

10,000-76,748 SF AVAILABLE FOR LEASE

**3420 EAST HARMONY ROAD**

FORT COLLINS, CO 80525



**CUSHMAN &  
WAKEFIELD**

# 3420 EAST HARMONY ROAD

Fort Collins, CO 80525

## PROPERTY HIGHLIGHTS

**3420 East Harmony Road** is located at the northeast corner of Harmony and Ziegler Roads on the north side of the HP/Broadcom campus. Adjacent to Front Range Village and Harmony retail centers, this location offers access to an abundance of retail and restaurant amenities. Tenants within the building include Tesla, Enlitic, Novus Ag, Micro Focus, and Madwire.

### Walkable Restaurants, Retail & Amenities

Located in a vibrant trade area near Front Range Village Shopping Center, Target, Lowe's, and Sprouts. Nearby restaurants include Fuzzy's Taco Shop, Austin's American Grill, Panera, Five Guys, Qdoba, Jimmy John's, and more.

### NEIGHBORING TENANTS



### PROPERTY FEATURES

Building Size:	184,384
Space Available:	10,000–60,000 SF (2nd Floor) 16,748 SF (Suite 150)
Year Built:	1997
Year Renovated:	2017
Parking:	6/1,000 SF
Lease Rate:	Negotiable



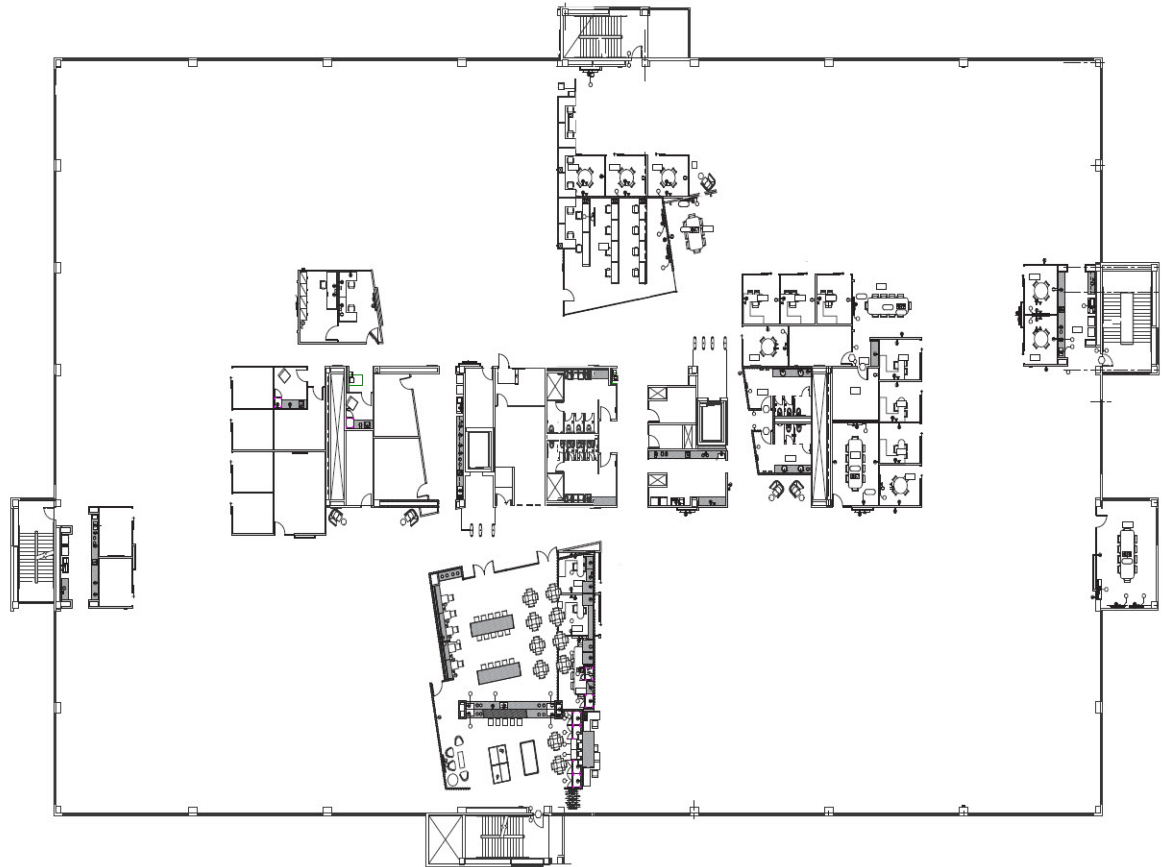
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## FLOOR PLAN

