

OFFICE SPACE(S) FOR LEASE

1330 OAKRIDGE DRIVE

Fort Collins, Colorado 80525



HARMONY ROAD FRONTAGE/SIGNAGE





PROPERTY OVERVIEW

Office spaces available for lease in south Fort Collins. The location features Harmony Road visibility, with monument signage options. It is centrally located off the Harmony Road retail/office corridor approximately three miles from I-25 to the east and two miles to Highway 287 (College Avenue) to the west. The site is supported by strong residential and business demographics.

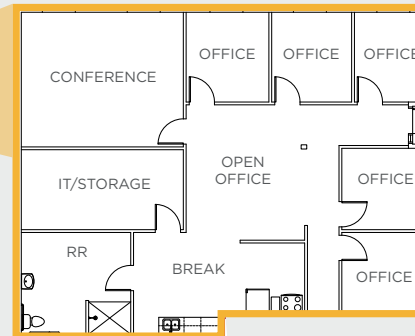
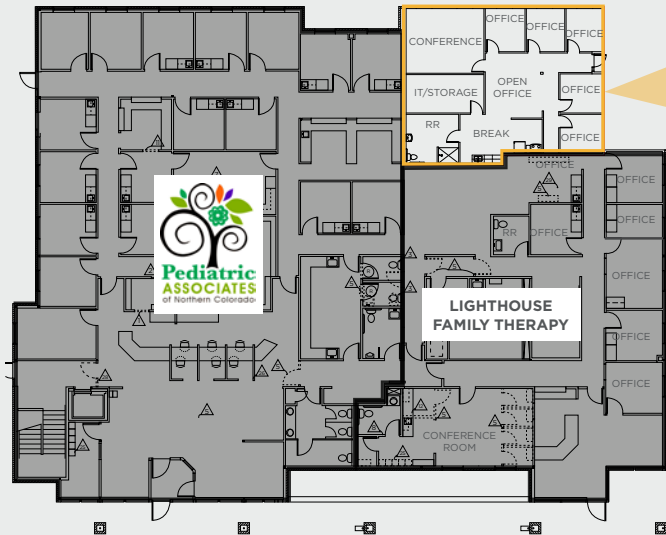
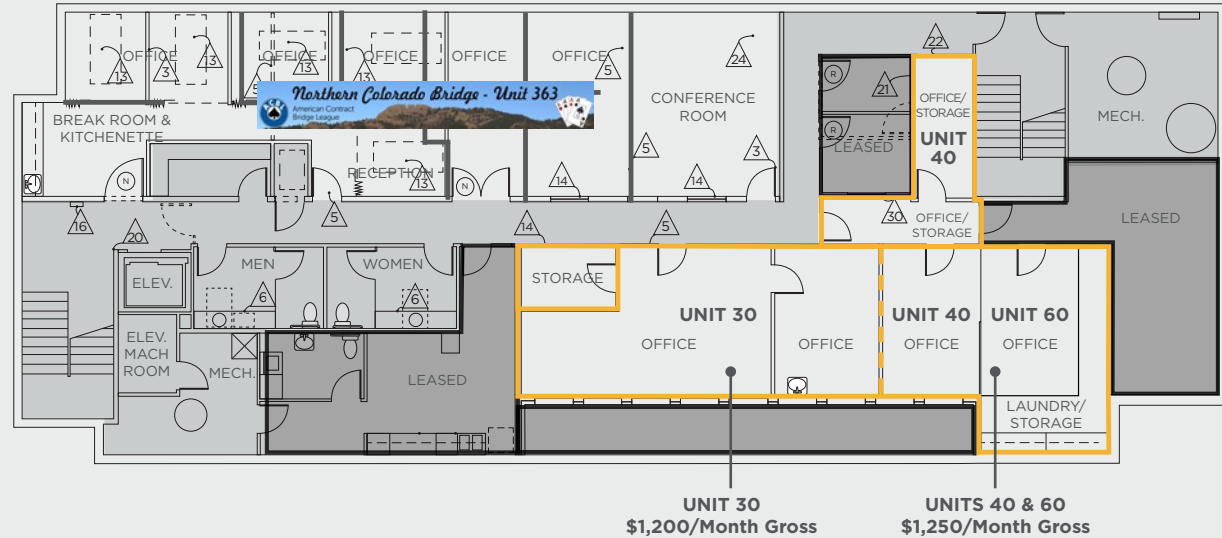
Property Highlights

- Garden Level & Main Floor Space Available
- Located on Harmony Road
- Monument & Building Signage Available on Harmony Road
- Functional and Reasonably Priced Office Spaces for Lease

