

## UNION PARK

## NEW CONSTRUCTION OFFICE BUILDINGS



**SALE PRICE: \$350/SF (CORE & SHELL)**  
FINISHES TO SUIT

Two (2) new-construction, 2-story office buildings coming to desirable south Fort Collins in 2026. These buildings are a part of the Union Park mixed-use planned development near the corner of Harmony Road and Ziegler. Their proximity to high-profile retail and large employers make these buildings very convenient and accessible for a wide variety of businesses. The buildings will feature modern architecture, large windows, flexible floor plans, elevator service and more. Suites will be available, with customized design features available prior to completion. Contact us to schedule a site visit or consult with our design team.

**PROPERTY FEATURES**

<b>Buildings:</b>	Two (2)
<b>Stories:</b>	2-Story
<b>Exterior:</b>	Modern Mixture of Finishes
<b>Elevator:</b>	Elevator Served 2nd Floor
<b>Core:</b>	Elevator and Restrooms
<b>Finishes:</b>	Finished to Suit
<b>Available Sizes:</b>	2,600-11,300 SF

# UNION PARK



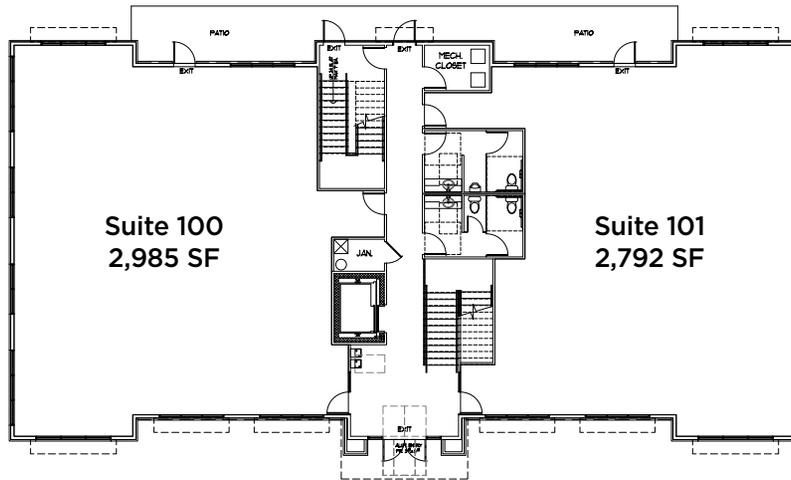
## UNION PARK DEVELOPMENT

<b>2-4 STORY APARTMENTS</b>	457 Units
<b>3-STORY TOWNHOMES</b>	136 Units
<b>3-STORY LIVE-WORK</b>	6 Units
<b>MIXED-USE</b>	4 Units & 6,100 SF Retail
<b>2-STORY OFFICE</b>	20,000 SF
<b>DAYCARE</b>	10,000 SF