### SECOND FLOOR

10,000-60,000 SF AVAILABLE  
LEASE RATE: NEGOTIABLE



Open Floor Plan



Cafeteria on 2nd Floor



Multiple Private Offices &  
Conference Rooms



Modern Finishes



# 3420 EAST HARMONY ROAD

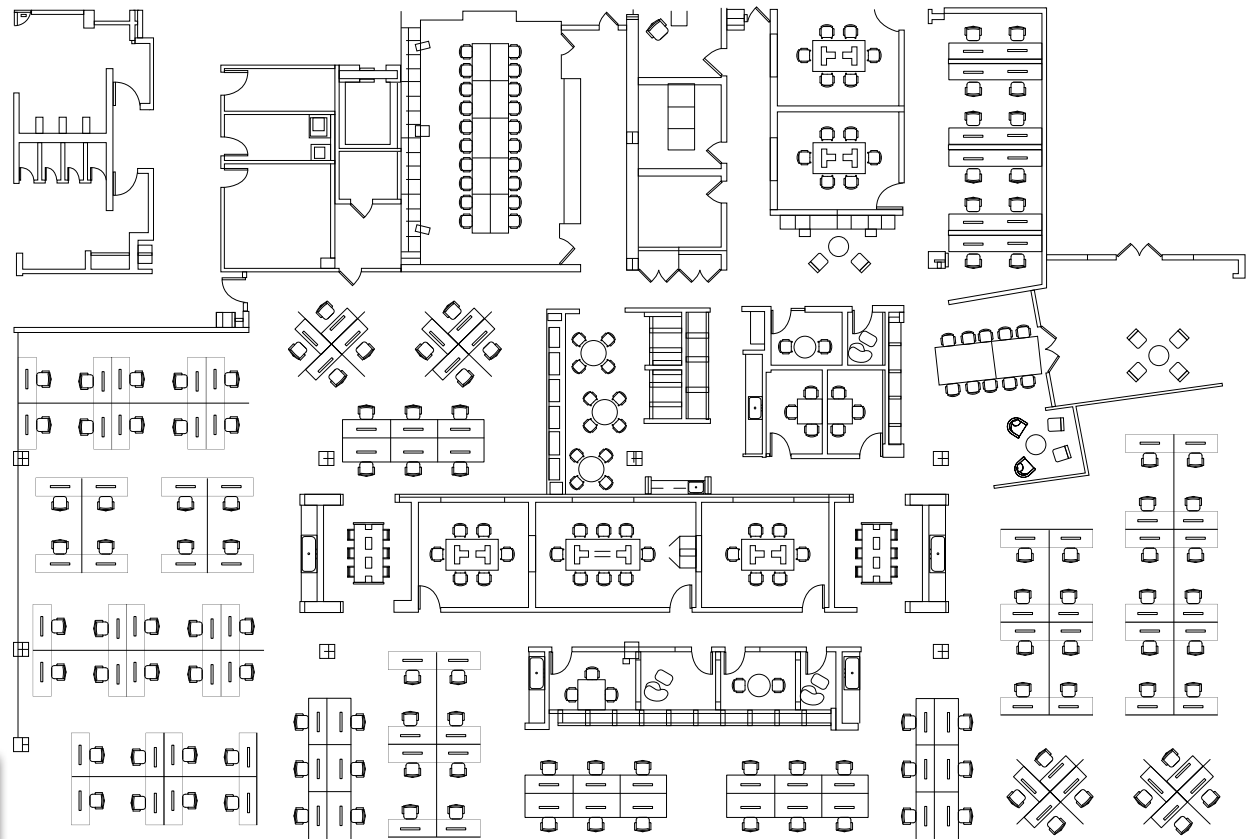
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## FLOOR PLAN

### SUITE 150

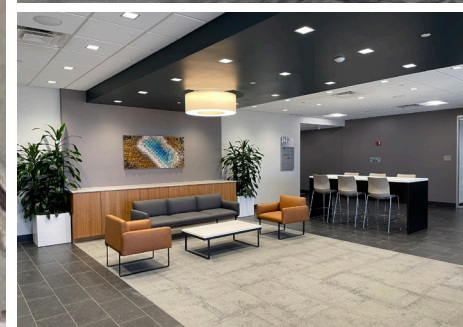
16,748 SF

AVAILABLE 3/1/2025



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DEMOGRAPHICS		CoStar, 2024		
		3 Mile	5 Mile	10 Mile
2023 Population (Pop.)		51,730	134,815	324,012
2028 Pop. Projection		53,564	139,859	336,230
2023 Households (HH)		20,297	54,502	129,648
Avg. HH Income		\$111,467	\$109,521	\$102,314

### FOR MORE INFORMATION, CONTACT:

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