



# 3404

EAST **HARMONY**

FORT COLLINS, CO

**±22,000 SF – 375,000 SF**  
of high-tech office space for lease



Time-Tested.

Ready For What's **NEXT.**

Located just minutes from I-25 within a well-established corporate campus, 3404 East Harmony Road offers high-tech office space with room to grow. Surrounded by major tech employers and an array of retail centers and outdoor recreation, the location strikes a rare balance between business efficiency and lifestyle appeal.



On-site amenities including large event space and fitness center



Access to outdoor recreation areas



Ample parking on-site



Adjacent to Front Range Village & Harmony Commons retail centers



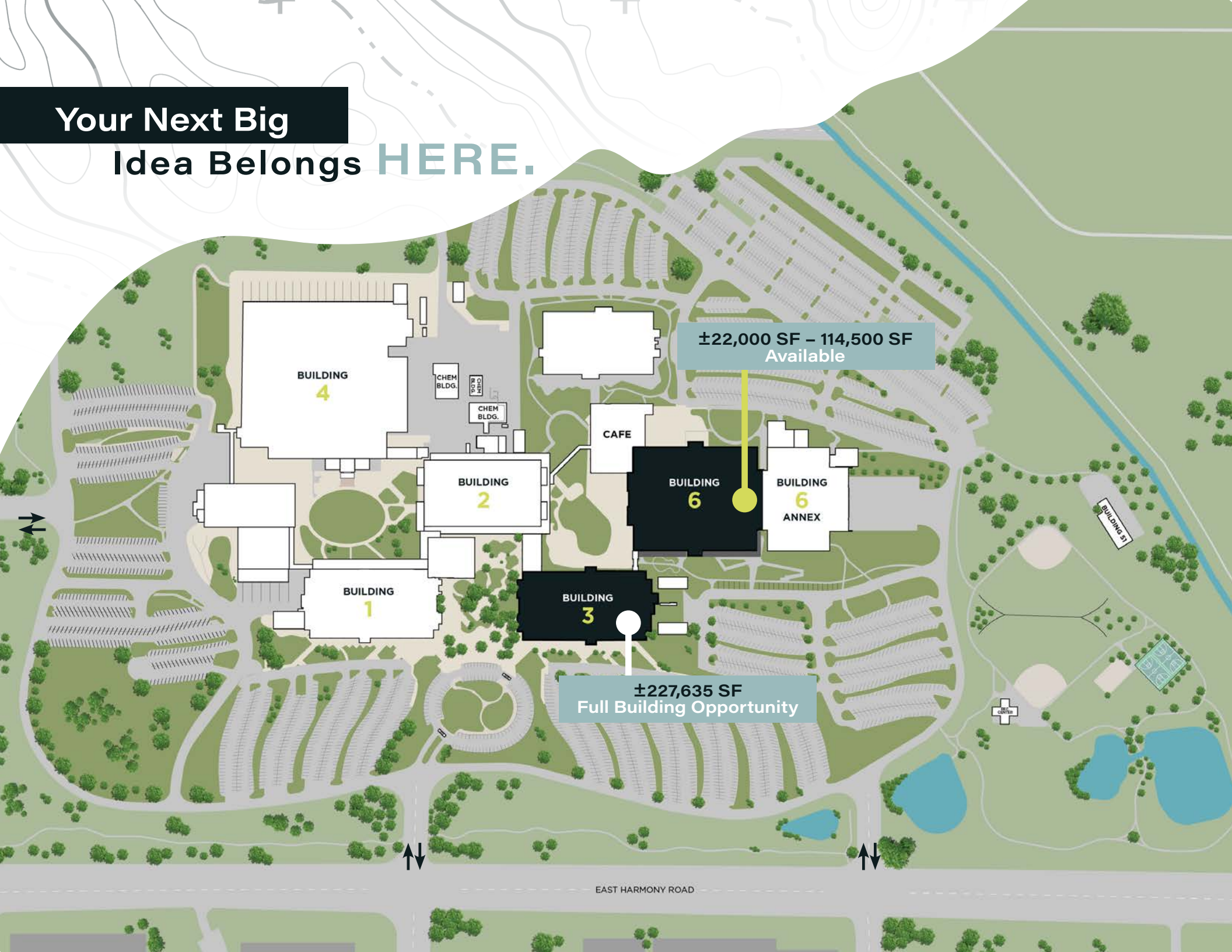
Fully customizable spaces with flexible lease terms and incentives



Prime location among major tech-based employers



Your Next Big  
Idea Belongs **HERE.**



±22,000 SF - 114,500 SF  
Available

±227,635 SF  
Full Building Opportunity

EAST HARMONY ROAD



## Amenities that Go That Extra MILE.

3404 E Harmony features a thoughtfully designed recreation area that inspires connection and brings new energy to the workday—complete with expansive event spaces and recreational fields perfect for team-building, outdoor meetings, and memorable client events.



