



PRIME FORT COLLINS OFFICE/RETAIL SPACE

FOR LEASE
**925 EAST
HARMONY ROAD**

FORT COLLINS, COLORADO 80525

SUITE 450: 1,434 SF
SUITE 500: 2,044 SF

LEASE RATE
\$12/SF NNN (\$9.02/SF)

GREAT CO-TENANCY

- Ryan's Sports Grill
- Nimo's Sushi
- Bui Nails
- Sam's Club
- Kohl's
- Red Robin
- First Bank
- Outback Steak House
- Ace Hardware
- Outpost Sunsport
- Guitar Center
- Subway

Please see reverse for aerial, site plan, demographics and traffic counts.



PROPERTY HIGHLIGHTS

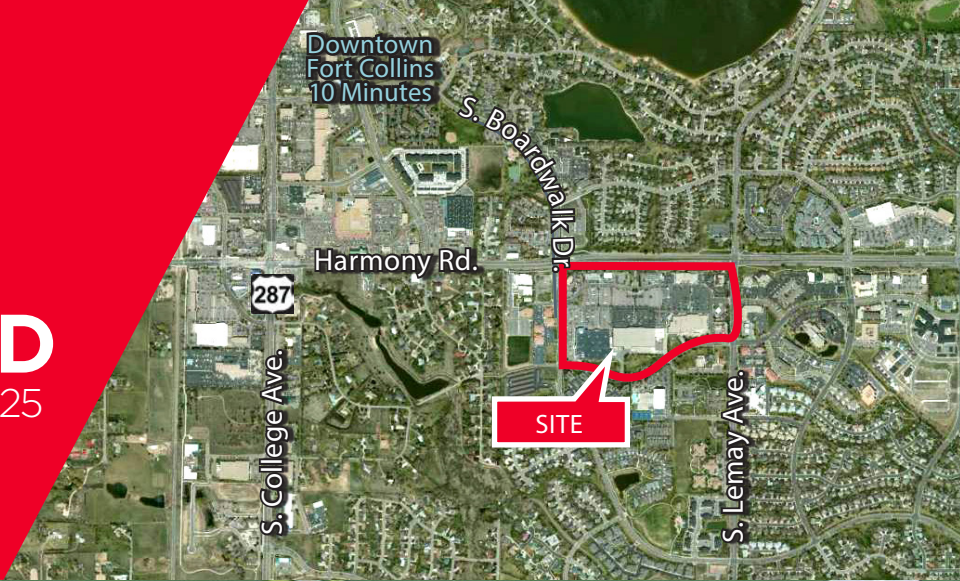
- Located within the 250,000 SF Harmony Market power center
- Great proximity to a strong employment base including Advanced Energy Industries, Anheuser Busch, Banner Health and others
- High traffic volume along Harmony Road (55,821 VPD)
- Monument signage on Harmony Road
- Eight access points with two signalized intersections



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For more information, please contact:

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DEMOGRAPHICS	2 Mile	3 Mile	5 Mile
Population	45,624	92,468	164,326
Total Households	18,846	37,248	65,780
Average HH Income	\$101,423	\$99,106	\$87,828

CoStar, 2020

TRAFFIC COUNTS	
E. Harmony Road & S. Lemay Avenue	40,693 VPD
E. Harmony Road & Boardwalk Drive	38,751 VPD

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