

3581 E HARMONY RD  
FORT COLLINS, CO



Space Available:

Suite 130: 1,239 SF

Lease Rate:

\$38.00/SF NNN

NNN Rate:

\$24.00SF\*

\*2026 estimate

*RETAIL SUITE FOR LEASE IN HARMONY COMMONS*

CONTACT: Jake Arnold • 970-294-5331 • [jarnold@waypointRE.com](mailto:jarnold@waypointRE.com)  
Nick Norton, CCIM • 970-213-3116 • [nnorton@waypointRE.com](mailto:nnorton@waypointRE.com)



# SUITE 130: PHOTOS & FLOORPLAN



# PROPERTY DETAILS

## Utility Providers

Electric	<b>Fort Collins Utility</b> (tenant responsibility)
Water & Sewer	<b>Fort Collins Utilities</b> (Domestic / Irrigation) <b>South Fort Collins Sanitation District</b> (tenant responsibility)
Trash	<b>Republic Services</b> (tenant responsibility)
Internet	<b>n/a</b> (up to tenant)

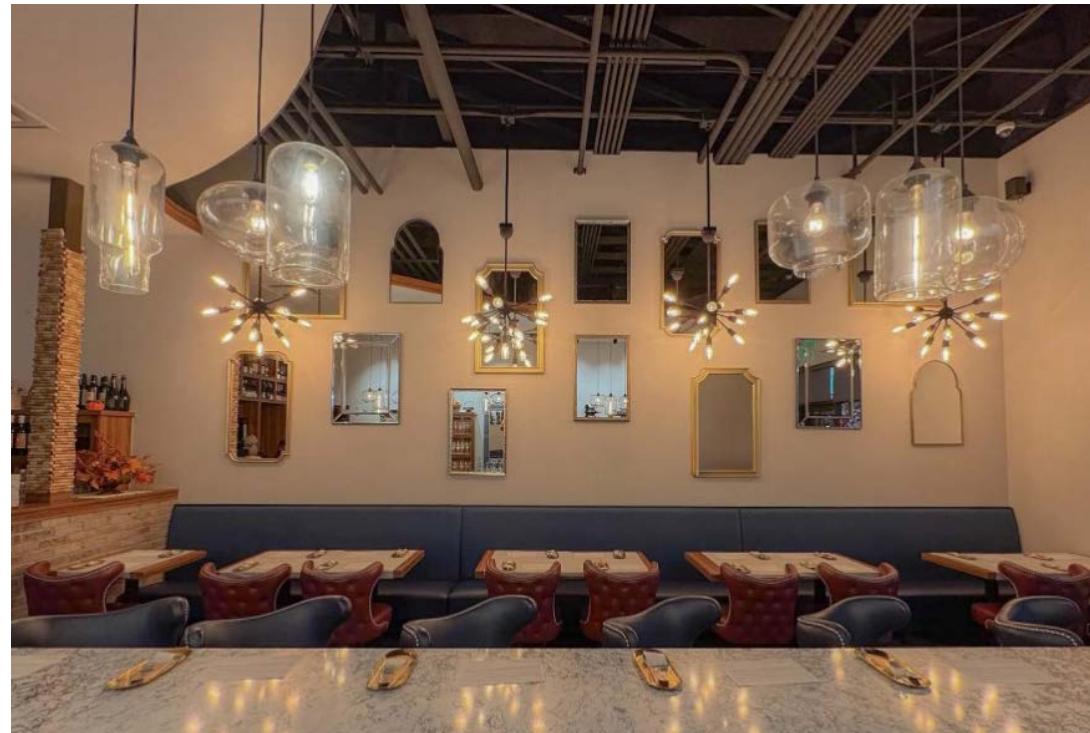
Tenant to pay all utilities that exclusively serve the suite, as well as portion of common area utilities in NNN's.

## Systems

Fully Sprinkled	<b>Yes</b>
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## Building Amenities & Parking

Monument Signage	<b>No</b>
Building Signage	<b>Yes</b>
Parking	<b>General Shared Parking Lot</b>
EV Charging Station	<b>Yes</b>
Signage	<b>Building &amp; Monument available</b>



**SUITE 130**  
**HARMONY COMMONS**

 [Link to Google Maps](#)

## Demographics & Traffic Counts

Median HH Income	<b>\$102,429 (3-mi radius)*</b>
Traffic Count	<b>39,912 approx VPD E Harmony Rd*</b>

\*Source: CoStar 2026



JAKE ARNOLD / NICK NORTON

125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • [www.waypointRE.com](#)

The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.

3581 E HARMONY RD  
FORT COLLINS, CO



Space Available:

Suite 165: 1,165 SF

Lease Rate:

\$34.00/SF NNN

NNN Rate:

\$24.00SF\*

\*2026 estimate

*RETAIL SUITE FOR LEASE IN HARMONY COMMONS*

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# SUITE 165: PHOTOS & FLOORPLAN



# PROPERTY DETAILS

## Utility Providers

Electric	<b>Fort Collins Utility</b> (tenant responsibility)
Water & Sewer	<b>Fort Collins Utilities</b> (Domestic / Irrigation) <b>South Fort Collins Sanitation District</b> (tenant responsibility)
Trash	<b>Republic Services</b> (tenant responsibility)
Internet	<b>n/a</b> (up to tenant)

Tenant to pay all utilities that exclusively serve the suite, as well as portion of common area utilities in NNN's.

## Systems

Fully Sprinkled	<b>Yes</b>
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## Building Amenities & Parking

Monument Signage	<b>No</b>
Building Signage	<b>Yes</b>
Parking	<b>General Shared Parking Lot</b>
EV Charging Station	<b>Yes</b>
Signage	<b>Building &amp; Monument available</b>



**SUITE 165**  
**HARMONY COMMONS**

 [Link to Google Maps](#)

## Demographics & Traffic Counts

Median HH Income	<b>\$102,429 (3-mi radius)*</b>
Traffic Count	<b>39,912 approx VPD E Harmony Rd*</b>

\*Source: CoStar 2026



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