



# 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:



### 2018 Estimated Population

1 Mile	8,211
3 Miles	48,929
5 Miles	115,284



### 2018 Estimated Households

1 Mile	2,808
3 Miles	18,688
5 Miles	45,735



### 2018 Average Household Income

1 Mile	\$118,530
3 Miles	\$111,577
5 Miles	\$101,282

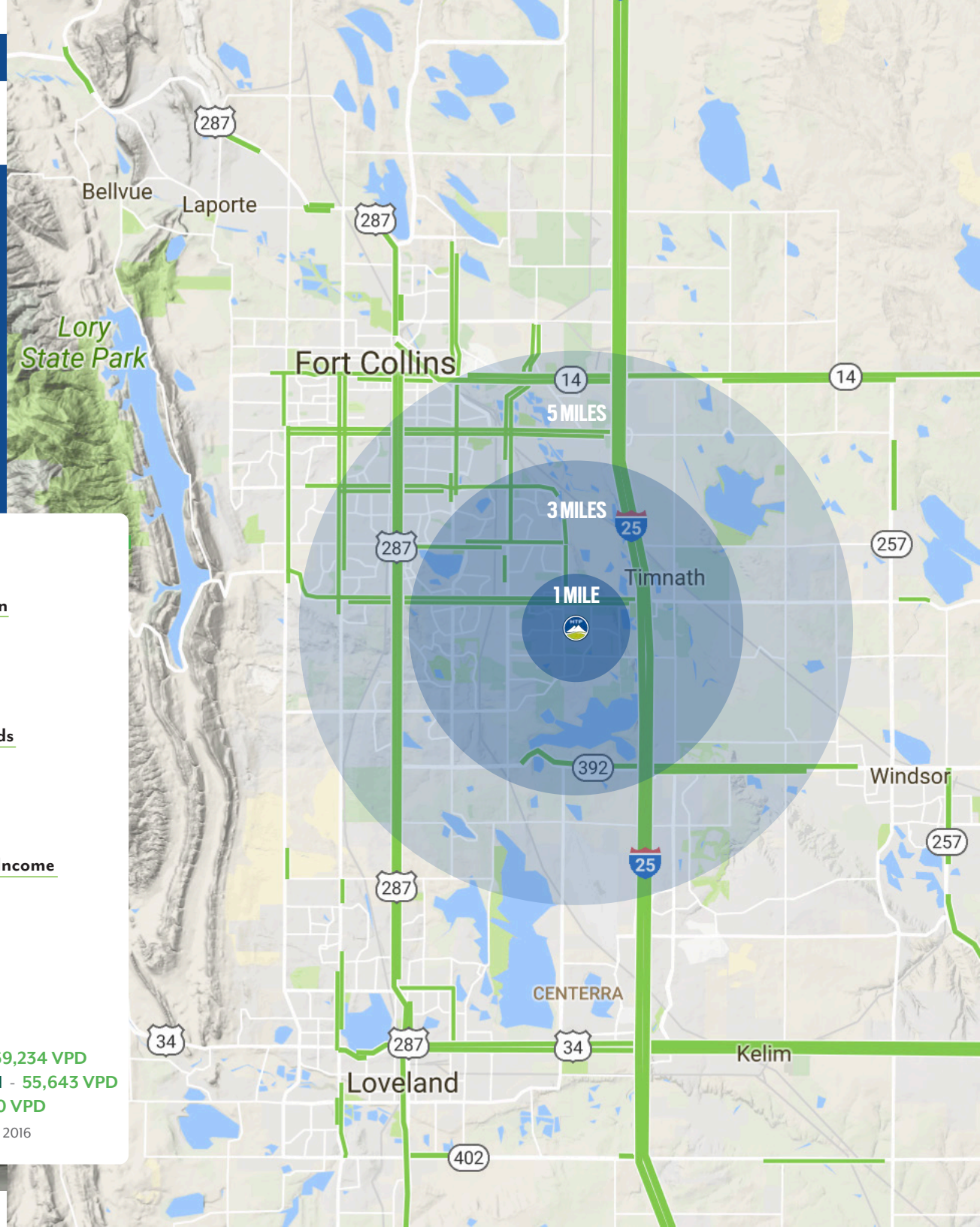
- ESRI 2018



### Traffic Counts:

Harmony Rd & Ziegler Rd - **69,234 VPD**  
 Lady Moon Dr & Harmony Rd - **55,643 VPD**  
 I-25 & Harmony Rd - **62,000 VPD**

- City of Fort Collins 2016 and CDOT 2016





**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:**


**FORT COLLINS**

- 2nd Best City for Small Business Owners | *Value Penguin 2017*
- One of America's Most Innovative Tech Hubs | *NerdWallet 2015*
- One of the Best Places for Business and Careers | *Forbes 2015*
- Top 20 Best Places to Live | *Livability.com 2017*
- 8th Best Performing City | *Milken Institute 2016*
- Ranked #4 Next Top 10 Cities for Tech Jobs | *Fast Company 2015*

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**

**MAVD**  
DEVELOPED BY: Investment | Development | Advisory



# HARMONY

TECHNOLOGY PARK

FORT COLLINS, COLORADO

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# CBRE

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