**1** Pavilion with grills, picnic tables and restrooms

**2** Softball Fields

**3** Basketball Court

**4** Volleyball Court

**5** Horseshoe Pit

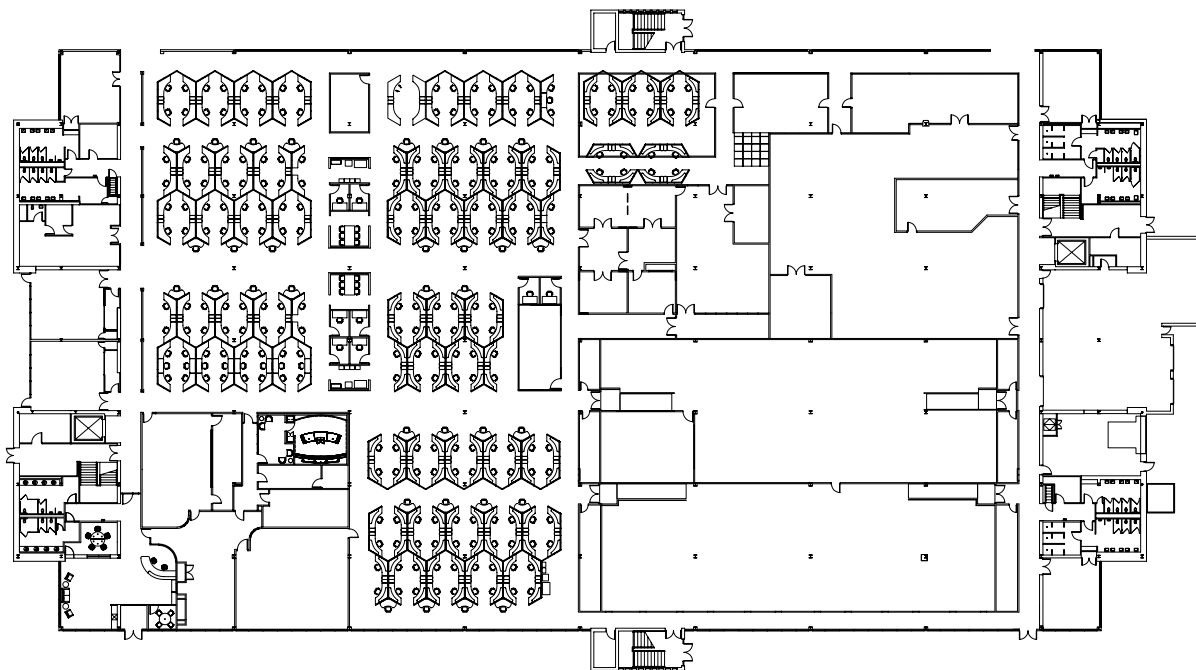
**6** Disc Course  
(9 hole frisbee course)