Availability			
Unit	Size	Lease Rate	Available
30, 40, & 60 (Garden Level) (Unit 30 - \$1,300/MG) (Units 40/60 - \$1,250/MG)	1,848 SF	\$2,550/MG	Now
110	2,200 SF	\$15.00-16.00/SF NNN + NNN \$11.55/SF	Now

FLOOR PLANS

GARDEN LEVEL



UNIT 110

FOR MORE INFORMATION, PLEASE CONTACT:

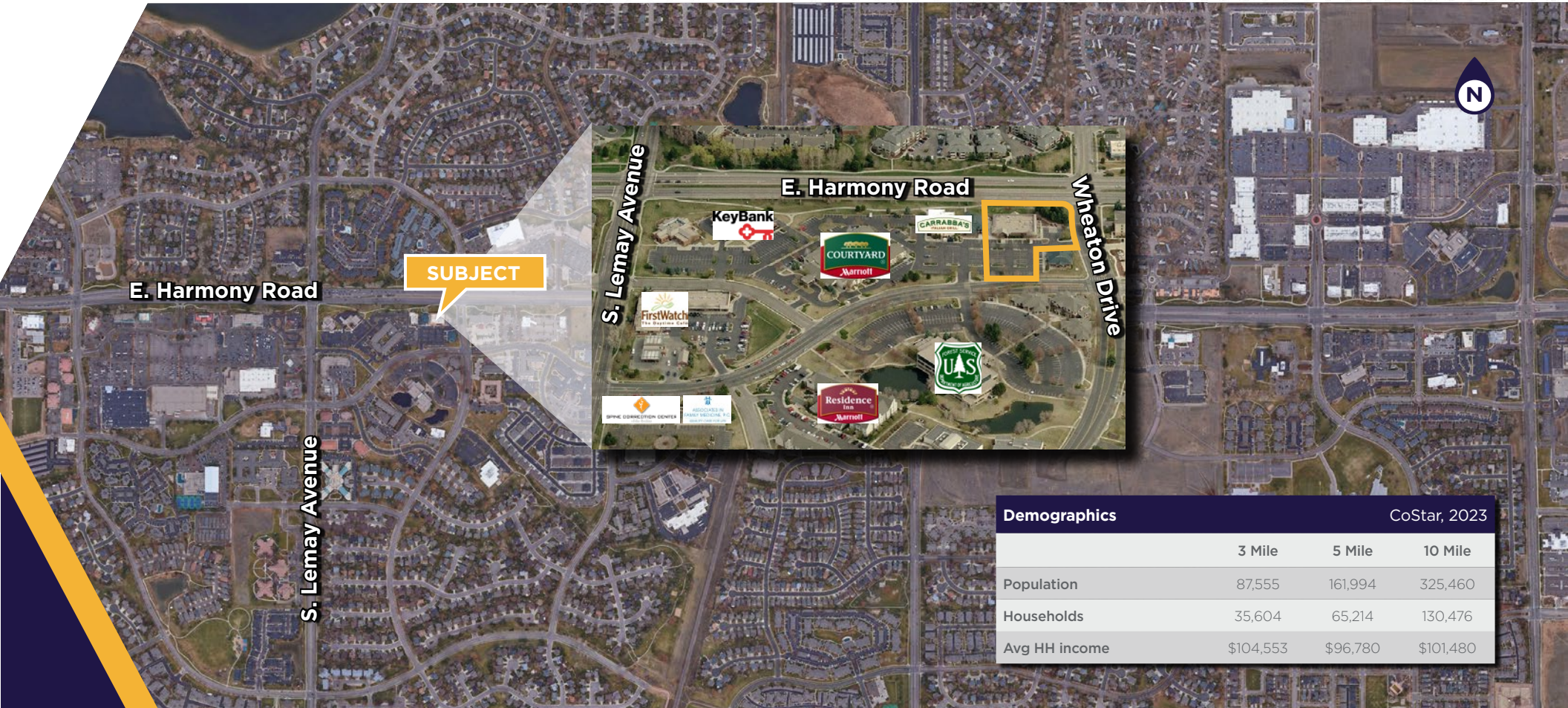
AKI PALMER
Executive Director
 +1 970 267 7727
 aki.palmer@cushwake.com

COLE VANMEVEREN
Director
 +1 970 219 3802
 cole.vanmeveren@cushwake.com

JIM PALMER
Director/Principal
 jpalmer@palmerpropertiesco.com

772 Whalers Way, Suite 200 | Fort Collins, CO 80525 | +1 970 776 3900 | cushmanwakefield.com

3665 John F. Kennedy Parkway, Suite #2-300 | Fort Collins, CO 80525



Demographics	CoStar, 2023		
	3 Mile	5 Mile	10 Mile
Population	87,555	161,994	325,460
Households	35,604	65,214	130,476
Avg HH income	\$104,553	\$96,780	\$101,480

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

