



3404

EAST **HARMONY**

FORT COLLINS, CO

±22,000 SF – 114,500 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.**



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

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

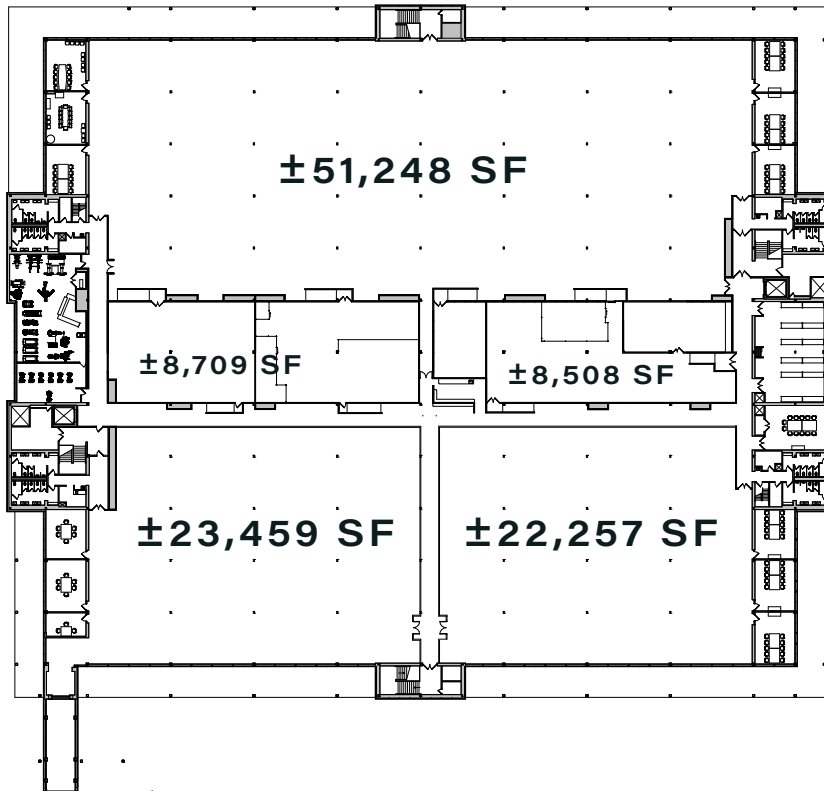
5 Horseshoe Pit

6 Disc Course
(9 hole frisbee course)

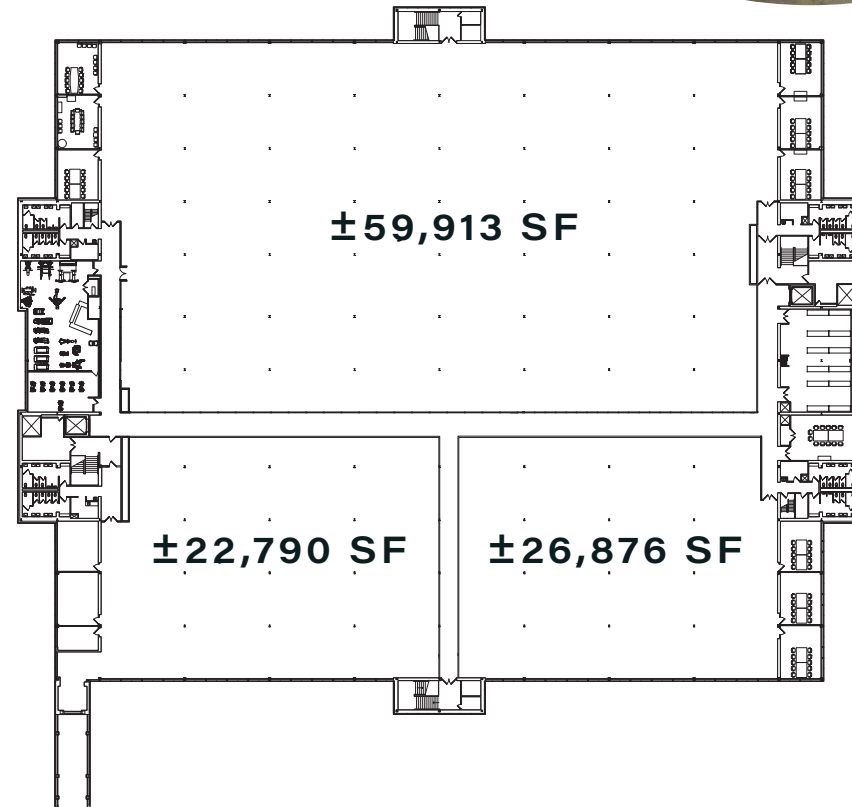
7 Walking Paths



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 2024)



