CUSHMAN & WAKEFIELD

OFFICE FOR SALE | FORT COLLINS, CO 80528

UNION PARK

NEW CONSTRUCTION OFFICE BUILDINGS

SALE PRICE: $350/SF (CORE & SHELL)
FINISHES TO SUIT

Two (2) new-construction, 2-story office buildings coming to desirable south Fort Collins in 2026. These buildings are a part of the Union Park mixed-use planned development near the corner of Harmony Road and Ziegler. Their proximity to high-profile retail and large employers make these buildings very convenient and accessible for a wide variety of businesses. The buildings will feature modern architecture, large windows, flexible floor plans, elevator service and more. Suites will be available, with customized design features available prior to completion. Contact us to schedule a site visit or consult with our design team.

PROPERTY FEATURES

Buildings:	Two (2)
Stories:	2-Story
Exterior:	Modern Mixture of Finishes
Elevator:	Elevator Served 2nd Floor
Core:	Elevator and Restrooms
Finishes:	Finished to Suit
Available Sizes:	2,600–11,300 SF

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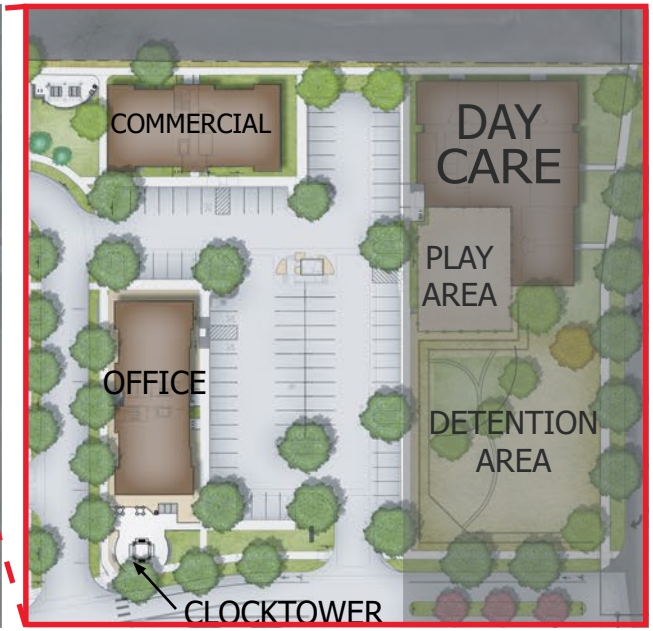

UNION PARK DEVELOPMENT

2-4 STORY APARTMENTS	457 Units
3-STORY TOWNHOMES	136 Units
3-STORY LIVE-WORK	6 Units
MIXED-USE	4 Units & 6,100 SF Retail
2-STORY OFFICE	20,000 SF
DAYCARE	10,000 SF

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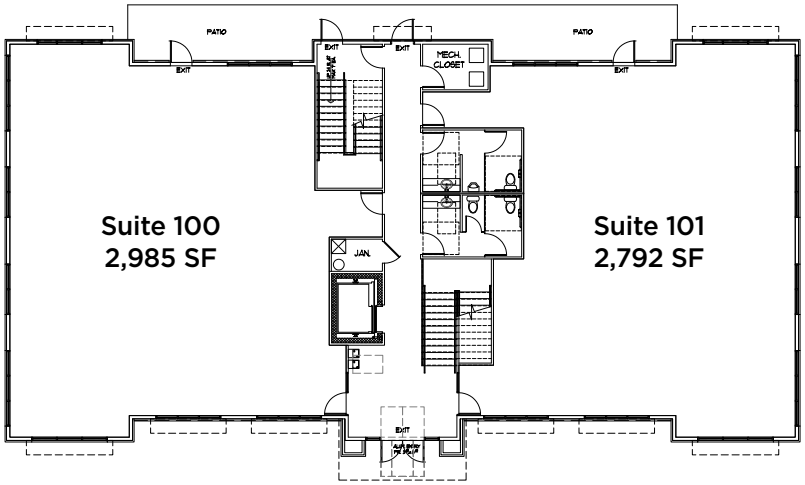
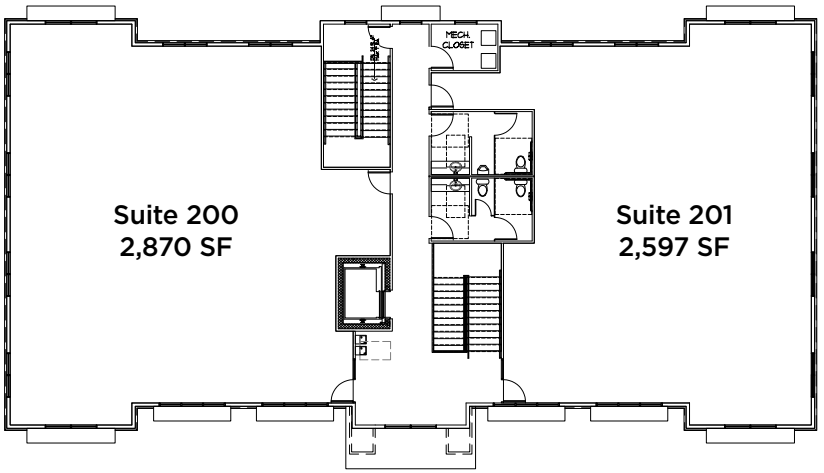
3010 GOLDEN GROVE DRIVE

