

NEW CONSTRUCTION OFFICE BUILDINGS



SALE PRICE: \$350/SF (CORE & SHELL)
FINISHES TO SUIT

Two (2) new-construction, 2-story office buildings coming to desirable south Fort Collins in 2026. These buildings are a part of the Union Park mixed-use planned development near the corner of Harmony Road and Ziegler. Their proximity to high-profile retail and large employers make these buildings very convenient and accessible for a wide variety of businesses. The buildings will feature modern architecture, large windows, flexible floor plans, elevator service and more. Suites will be available, with customized design features available prior to completion. Contact us to schedule a site visit or consult with our design team.

PROPERTY FEATURES

Buildings:	Two (2)
Stories:	2-Story
Exterior:	Modern Mixture of Finishes
Elevator:	Elevator Served 2nd Floor
Core:	Elevator and Restrooms
Finishes:	Finished to Suit
Available Sizes:	2,600-11,300 SF

UNION PARK



UNION PARK DEVELOPMENT

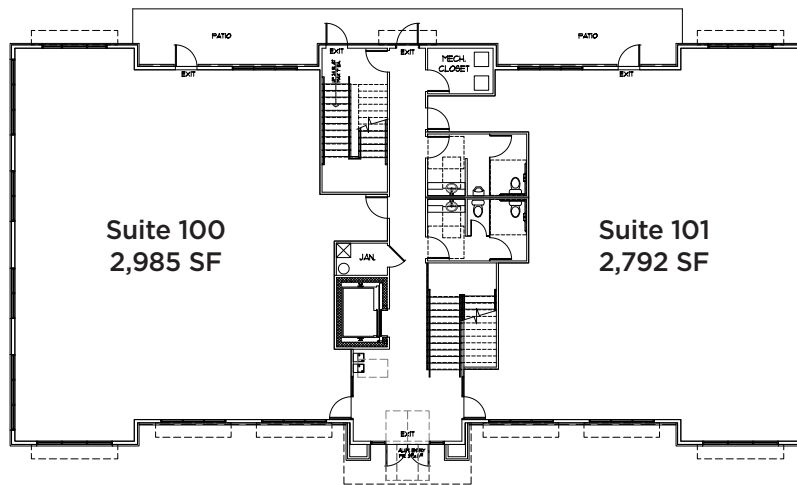
2-4 STORY APARTMENTS	457 Units
3-STORY TOWNHOMES	136 Units
3-STORY LIVE-WORK	6 Units
MIXED-USE	4 Units & 6,100 SF Retail
2-STORY OFFICE	20,000 SF
DAYCARE	10,000 SF