51.9% hold a Bachelor's Degree or Higher
(northerncolorado.co)



#2 Best Place to Launch a Startup in the US
(Livability.com 2023)



285+ Miles of Bike Trails
(visit ft collins)

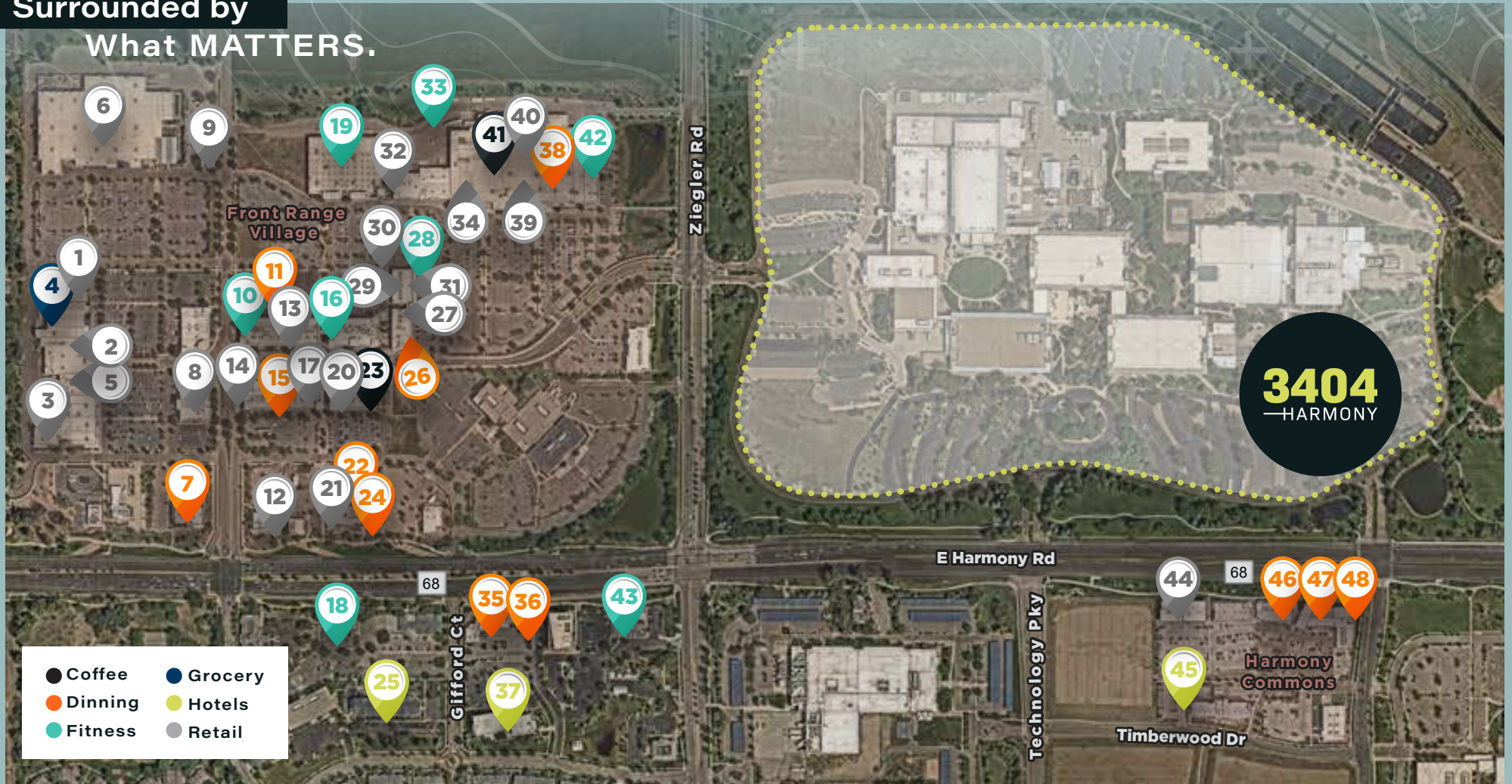


33,000+ students at Colorado State University fuel Fort Collin's steady talent pipeline
(colostate.edu)