**7** Walking Paths



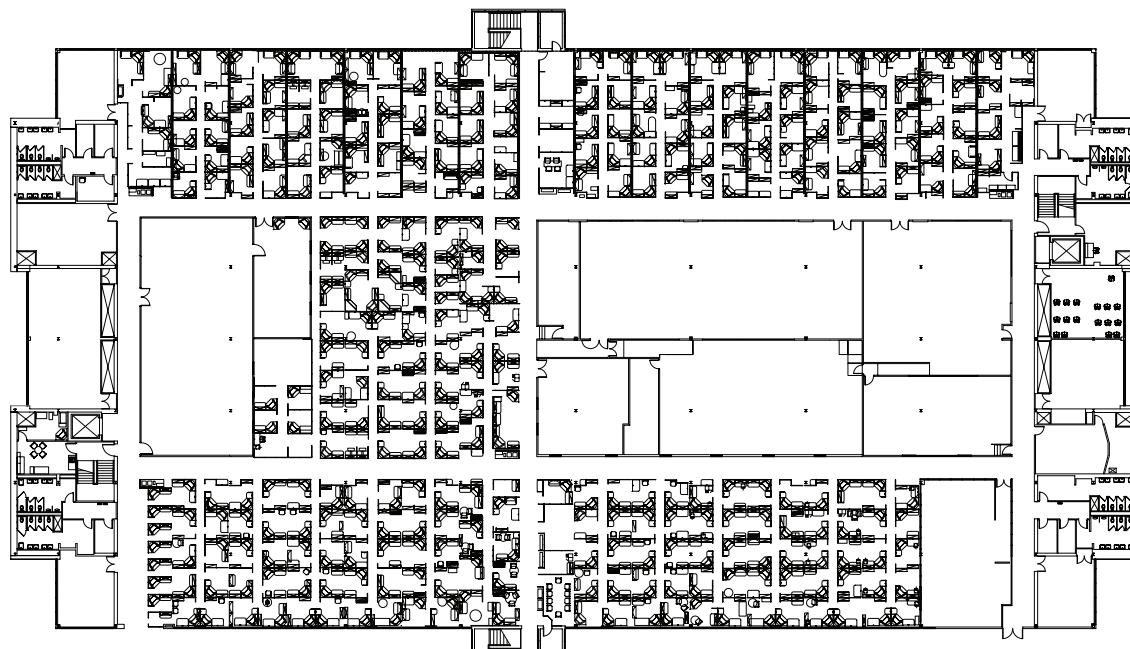


Lower Level



Full Building Opportunity

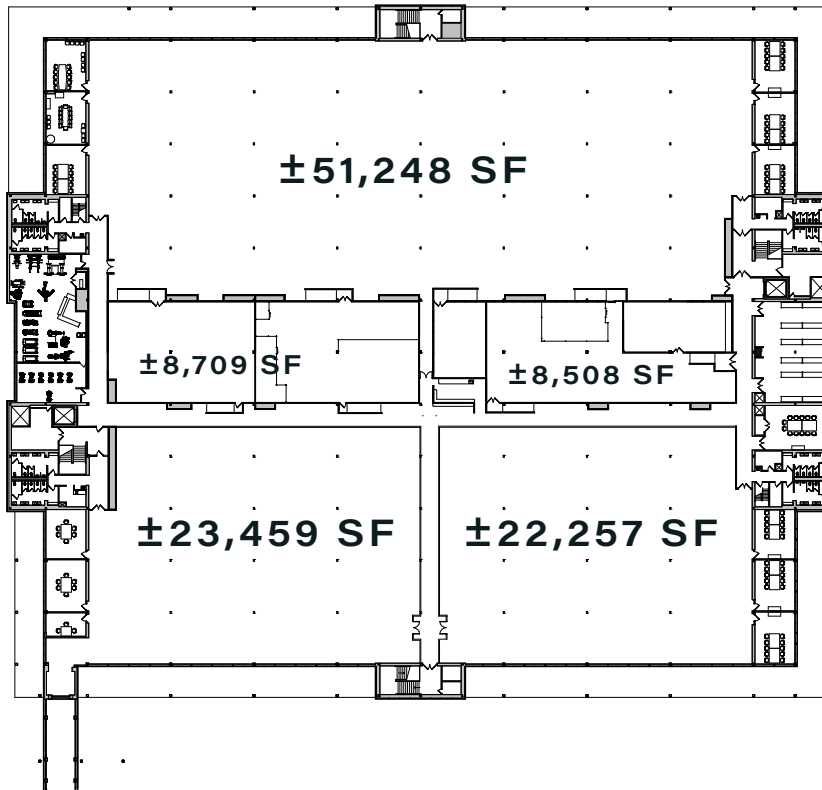
±227,635 SF



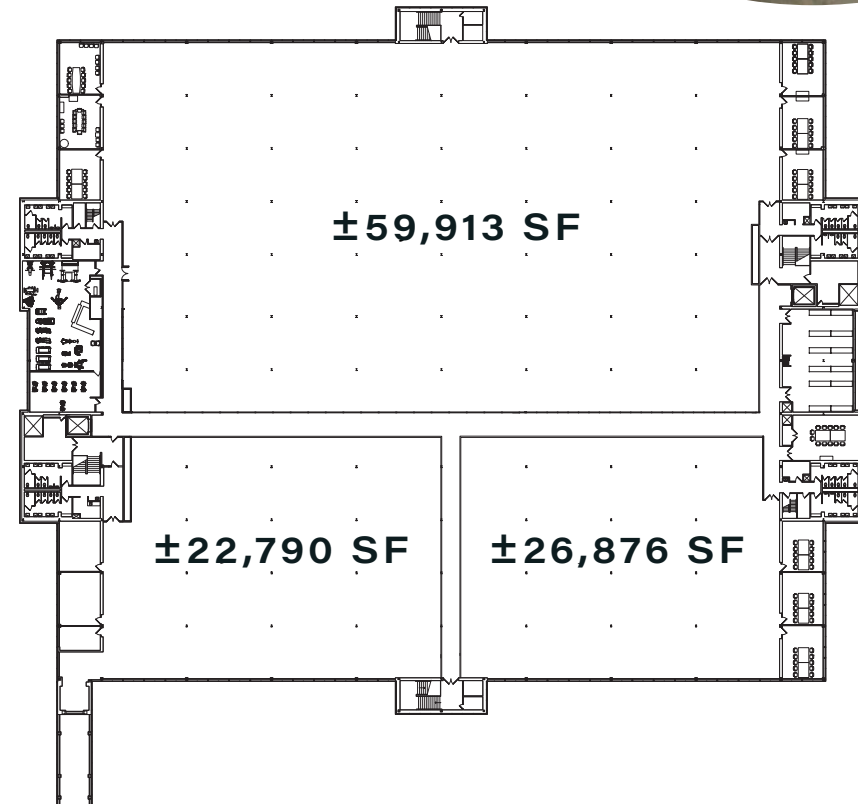
Upper Level



Option 1



$\pm 22,000$  -  $114,500$  SF



Option 2





## Fort Collins -

# The Idea Setting for bold IDEAS.

Set against the stunning backdrop of the Rocky Mountains, Fort Collins blends small-town charm with big-city energy—making it an exceptional place to live, work, and grow a business. With a dynamic mix of outdoor recreation, a deep talent pool, and a thriving tech ecosystem, the city continues to attract leading companies across industries.

### Top Industries

- \* Bioscience
- \* Clean Energy
- \* Water
- \* Hardware & Software Technology
- \* Creative Industries



#1 Best Place to Live in Colorado  
([Livability.com](https://www.livability.com) 2024)



#2 Best Place to Launch a Startup in the US  
([Livability.com](https://www.livability.com) 2023)



33,000+ students at Colorado State University fuel Fort Collins' steady talent pipeline  
([colostate.edu](https://colostate.edu))



51.9% hold a Bachelor's Degree or Higher  
([northerncolorado.co](https://www.northerncolorado.co))



