



HARMONY TECHNOLOGY PARK

FORT COLLINS, COLORADO

WHERE WORK AND LIFESTYLE ARE IN HARMONY



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, this park's presence creates a unique opportunity for business expansion or relocation.

HARMONY TECHNOLOGY PARK

An environment where business thrives.

AVAILABLE PARCELS:

Parcel A	4.8 Acres	\$15.00/SF
Parcel B	4.3 Acres	\$9.50/SF
Parcel C	2.3 Acres	\$10.00/SF
Parcel D	4.9 Acres	\$10.00/SF
Parcel E	3.6 Acres	\$9.50/SF
Parcel F	2.2 Acres	\$9.50/SF
West Parcel A	9.3 Acres	\$8.00/SF
SW Parcel A	2.5 Acres	\$9.00/SF
SW Parcel B	2.5 Acres	\$9.00/SF

- All acreage is approximate. West Parcel A on-site detention.



OPPORTUNITY.

SUSTAINABILITY.

INGENUITY.

COMMUNITY.

HARMONY.



HARMONY TECHNOLOGY PARK

COMMUNITY - *More than a great location!*

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. The amenities and accessibility of a large city. Culture, sports and a top-rated University.

PROXIMITY. ACCESSIBILITY. POSSIBILITY.

DEMOGRAPHICS:



2019 Estimated Population

1 Mile	8,412
3 Miles	53,142
5 Miles	122,830



2019 Estimated Households

1 Mile	2,934
3 Miles	20,768
5 Miles	48,976



2019 Average Household Income

1 Mile	\$107,476
3 Miles	\$111,002
5 Miles	\$102,449

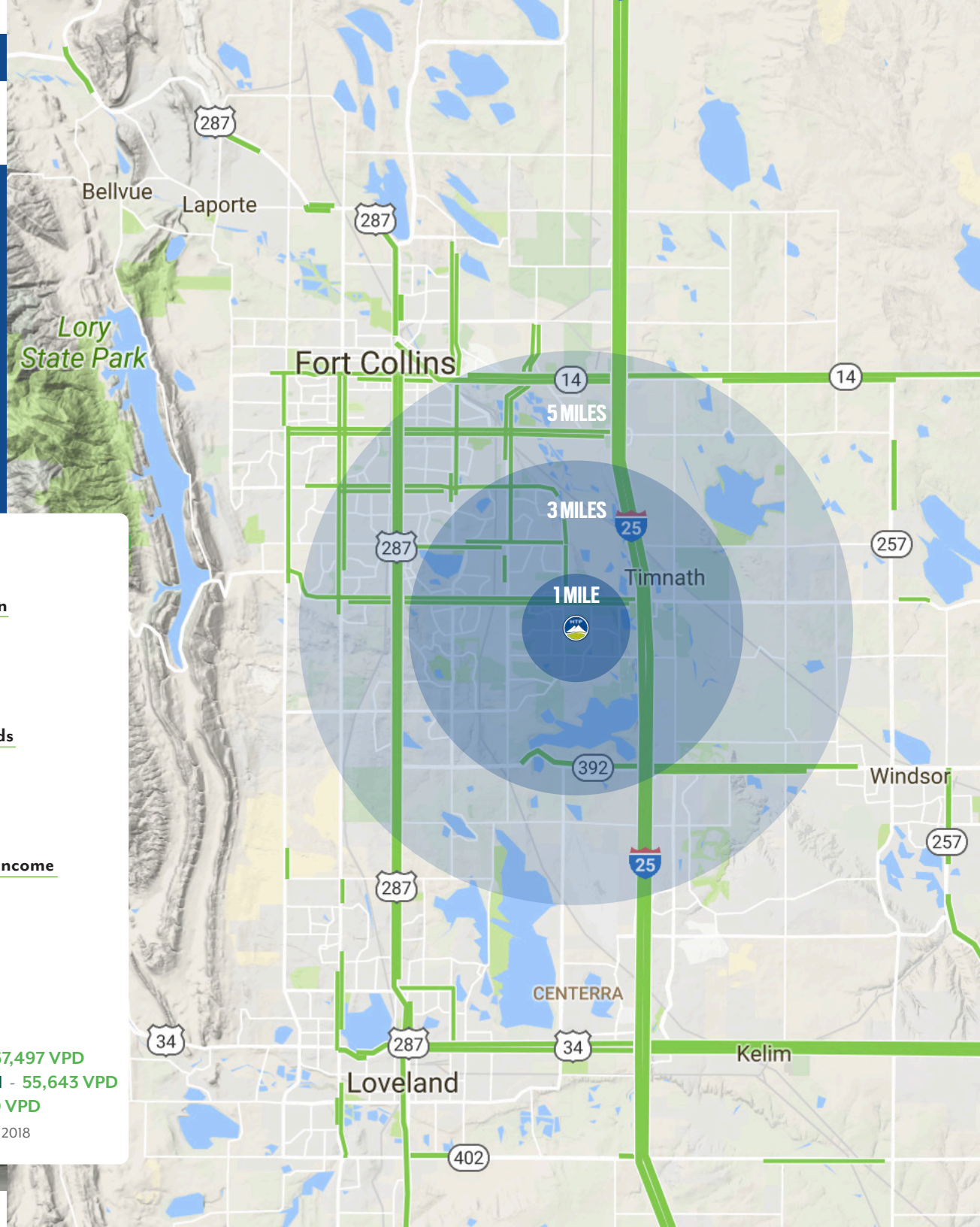
- ESRI 2020



Traffic Counts:

Harmony Rd & Ziegler Rd - 67,497 VPD
 Lady Moon Dr & Harmony Rd - 55,643 VPD
 I-25 & Harmony Rd - 71,000 VPD

- City of Fort Collins 2017 and CDOT 2018





DRIVE TIMES:

- I-25 - .8 Miles
- Downtown Fort Collins - 7.5 Miles
- Denver - 57.2 Miles
- Denver International Airport - 62.9 Miles
- Loveland - 14.2 Miles

MAJOR EMPLOYERS:

Xcel Energy™
 Banner Health™
 ADVANCED AE ENERGY
 Hensel Phelps Construction Co.
 mcdwire
 First National Bank
 TOLMAR PHARMACEUTICALS
 AMD
 COLUMBIA HEALTH SYSTEMS
 1STBANK
 Anheuser-Busch
 Platte River Power Authority
 WOODWARD
 THE GROUP INC. Real Estate
 Colorado State University
 nosa
 EKS&H
 uhealth

FORT COLLINS

- #2 Best Place to Live in Larimer County | *Niche 2020*
- Ranked #4 Best U.S. Cities to Raise a Family | *MarketWatch 2019*
- 9th Best Performing City | *Milken Institute 2019*
- #14 Best Places to Live in the U.S. | *Livability.com 2018*
- Best American Cities for Creatives | *Thrillist 2019*
- 2nd Best City for Small Business Owners | *Value Penguin 2017*

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

Harmony Technology Park offers:

- Close proximity to amenities and services of the fastest growing commercial corridor in the area
- Easy access to both Harmony Road and Interstate 25 with three signalized intersections available to the park
- Attractive natural Colorado landscaping including connecting pedestrian paths, outdoor plazas, seating and recreation areas



HARMONY
TECHNOLOGY PARK



DEVELOPED BY: Investment | Development | Advisory



HARMONY

TECHNOLOGY PARK

FORT COLLINS, COLORADO

CONTACT US:

PETE KELLY, CCIM, SIOR

First Vice President

+1 970 372 3846

pete.kelly@cbre.com

PETER KAST, CCIM, SIOR

Senior Vice President

+1 970 372 3845

peter.kast@cbre.com

MIKE EYER

Vice President

+1 970 372 3844

mike.eyer@cbre.com

3003 East Harmony Road, Suite 300
Fort Collins, CO 80528

www.cbre.us/colorado

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