



FOR LEASE

1330 Oakridge Drive  
Fort Collins, Colorado 80525



## Harmony Road Frontage/Signage Office Space(s) For Lease

Office spaces available for lease in south Fort Collins. The location features Harmony Road visibility, with monument signage options. It is centrally located off the Harmony Road retail/office corridor approximately three miles from I-25 to the east, and two miles to Highway 287 (College Avenue) to the west. The site is supported by strong residential and business demographics.

*Please see reverse for aerial and site plan.*

### Property Highlights

- Garden Level & Main Floor Space Available
- Located on Harmony Road
- Monument & building signage available on Harmony Road
- Functional and reasonably priced office spaces for lease

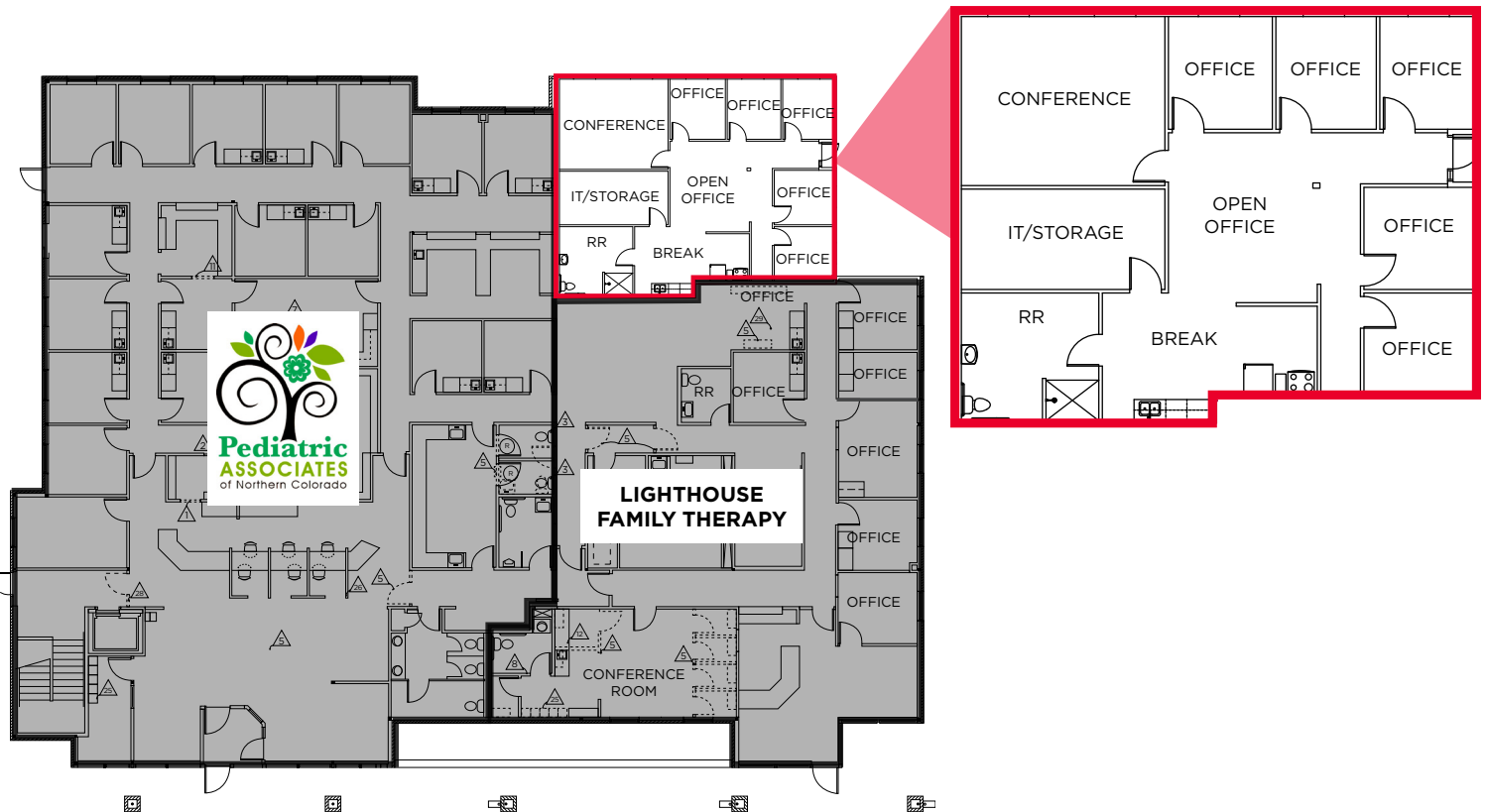
Availability			
Unit	Size	Lease Rate	Date Available
30, 40, & 60 (Garden Level)	1,848 SF	\$2,300.00/MG	Now
110	2,200 SF	\$20.00-\$21.00/SF NNN	3/1/2024