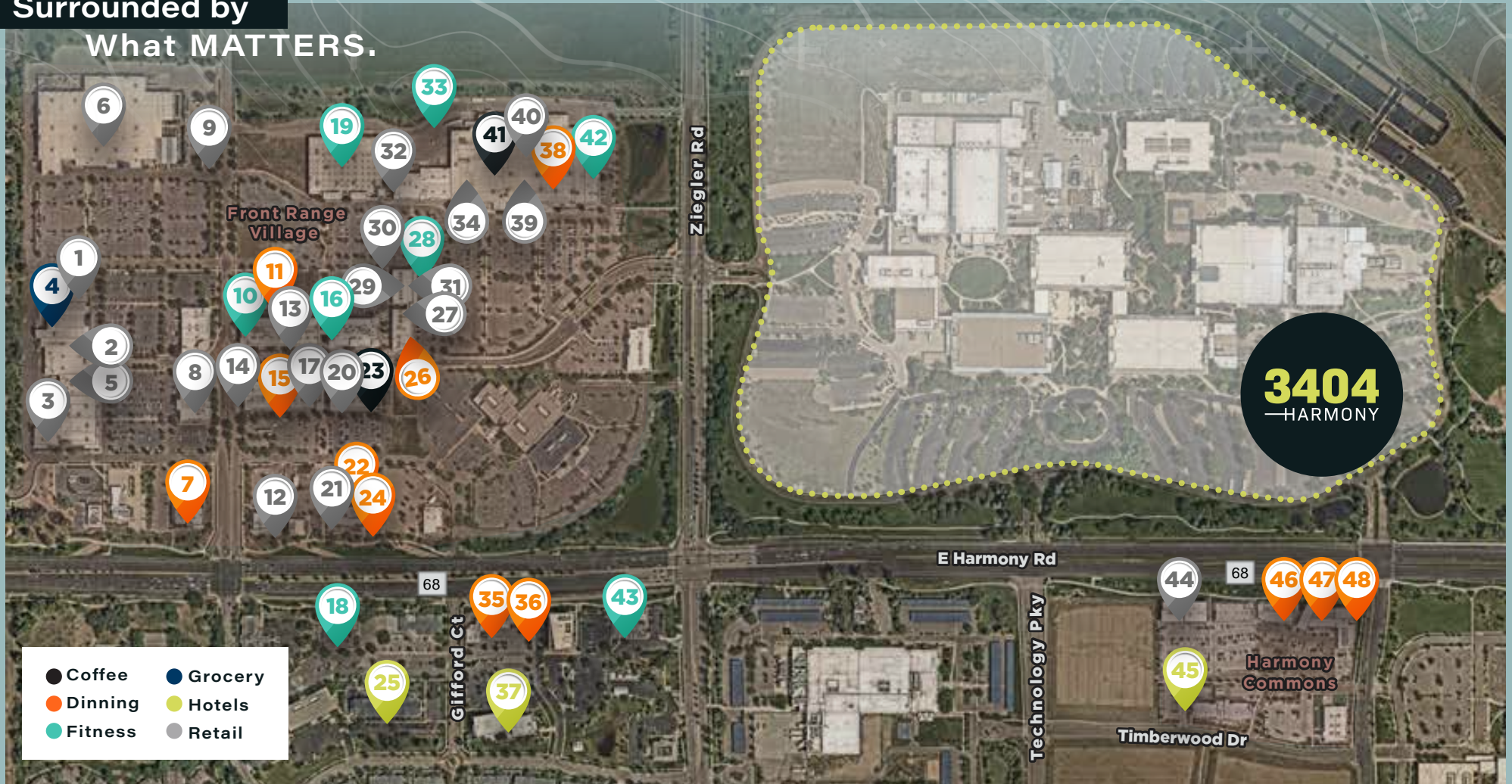
285+ Miles of Bike Trails  
([visit ft collins](https://www.visitftcollins.com))



Colorado's Craft Beer Capital with 20+ Breweries in Town  
([visit ft collins](https://www.visitftcollins.com))



## Surrounded by What MATTERS.



- |                          |                             |                        |                             |                            |
|--------------------------|-----------------------------|------------------------|-----------------------------|----------------------------|
| 1 Staples                | 11 Qdoba Mexican Grill      | 21 Smoothie King       | 31 Great Clips              | 41 Starbucks US            |
| 2 World Market           | 12 Mattress Firm            | 22 Jimmy John's        | 32 Pet Supplies Plus        | 42 Pure Barre              |
| 3 Burlington Stores      | 13 Sephora                  | 23 Dazbog Coffee       | 33 The Spice & Tea Exchange | 43 Koko Fitclub            |
| 4 Sprouts Farmers Market | 14 Bath & Body Works        | 24 Five Guys           | 34 Five Below               | 44 Salon Lofts             |
| 5 ULTA Beauty            | 15 Panera Bread             | 25 Hilton Garden Inn   | 35 Another Broken Egg Cafe  | 45 Fairfield Inn & Suites  |
| 6 Lowe's                 | 16 StretchLab               | 26 Which Wich          | 36 Fuzzy's Taco             | 46 Potbelly Sandwich Works |
| 7 BJ's Restaurants       | 17 Claire's Stores          | 27 Sally Beauty Supply | 37 Cambria Suites           | 47 Rush Bowls              |
| 8 DSW                    | 18 HOTWORX                  | 28 F45 Training        | 38 Pizza Hut                | 48 Tokyo Joe's             |
| 9 Sherwin-Williams       | 19 Urban Air Adventure Park | 29 GNC                 | 39 CVS                      |                            |
| 10 Club Pilates          | 20 Sport Clips              | 30 Game Stop           | 40 Target                   |                            |





# Demographics

	1 MILE	3 MILE	5 MILE
2024 Population	5,873	55,910	136,796
2029 Population Projection	6,050	57,724	144,402
2024 Household	2,676	22,018	54,978
Avg. Household income	\$102,269	\$114,136	\$103,606

