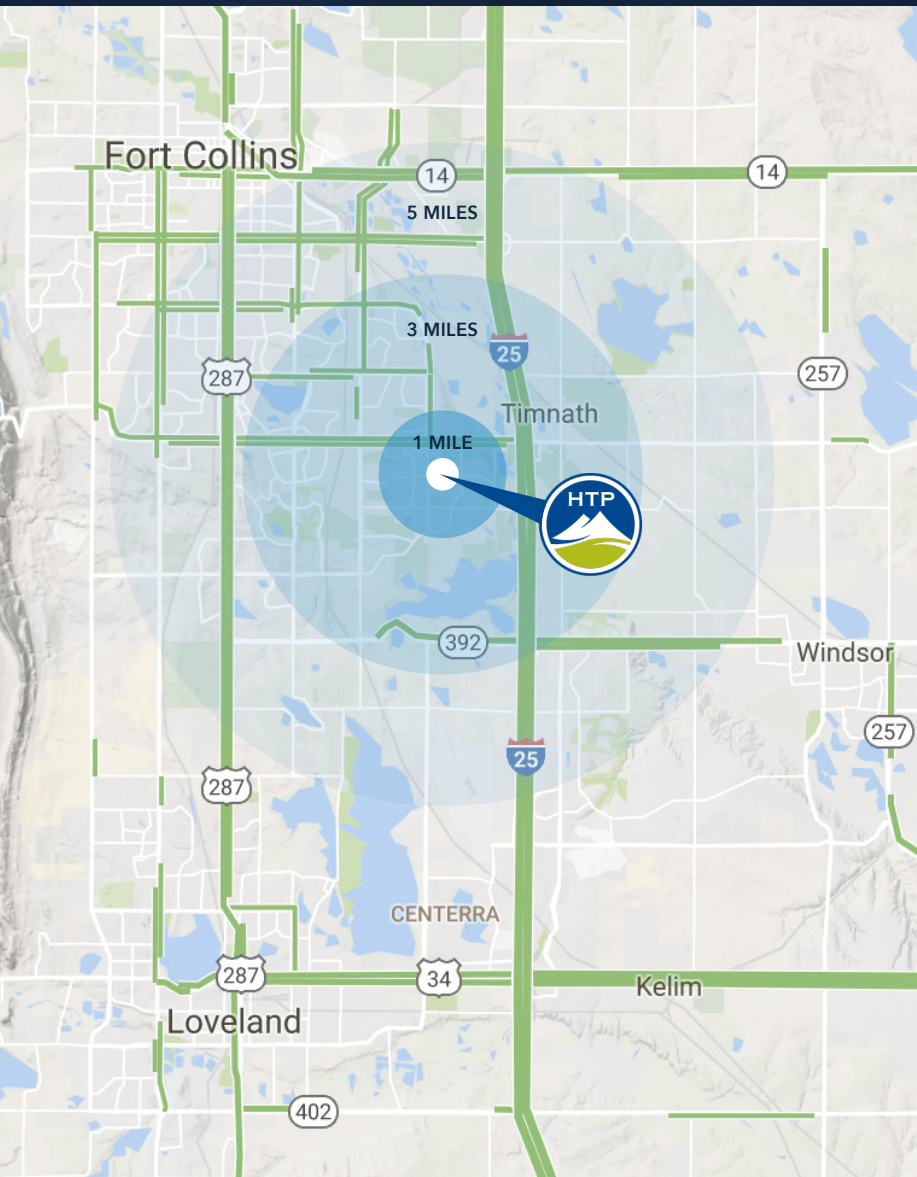
FORT COLLINS HONORS:

- #1 Best Places for Young Professionals in Larimer County | Niche.com 2024
- Top 100 Best Places to Live in the U.S. | Livability.com 2024
- Top 10 Healthiest Cities in the Country | Livability.com 2023
- #1 Best Place to Live in Colorado | Forbes 2022
- #8 Best Place to Live for Quality of Life in the U.S. | U.S. News 2022
- #5 Top 10 Remote-Ready Cities in the U.S. | Livability.com 2021

HARMONY TECHNOLOGY PARK - Location Overview and Demographics

Fort Collins offers the best of both worlds. A secure, thriving business community within one hour of Denver International Airport and the convenience and intimacy of a small town with the amenities and accessibility of a large city.

A great place to live is naturally a great place to work. Employee satisfaction and lifestyle affect the bottom line.



AREA DEMOGRAPHICS

Estimated Population

1 Mile	5,192
3 Miles	48,490
5 Miles	122,042

Estimated Households

1 Mile	2,261
3 Miles	18,917
5 Miles	48,901

Average Household Income

1 Mile	\$151,367
3 Miles	\$154,787
5 Miles	\$147,403

- ESRI 2024

Regional Drive Times

Old Town Fort Collins	7.6 Miles	14 Minutes
Loveland	14.4 Miles	19 Minutes
Denver	57.2 Miles	58 Minutes
DIA	61.8 Miles	57 Minutes

- Google Maps 2024



CONTACTS:

Pete Kelly, CCIM, SIOR

+1 970 372 3846

pete.kelly@cbre.com

Peter Kast, CCIM, SIOR

+1 970 372 3845

peter.kast@cbre.com

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