



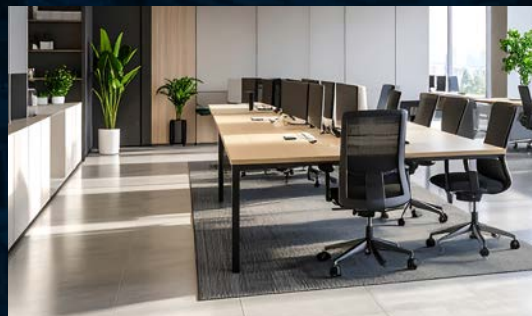
# HARMONY

TECHNOLOGY PARK



## COMMERCIAL DEVELOPMENT LAND FOR SALE

**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.



# CBRE



# HARMONY TECHNOLOGY PARK



**Harmony Technology Park** is poised to meet your commercial real estate needs, and then surprise you with advantages you haven't even considered. Located in Fort Collins on Harmony Road, near I-25 and in the heart of a technology corridor.



## Parcel Pricing and Availability

<b>Parcel A</b>	4.8 Acres	\$18.50/SF	<b>Parcel D</b>	4.9 Acres	\$12.00/SF	<b>Parcel G</b>	9.30 Acres	<i>Under Contract</i>
<b>Parcel B</b>	4.3 Acres	\$12.00/SF	<b>Parcel E</b>	3.6 Acres	\$11.00/SF	<b>Parcel H</b>	11.13 Acres	\$17.50/SF
<b>Parcel C</b>	2.3 Acres	\$11.00/SF	<b>Parcel F</b>	2.2 Acres	\$11.00/SF			

- All acreage is approximate.



# 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:

- Ranked #4 Best Place to Live in the West | *Livability.com 2025*
- #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*

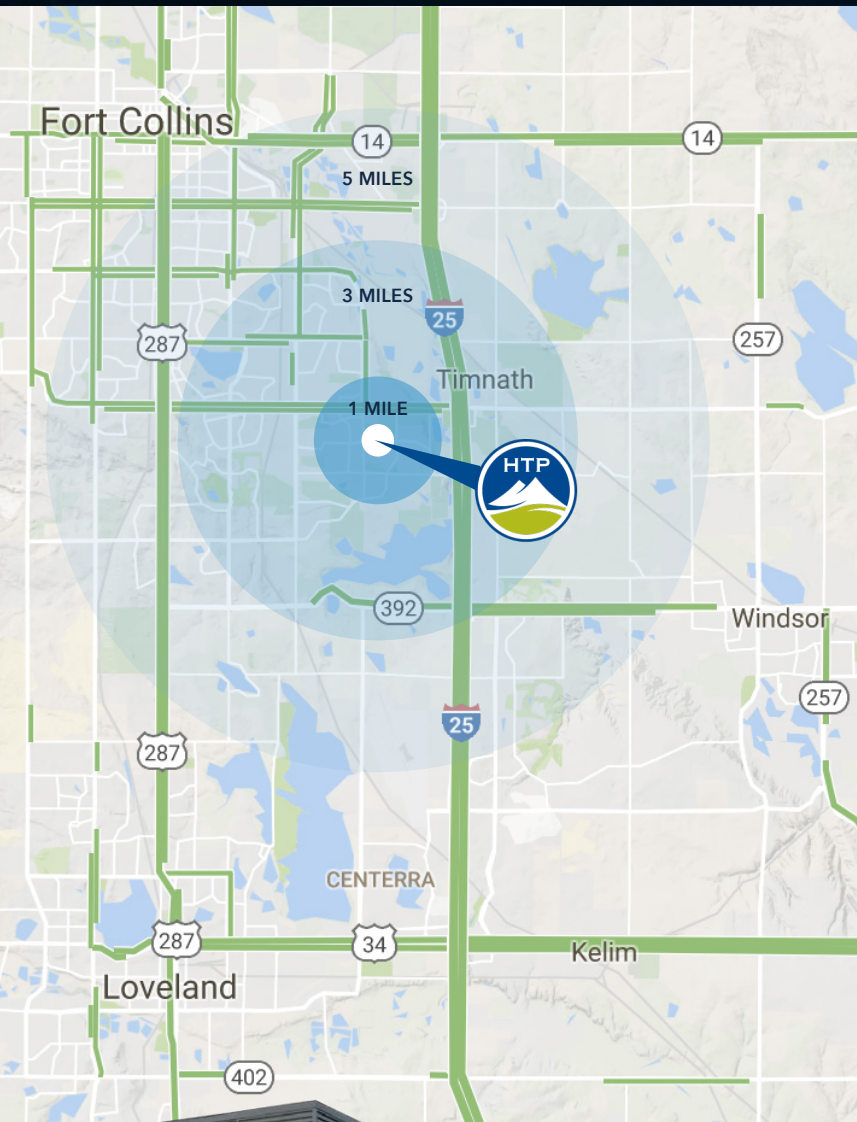
**A GREAT place to live is naturally a GREAT place to work. Employee satisfaction and lifestyle affect the bottom line.**





# HARMONY TECHNOLOGY PARK

## Location Overview and Area Demographics



### AREA DEMOGRAPHICS:

#### Estimated Population

1 Mile	6,535
3 Miles	52,730
5 Miles	130,857

#### Estimated Households

1 Mile	2,966
3 Miles	20,855
5 Miles	53,348

#### Average Household Income

1 Mile	\$139,129
3 Miles	\$154,169
5 Miles	\$142,186

- ESRI 2026

#### 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 2026

**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.



**HARMONY**  
TECHNOLOGY PARK

DEVELOPER:



Investment | Development | Advisory

### 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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