

2024 E HARMONY DRIVE | UNIT 120



2024 E HARMONY

**1,970 SF Office Space for Lease  
\$35.00/NNN**

FORT COLLINS, CO 80528

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# 2024

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## PROPERTY OVERVIEW



# PROPERTY OVERVIEW

Built in 2014, the Property comprises a **6,832-square-foot, two-story retail and professional services building** positioned at the **signalized intersection of Harmony and Timberline Roads**, one of Fort Collins' highest-traffic corridors with combined daily volumes exceeding **75,000 vehicles**. The **available ±1,970-square-foot first-floor suite** offers a rare opportunity for retailers or service providers seeking **modern construction, excellent visibility, and direct exposure** along the city's dominant east–west arterial.

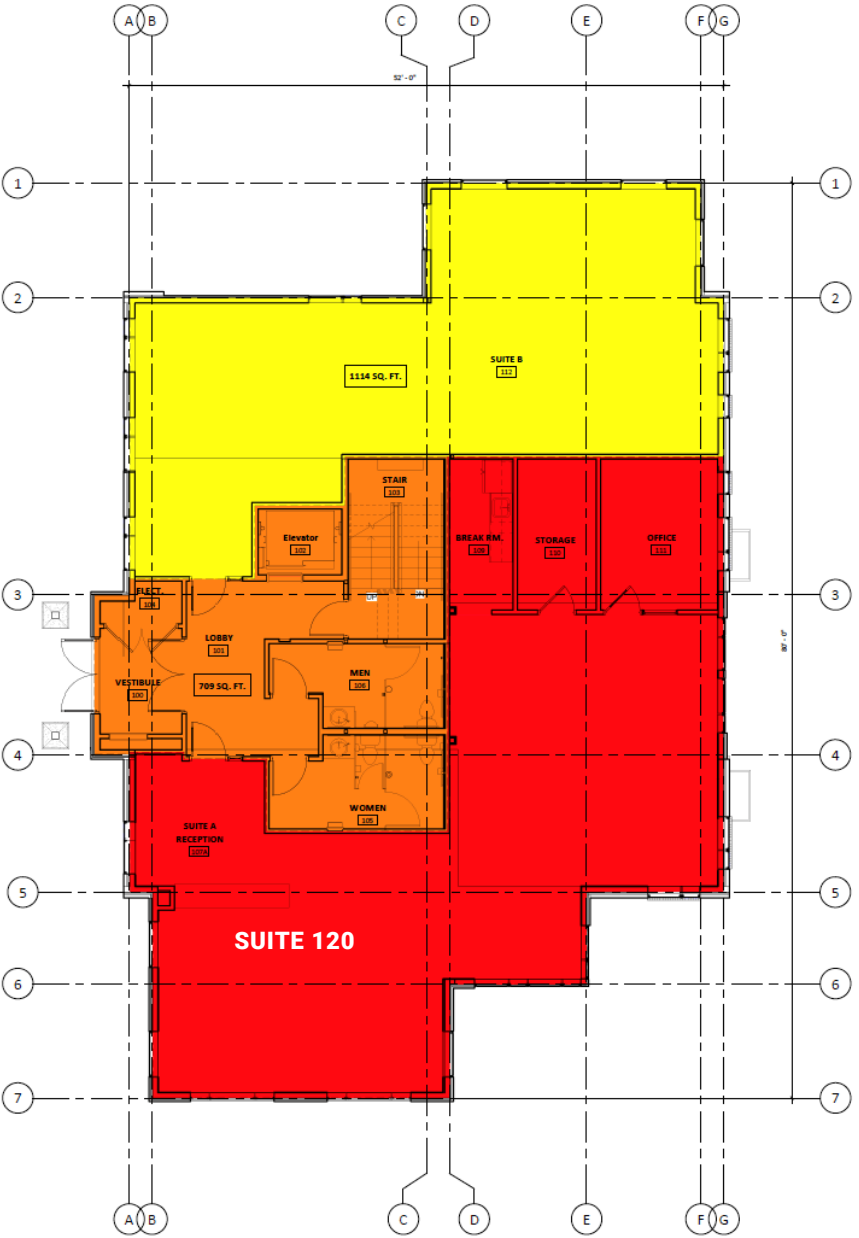
The Property benefits from **multiple building signage opportunities** providing tenants with strong brand presence to both Harmony and Timberline traffic flows. The site is positioned within the **Harmony Corridor District (H-C zoning)**—the City's premier commercial corridor and retail destination—anchored by a mix of **national and regional brands** including **Starbucks, Texas Roadhouse, Old Chicago, Jersey Mike's, La-Z-Boy, Noodles & Company, and Cinemark**. This established concentration of daily needs, dining, and entertainment uses contributes to consistent **cross-traffic and sustained consumer activity** throughout the day and evening.