Colorado's Craft Beer Capital with 20+ Breweries in Town
(visit ft collins)

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 | |



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EAST HARMONY

COLE HERK, CCIM
DIRECTOR

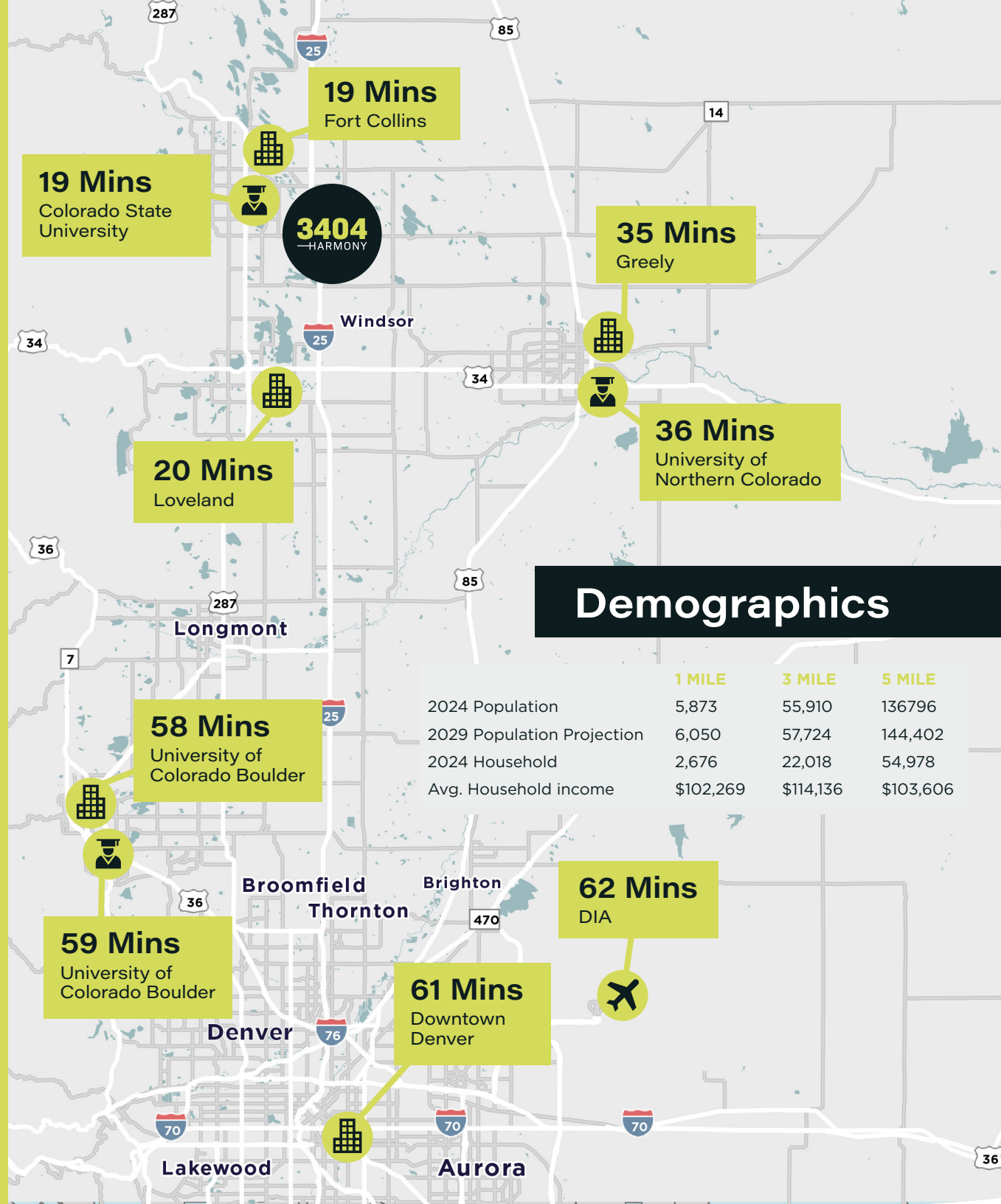
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Demographics

	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