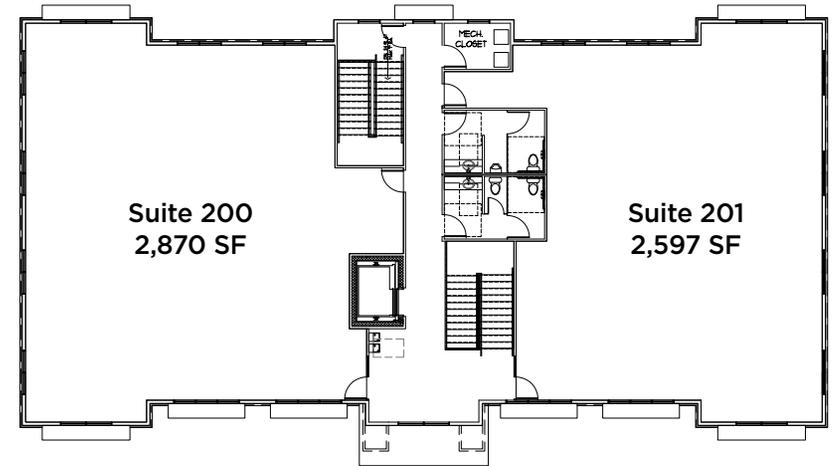


## 3010 GOLDEN GROVE DRIVE

### FIRST FLOOR



### SECOND FLOOR

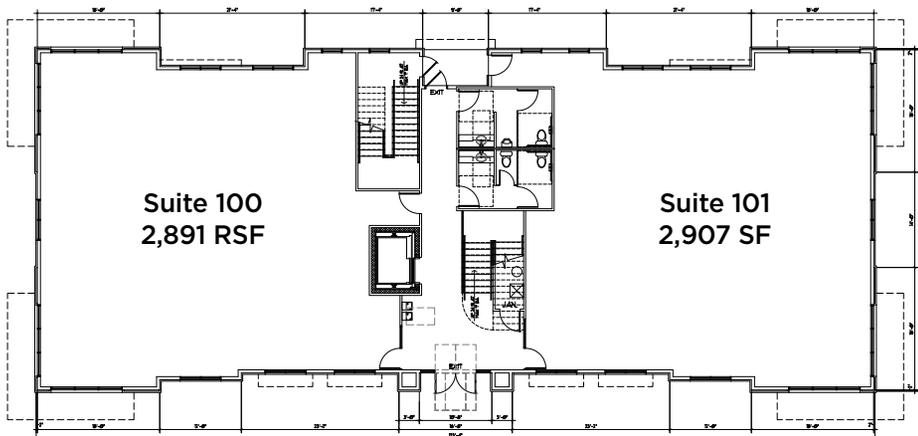


### ELEVATIONS

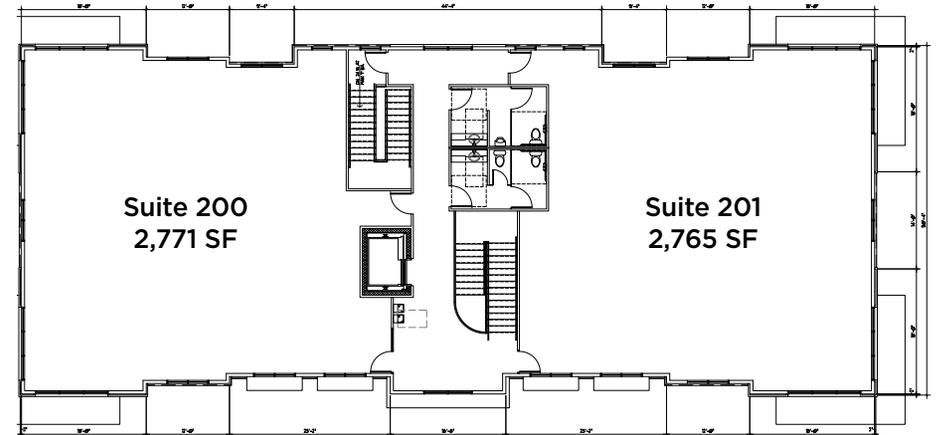


## 3014 UNION PARK AVENUE

### FIRST FLOOR



### SECOND FLOOR



### ELEVATIONS



# UNION PARK



GameStop GNC Great Clips

Panera Bread Bath & Body Works Claire's  
Sport Clips Dunkin' Donuts Verizon  
Frenchies Sephora Club Pilates  
Microsoft First Tech B

Staples Sprouts Farmers Market World Market  
Ulta Beauty Burlington

Lowe's Sherwin Williams

Harmony Corporate Center

Mattress Firm Smoothie King  
Five Guys Burgers and Fries

Target T Mobile Starbucks  
Pure Barre Five Below Pet Supplies Plus

Live/Work 6 Units

Retail/Mixed Use 4 Units

Apartments 457 Units

Pool & Clubhouse

3-Story Townhomes 136 Units

PROPOSED OFFICE

DAYCARE PAD SITE

Ziegler Rd

Paddington Rd

# UNION PARK

## SITE PERSPECTIVE PHOTOS



# UNION PARK

## THE CITY OF FORT COLLINS

Located in northern Colorado, Fort Collins is home to Colorado State University and an outstanding public school system. Nestled at the base of the Rocky Mountains, Fort Collins offers exciting recreational opportunities, unique cultural offerings, and is a regional center for employment and shopping.

Throughout the year, live music and entertainment, as well as great local dining, can be found throughout the historic downtown area. Fort Collins offers the convenience of a small town with all the amenities of a larger city. If you are seeking the Colorado lifestyle and a community in which you can reinvent and reinvigorate yourself then Fort Collins is your city.

The City maintains more than 966 acres of parks, 37,607 acres of natural areas, 45 miles of off-street hike/bike trails, three golf courses, a racquet center, four swimming pools, an ice rink and many community and recreation centers.

The Northern Colorado Regional Airport is jointly owned by the cities of Fort Collins and Loveland. With over 1,100 acres and roughly 300 aircraft, the airport serves the private and corporate aviation needs of the Northern Front Range, as well as charter flights and flights for area collegiate football teams.

Source: fcgov.com



### WITHIN 1 MILE Source: ESRI



**8,925**  
2024 Population



**6,247**  
Employees



**3,422**  
Households (HH)



**453**  
Businesses



**\$105,668**  
Median HH Income



### FORT COLLINS DEMOGRAPHICS Source: ESRI



**173,769**  
Total Population



**103,857**  
Employees



**70,117**  
Households (HH)



**7,132**  
Businesses



**\$85,166**  
Median HH Income



# UNION PARK

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## NEARBY MAJOR EMPLOYERS



**SUBJECT PROPERTY**

**Walmart**

INTERSTATE 25

**COSTCO WHOLESALE**

