



# Garden Level Office Space For Lease

## 115 East Harmony Road | Fort Collins, Colorado



### Highlights

- Excellent Office/Retail space with A+ visibility on Ft. Collins' Busiest Intersection
- #1 Traffic Location in Fort Collins with over 70,000 VPD passing by the site.
- Excellent visibility on SE corner of College Avenue and Harmony Road.
- Recent interior & exterior renovations & new monument sign on Hard Corner.
- Garden level office spaces available at reasonable price. All spaces have tower level and monument signage!

### Information:

<b>Lease Rate</b>	\$10-12 per SF + NNN
<b>Building Size</b>	16,825 SF
<b>Available Area</b>	980-1750 SF
<b>Traffic Counts</b> <small>(City of Fort Collins)</small>	College Ave: 37,298 VPD Harmony Rd: 33,536 VPD
<b>Proposed Use</b>	Perfect for many uses including high visibility professional office, yoga, martial arts, financial services, service retail, and many more.

### Demographics

(Source: STDB Online 2010, radius)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<b>2010 Est. Pop</b>	<b>9,081</b>	<b>80,493</b>	<b>149,891</b>
<b>Avg. HH Inc</b>	<b>\$87,880</b>	<b>\$81,622</b>	<b>\$71,592</b>
<b>Households</b>	<b>3,659</b>	<b>31,284</b>	<b>58,818</b>



INNOVATIVE REAL ESTATE  
BROKERAGE AND DEVELOPMENT

**Nathan Klein**

Partner/Broker Associate

970-667-7000 X 109

970-222-2473

[nklein@lovelandcommercial.com](mailto:nklein@lovelandcommercial.com)

[www.lovelandcommercial.com](http://www.lovelandcommercial.com)



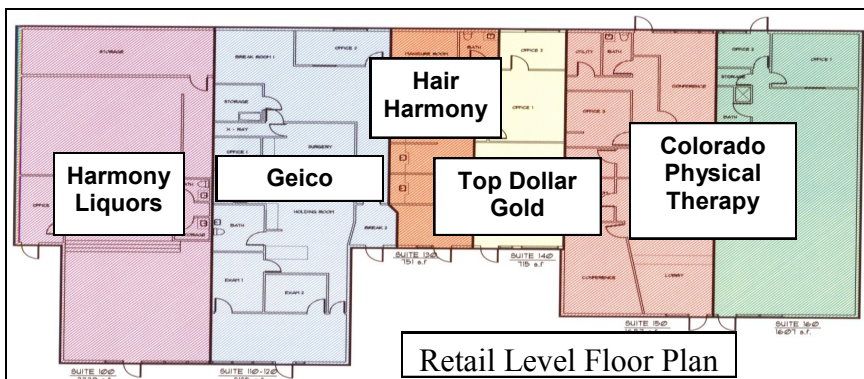
**LIVINGSTON**  
REAL ESTATE & DEVELOPMENT LLC

**Tom Livingston**

Owner/Broker

970.266.0333

[toml@qwest.net](mailto:toml@qwest.net)



The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 1.10.2011