ADDRESS	2024 East Harmony Road, Unit 120,Fort Collins, Colorado 80528
MARKET	Fort Collins
PROPERTY TYPE	Office
SITE SIZE	±0.55 AC (±23,958 SF)
BUILDING SF	±6,832 RSF
AVAILABLE SF	±1,970 SF <i>(Additional lower level space available with elevator access)</i>
YEAR BUILT	2014
PARKING	±40 Surface Spaces (±5.85/1,000 SF)
ZONING	H-C
TRAFFIC COUNT	75,000+ Vehicles per day
CAM (ESTIMATE)*	±\$16.81/SF

## PROPERTY OVERVIEW



FLOOR PLAN  
SUITE 120





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LOCATION OVERVIEW



02



## LOCATION OVERVIEW

The **Harmony Corridor** serves as the principal commuter route connecting **Fort Collins, Timnath, and Interstate 25**, drawing from the region's strongest **residential and employment growth** areas. Within a **four-mile radius**, the Property captures nearly **100,000 residents** with **average household incomes exceeding \$85,000** and **daytime employment above 79,000**. Fort Collins continues to rank among Colorado's most desirable communities—supported by **Colorado State University, UCHealth**, and a thriving mix of **high-tech, service, and healthcare employers** that sustain steady long-term demand for well-located retail and professional space.

With its **prime corner location, modern design**, and **proximity to strong national co-tenancy**, 2024 E Harmony Road, Suite 120 represents an exceptional opportunity for **retail, medical, or service-oriented tenants** seeking high visibility and access within Fort Collins' most dynamic commercial corridor.





## PROPERTY HIGHLIGHTS

- 1,970 SF of prime office space—ideal for boutique retail or professional services.
- Open-concept layout designed for easy customization to tenant needs.
- Single-level accessibility simplifies customer experience and inventory management.
- Highly visible storefront positioning enhances branding and foot traffic potential.
- Efficient floor plate maximizes usable square footage, supporting diverse tenant layouts.
- Ample natural lighting to create a welcoming, attractive customer environment.
- Prominent signage opportunities to leverage high daily traffic counts (75,000+ vehicles per day).



LOCATION OVERVIEW

## LOCATION HIGHLIGHTS

- Strategically positioned at the busy intersection of Harmony and Timberline Roads, ensuring continuous exposure.
- Proximity to major employment hubs, including UCHealth Harmony Campus and multiple corporate offices.
- Minutes from Front Range Village Shopping Center, featuring top-tier retailers like Target, Lowe's, and Sprouts Farmers Market.
- Surrounded by popular restaurants and cafes, creating steady foot traffic and vibrant consumer engagement.
- Convenient access to Interstate 25 and Downtown Fort Collins, attracting shoppers from a broader regional area.
- High-growth residential neighborhoods nearby, driving robust daily consumer activity.
- Close to multiple hotels and hospitality services, capturing additional business from visitors and tourists.
- Short distance to recreational amenities, including parks, trails, and Harmony Club Golf Course, supporting active community lifestyles.





DYNAMIC LOCATION SURROUNDED BY TOP  
RETAILERS & DAILY TRAFFIC

CINEMARK™

TEXAS  
ROADHOUSE

CC  
& Co  
Cozy Cottage & Co.

Spoons

HOME2  
SUITES BY HILTON

LA Z BOY

Starbucks

OLD CHICAGO  
PIZZA + TAPROOM

fnbo

uchealth



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LOCATION OVERVIEW





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MARKET OVERVIEW



03

# MARKET OVERVIEW

## FORT COLLINS OFFICE MARKET: A BEACON OF STABILITY AMIDST NATIONAL TRENDS

The Fort Collins office market continues to demonstrate remarkable resilience, standing strong against national trends of fluctuating demand and low office utilization. While many markets nationwide grapple with increased vacancies, Fort Collins maintains a stable and attractive environment for businesses.

## VACANCY RATES: A PICTURE OF STRENGTH

Fort Collins boasts a significantly lower office vacancy rate compared to the national average. Currently at 6.2%, the vacancy rate in Fort Collins remains only slightly above its long-term average of 5.6%. This contrasts sharply with the U.S. average vacancy rate of 14.1%, which is nearly double that observed in Fort Collins.

This impressive stability is further highlighted by a drop in overall vacancy, particularly within high-quality properties. Class A and B (4 and 5 Star) properties are experiencing an even tighter market, with a mere 2.4% vacancy rate. In contrast, the 3 Star segment shows the highest vacancy at 6.8%. Looking ahead, the overall vacancy rate is projected to remain low due to increased activity and a lack of new construction.

## LEASING ACTIVITY AND KEY DRIVERS

Leasing activity in Fort Collins has seen a positive uptick, primarily driven by companies in the technology, government, and healthcare sectors. This sustained interest from diverse industries underscores the robust economic foundation of the region.

## RENTAL RATES: HOLDING STRONG

Fort Collins office rents have maintained their strength, outperforming the national average, experiencing a 0.3% increase over the past year. Nationally, rents grew by 0.7% during the same period. This healthy rental growth, coupled with low vacancy, indicates a thriving and competitive market.

*\*CoStar Fort Collins Office Market Report*





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