

3581 E HARMONY RD
FORT COLLINS, CO



Space Available:

Suite 130: 1,239 SF

Lease Rate:

\$38.00/SF NNN

NNN Rate:

\$24.00/SF*

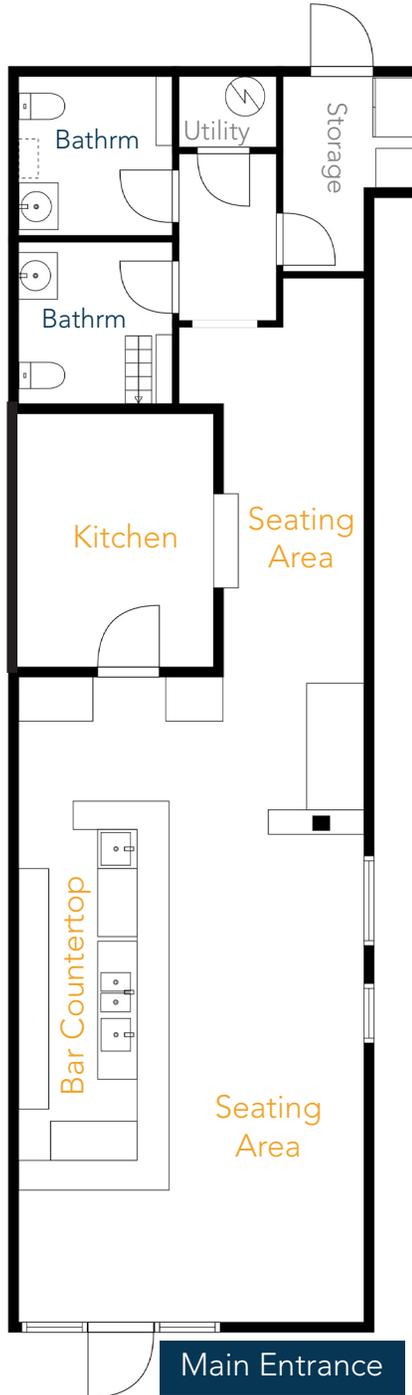
*2026 estimate

RETAIL SUITE FOR LEASE IN HARMONY COMMONS

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



SUITE 130: PHOTOS & FLOORPLAN



PROPERTY DETAILS

Utility Providers

Electric	Fort Collins Utility (tenant responsibility)
Water & Sewer	Fort Collins Utilities (Domestic / Irrigation) South Fort Collins Sanitation District (tenant responsibility)
Trash	Republic Services (tenant responsibility)
Internet	n/a (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	Yes
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Building Amenities & Parking

Monument Signage	No
Building Signage	Yes
Parking	General Shared Parking Lot
EV Charging Station	Yes
Signage	Building & Monument available

Demographics & Traffic Counts

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

*Source: CoStar 2026



SUITE 130
HARMONY COMMONS

 [Link to Google Maps](#)



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:

\$24.00/SF*

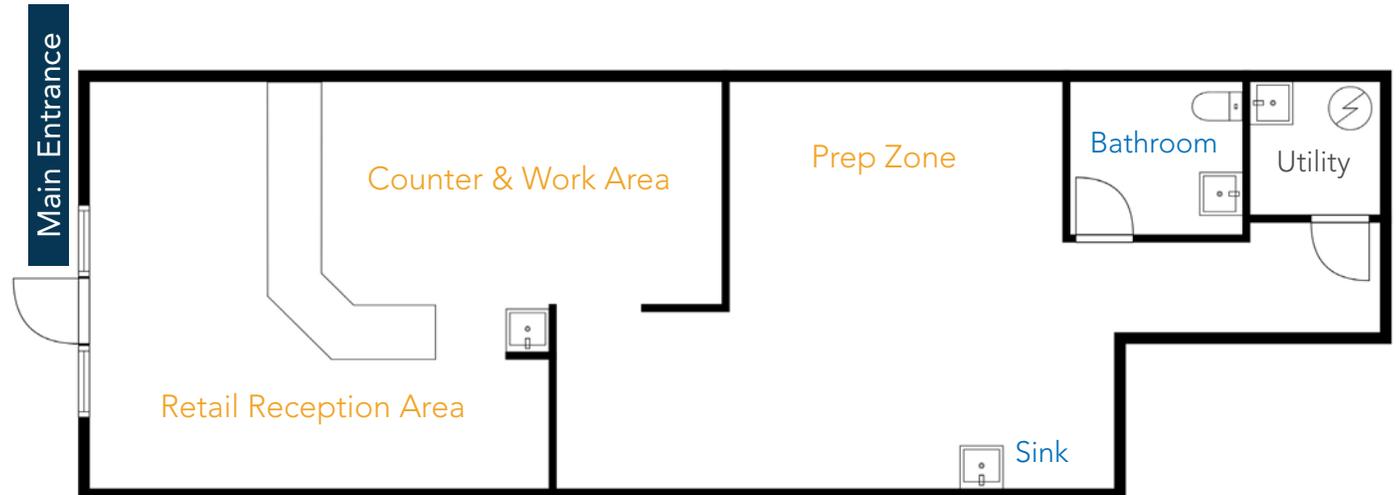
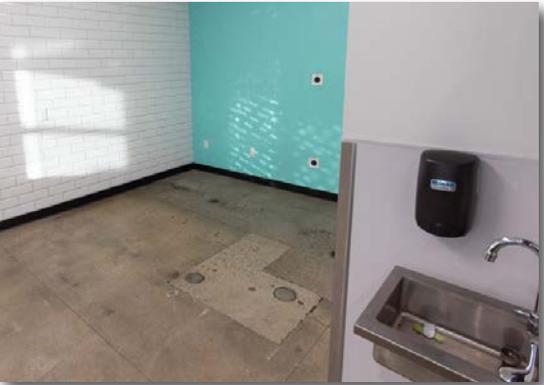
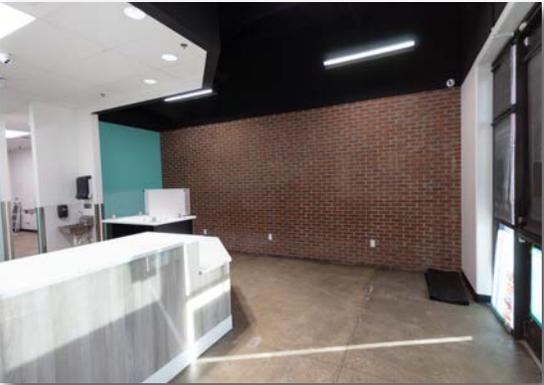
*2026 estimate

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SUITE 165: PHOTOS & FLOORPLAN



PROPERTY DETAILS

Utility Providers

Electric	Fort Collins Utility (tenant responsibility)
Water & Sewer	Fort Collins Utilities (Domestic / Irrigation) South Fort Collins Sanitation District (tenant responsibility)
Trash	Republic Services (tenant responsibility)
Internet	n/a (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	Yes
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Building Amenities & Parking

Monument Signage	No
Building Signage	Yes
Parking	General Shared Parking Lot
EV Charging Station	Yes
Signage	Building & Monument available

Demographics & Traffic Counts

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

*Source: CoStar 2026



SUITE 165
HARMONY COMMONS

 [Link to Google Maps](#)



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