

# OFFICE/FLEX SPACE FOR LEASE

4803 Innovation Dr., Unit 4, Fort Collins, CO



## PROPERTY DETAILS

### Available Space:

Unit 4: 1,310 RSF

### Lease Rate: \$16.00/SF NNN

(NNN - \$11.24/SF including utilities)

### Features:

- Open floor plan
- High-end finishes
- Abundant natural light

### Zoning: (HC) Harmony Corridor

[click here for link to zoning](#)

### Ideal Uses:

- Architect/Engineering
- Art studio/Gallery

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## OAKRIDGE DESIGN CENTER OFFICES

**LEASE RATE: \$16.00/RSF NNN (EST. \$11.24/SF)**

- Unique small office/flex space in high traffic Harmony Corridor of central Fort Collins
- Quality building built to LEED standards
- Open reception, conference room, kitchenette, open workspace with open loft work area
- High-end finishes including exposed wood beams, wooden stair railing and stained concrete floors
- Windows bring in abundant natural light
- Well located in a professional office park near many restaurants, retail and hotel amenities
- Well kept landscaping and plenty of parking, including two EV Charging stations
- Perfect for small design/engineering or other open creative space user, flex/artist space, or unique open professional space



### DEMOGRAPHICS (Source: STDB Online 2026, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	12,171	79,718	160,780
Avg. HH Income	\$139,770	\$135,143	\$125,470
Households	5,453	33,817	63,898
Businesses	775	3,438	7,604
Employees	13,306	42,246	99,797



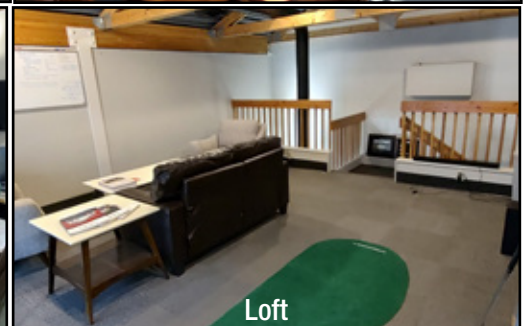
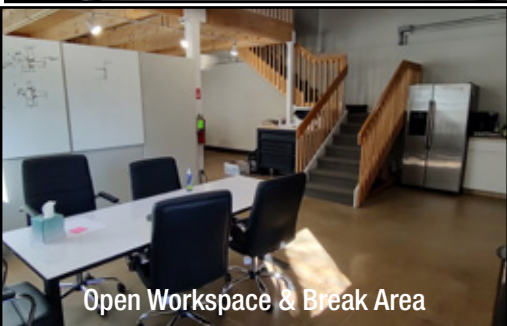
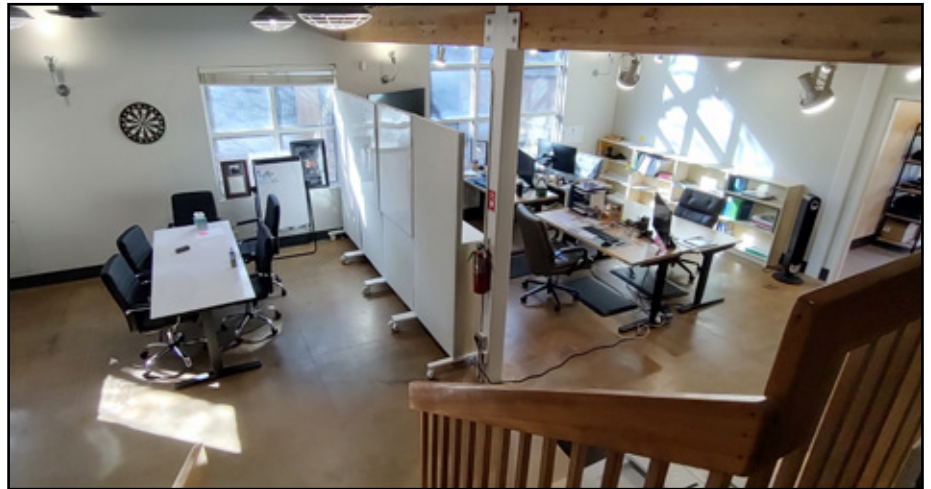
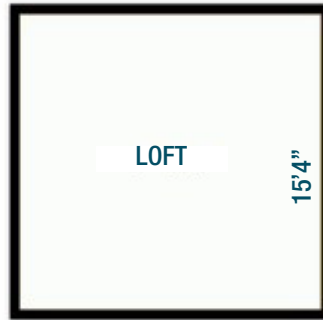
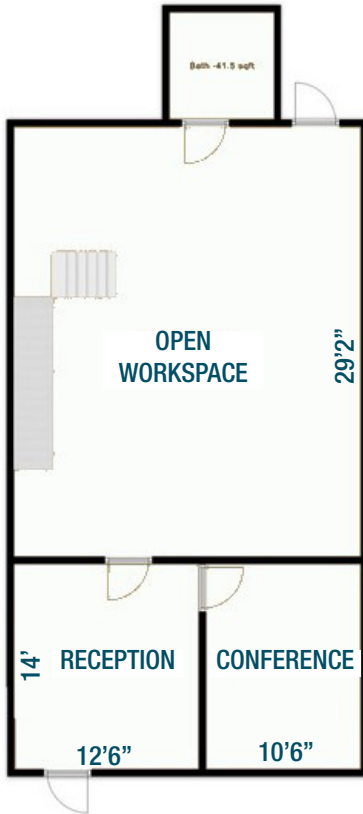
### TRAFFIC COUNTS (Source: STDBOnline)

E. Harmony Dr. @ Innovation Dr.	45,970 VPD
McMurry Ave. @ Oakridge Dr.	5,940 VPD

# OFFICE/FLEX SPACE FOR LEASE

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- Reception and Conference Room or Private Office
- Open Workspace/Bullpen
- Open Loft
- Private Restroom
- Break Area/Kitchenette



The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 3/26/2026

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Old Town Fort Collins - 6 miles; 17 min  
 Loveland - 10.2 miles; 22 min  
 Greeley - 27.1 miles; 42 min  
 Windsor - 11.3 miles; 23 min  
 I-25 - 4.2 miles; 11 min



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