**19 Mins**  
Fort Collins

**19 Mins**  
Colorado State University

**3404**  
—HARMONY

**35 Mins**  
Greely

**20 Mins**  
Loveland

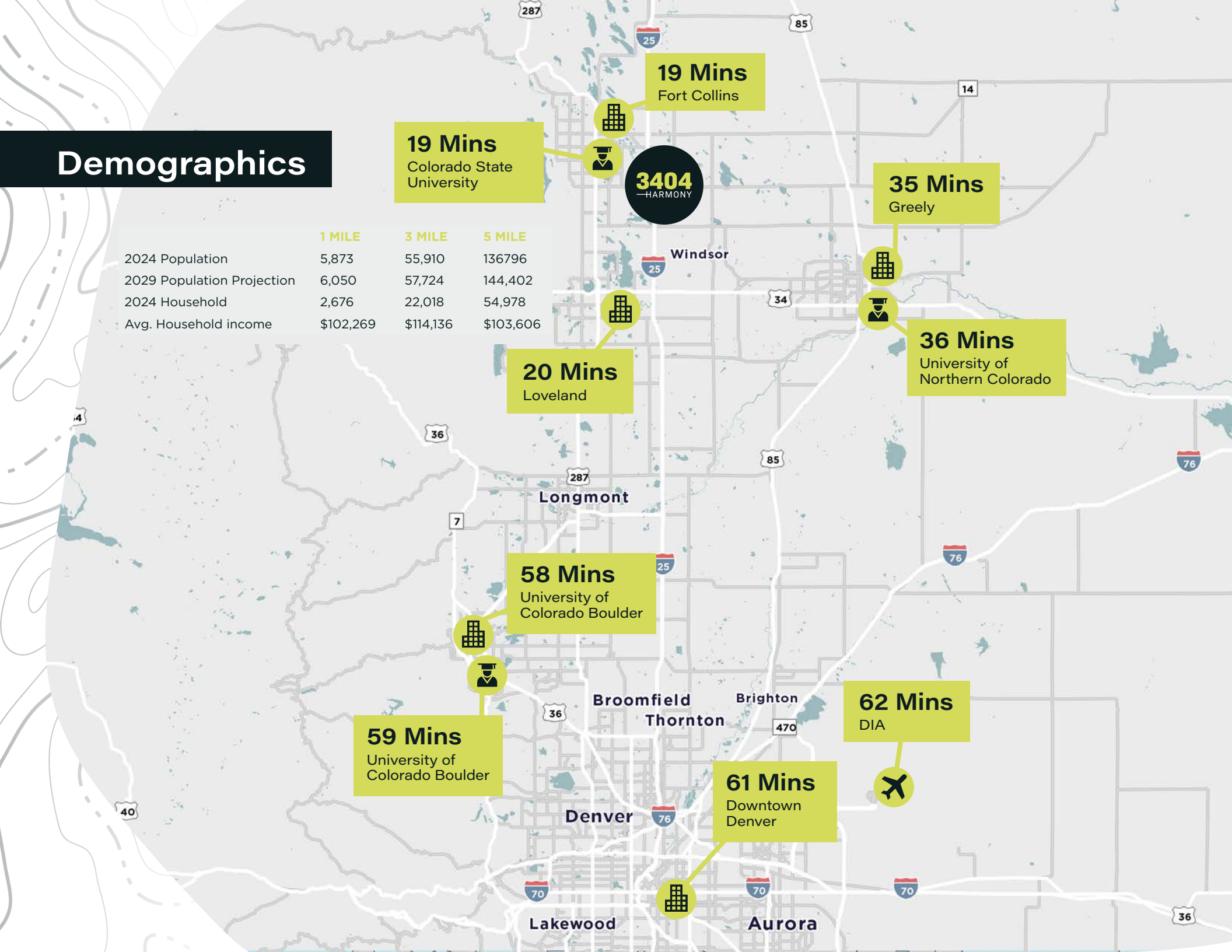
**36 Mins**  
University of Northern Colorado

**58 Mins**  
University of Colorado Boulder

**59 Mins**  
University of Colorado Boulder

**62 Mins**  
DIA

**61 Mins**  
Downtown Denver





# 3404

EAST **HARMONY**

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