FIRST FLOOR



SECOND FLOOR



ELEVATIONS

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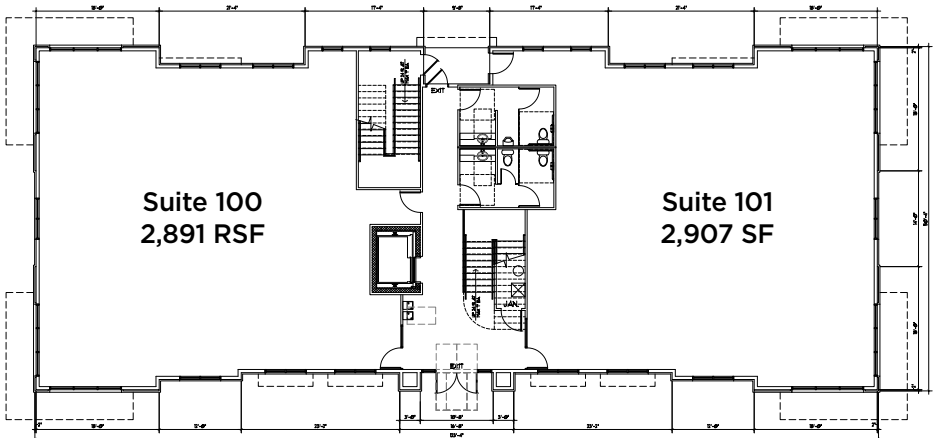
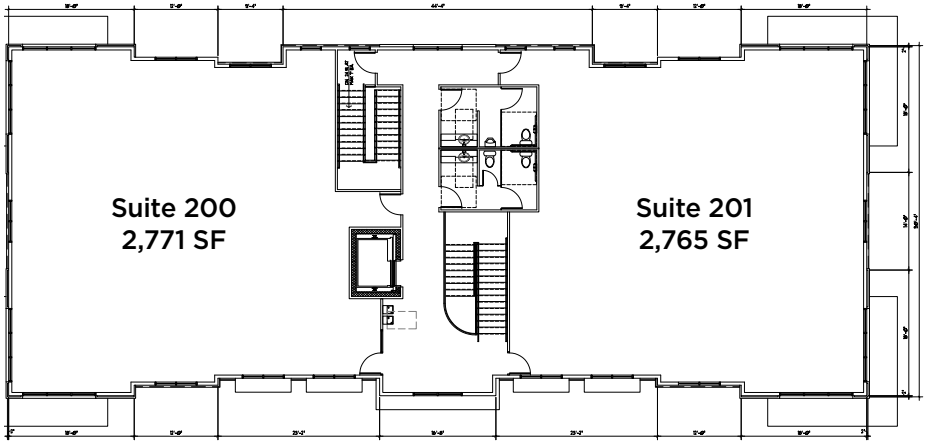
UNION PARK

3014 UNION PARK AVENUE

FIRST FLOOR



SECOND FLOOR



ELEVATIONS

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UNION PARK

UNION PARK

SITE PERSPECTIVE PHOTOS

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UNION PARK

THE CITY OF FORT COLLINS

Located in northern Colorado, Fort Collins is home to Colorado State University and an outstanding public school system. Nestled at the base of the Rocky Mountains, Fort Collins offers exciting recreational opportunities, unique cultural offerings, and is a regional center for employment and shopping.

Throughout the year, live music and entertainment, as well as great local dining, can be found throughout the historic downtown area. Fort Collins offers the convenience of a small town with all the amenities of a larger city. If you are seeking the Colorado lifestyle and a community in which you can reinvent and reinvigorate yourself then Fort Collins is your city.

The City maintains more than 966 acres of parks, 37,607 acres of natural areas, 45 miles of off-street hike/bike trails, three golf courses, a racquet center, four swimming pools, an ice rink and many community and recreation centers.

The Northern Colorado Regional Airport is jointly owned by the cities of Fort Collins and Loveland. With over 1,100 acres and roughly 300 aircraft, the airport serves the private and corporate aviation needs of the Northern Front Range, as well as charter flights and flights for area collegiate football teams.

Source: fcgov.com

WITHIN 1 MILE *Source: ESRI*

8,925 2024 Population

6,247 Employees

3,422 Households (HH)

453 Businesses

$105,668 Median HH Income

FORT COLLINS DEMOGRAPHICS *Source: ESRI*

173,769 Total Population

103,857 Employees

70,117 Households (HH)

7,132 Businesses

$85,166 Median HH Income

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UNION PARK

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