

CUSHMAN &
WAKEFIELD



AVAILABLE FOR SALE/LEASE
**2121 E. HARMONY
ROAD #350**

FORT COLLINS, COLORADO 80528

SALE PRICE: \$2,235,000
LEASE RATE: \$19/SF NNN

**UCHEALTH HARMONY
CAMPUS**

PROPERTY DETAILS

University of Colorado Health's ("UC Health") Harmony Campus consists of 266,314 rentable square feet of outpatient medical office space. Strategically located at the confluence of Harmony Road and South Timberline Road, UCHealth's Harmony Campus provides quick and convenient access for patients throughout northern Colorado. The campus offers a range of services including: urology, oncology, rehabilitation, vascular, endocrinology, pulmonology, rheumatology, general surgery, diagnostics and both emergency and urgent care.



PROPERTY FEATURES

Building Size	266,314 RSF
Year Built	2000
Available RSF	2,000 - 6,383 RSF
Parking Ratio	4 : 1,000 SF Surface

Lease Terms	3-10 Years
Communications	Comcast and CenturyLink
Amenities	<ul style="list-style-type: none"> - Walking distance to a variety of restaurants and retail shops - Easy access to I-25

DEMOGRAPHICS

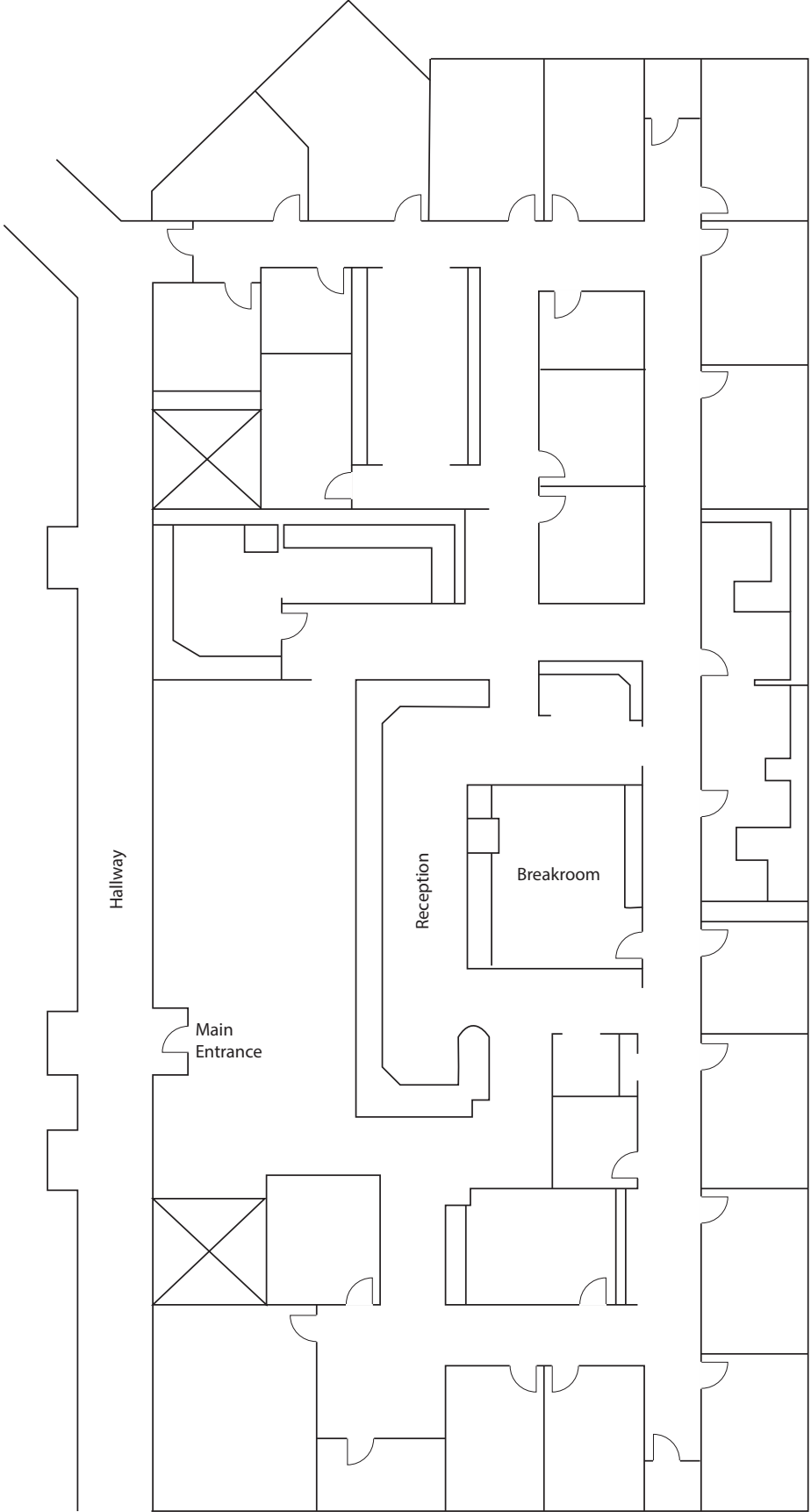
Demographics: 1 Mile	Esri, 2019
Total Population	12,989
Number of Households	4,774
Unemployment Rate	3.3%
Median HH Income	\$91,976

Outpatient Growth Projections		Advisory Board, 2019		
<i>1 Mile Radius Estimates</i>				
2018	2023	2028	5 YR.	10 YR.
143,787	168,381	191,261	17.3%	33.3%
<i>5 Mile Radius Estimates</i>				
2018	2023	2028	5 YR.	10 YR.
1,035,222	1,230,126	1,409,009	18.8%	36.1%



FLOOR PLAN

Suite 350
6,383 RSF





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