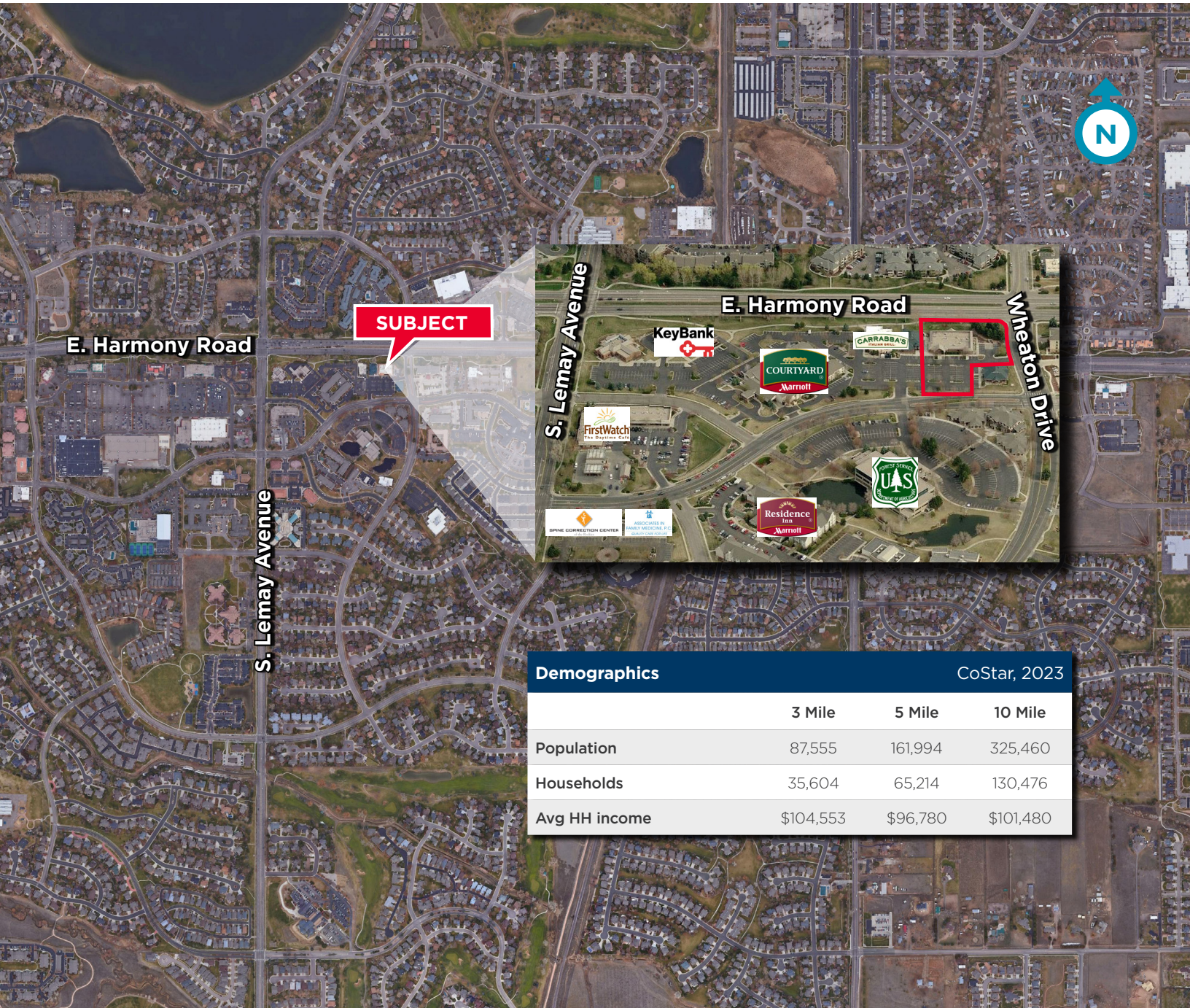
**Floor Plan | Garden Level**



**Floor Plan | Unit 110**







Demographics	CoStar, 2023		
	3 Mile	5 Mile	10 Mile
Population	87,555	161,994	325,460
Households	35,604	65,214	130,476
Avg HH income	\$104,553	\$96,780	\$101,480

For more information, please contact:

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