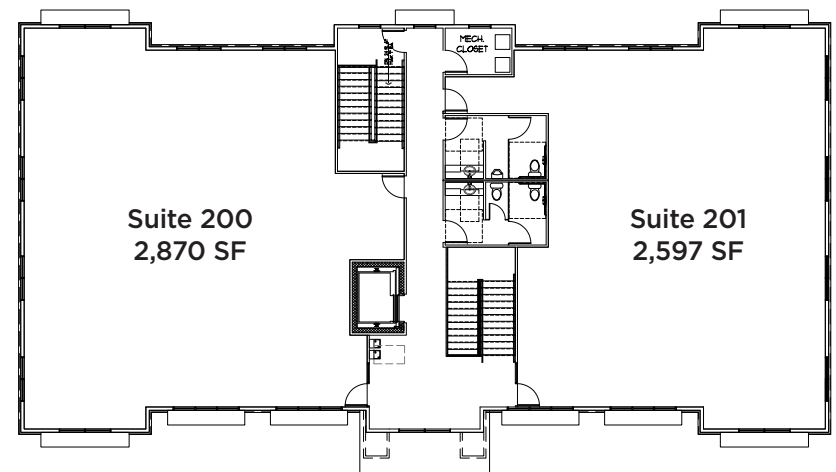
UNION PARK

3010 GOLDEN GROVE DRIVE

FIRST FLOOR



SECOND FLOOR



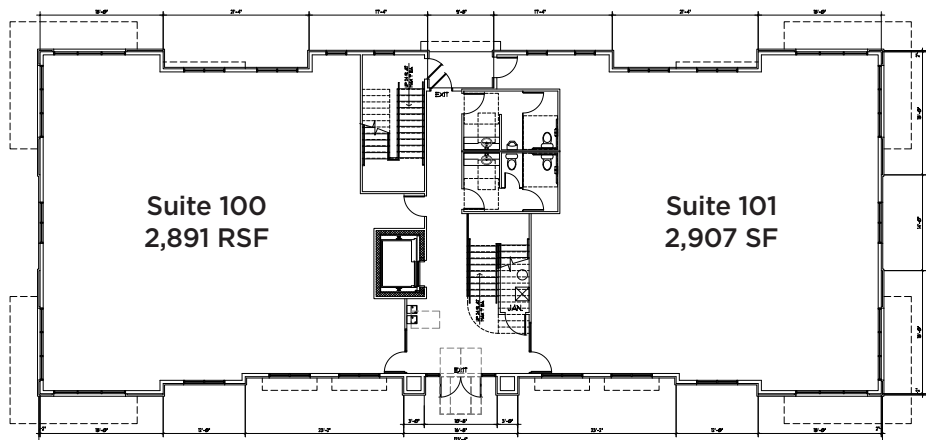
ELEVATIONS



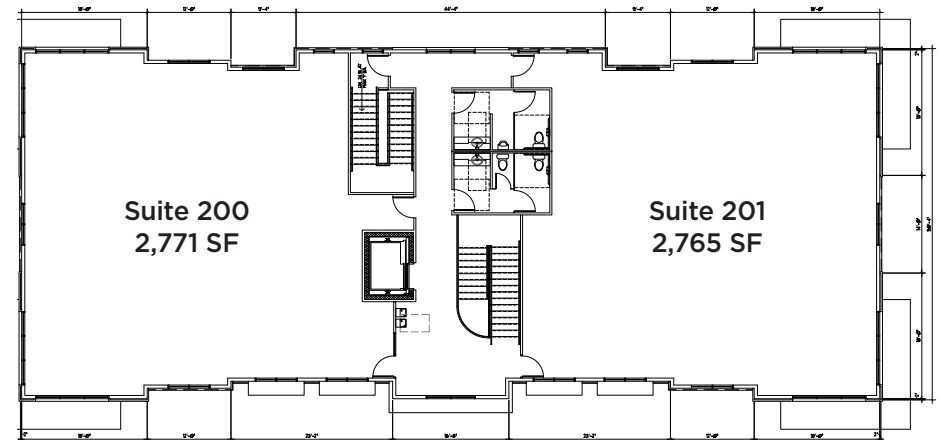
UNION PARK

3014 UNION PARK AVENUE

FIRST FLOOR



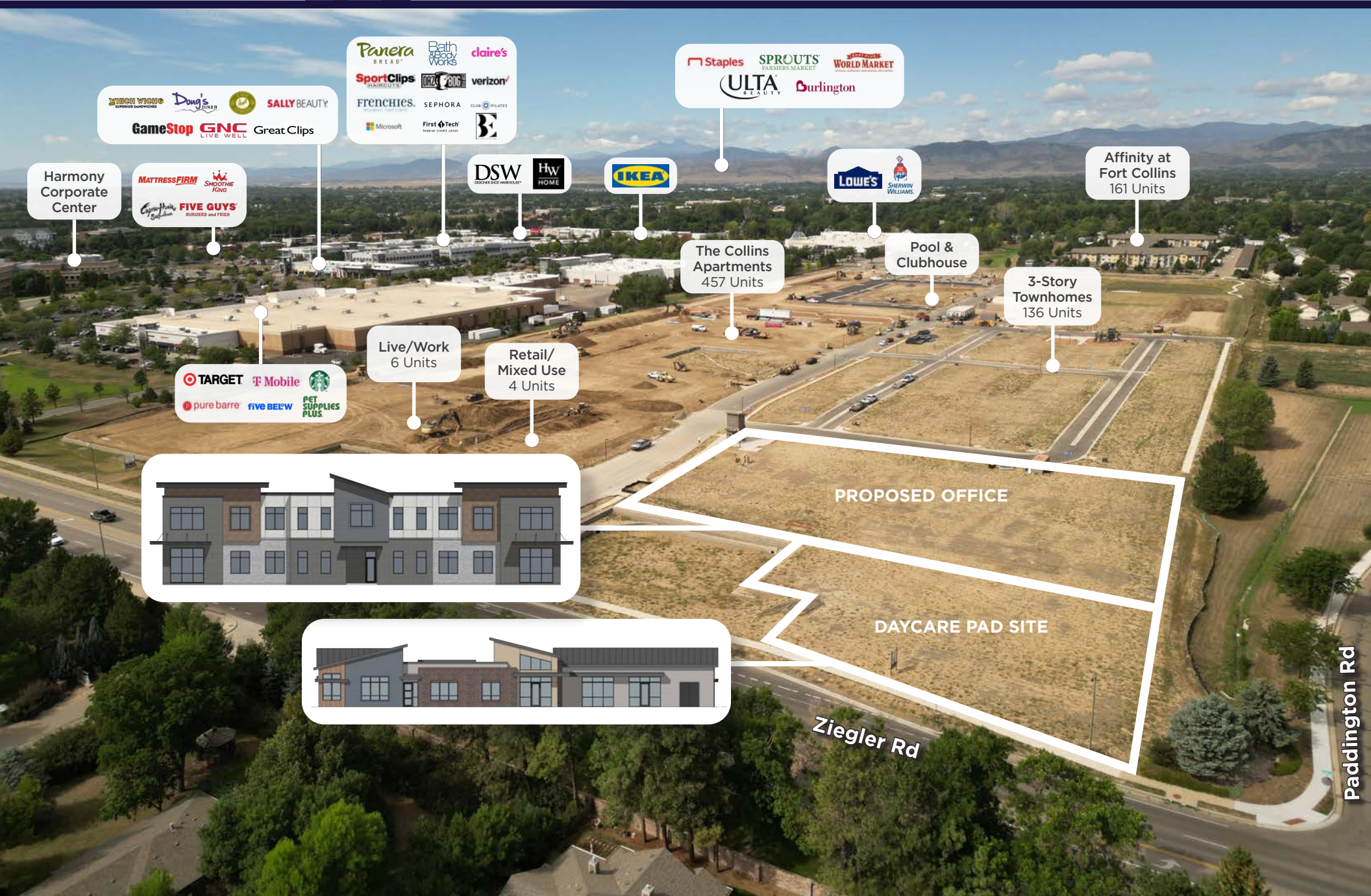
SECOND FLOOR



ELEVATIONS



UNION PARK



Harmony
Corporate
Center

MATTRESS FIRM
SMOOTHIE KING
FIVE GUYS
BURGERS and FRIES

GameStop
GNC
LIVE WELL
Great Clips

Panera
BREAD
Sport Clips
FRENCHIES.
Microsoft
Bath Works
ORCA
verizon
SEPHORA
First Tech
CLUB PILATES
E

DSW
H&M HOME

IKEA

Staples
SPROUTS
FARMERS MARKET
WORLD MARKET
ULTA
Burlington

LOWE'S
SHERWIN WILLIAMS

Affinity at
Fort Collins
161 Units

The Collins
Apartments
457 Units

Pool &
Clubhouse

3-Story
Townhomes
136 Units

TARGET
T Mobile
pure barre
FIVE BEER
PET SUPPLIES PLUS

Live/Work
6 Units

Retail/
Mixed Use
4 Units



PROPOSED OFFICE

DAYCARE PAD SITE

Ziegler Rd

Paddington Rd

UNION PARK

SITE PERSPECTIVE PHOTOS



UNION PARK

THE CITY OF FORT COLLINS

Located in northern Colorado, Fort Collins is home to Colorado State University and an outstanding public school system. Nestled at the base of the Rocky Mountains, Fort Collins offers exciting recreational opportunities, unique cultural offerings, and is a regional center for employment and shopping.

Throughout the year, live music and entertainment, as well as great local dining, can be found throughout the historic downtown area. Fort Collins offers the convenience of a small town with all the amenities of a larger city. If you are seeking the Colorado lifestyle and a community in which you can reinvent and reinvigorate yourself then Fort Collins is your city.

The City maintains more than 966 acres of parks, 37,607 acres of natural areas, 45 miles of off-street hike/bike trails, three golf courses, a racquet center, four swimming pools, an ice rink and many community and recreation centers.

The Northern Colorado Regional Airport is jointly owned by the cities of Fort Collins and Loveland. With over 1,100 acres and roughly 300 aircraft, the airport serves the private and corporate aviation needs of the Northern Front Range, as well as charter flights and flights for area collegiate football teams.

Source: fcgov.com



WITHIN 1 MILE

Source: ESRI



8,925
2024 Population



6,247
Employees



3,422
Households (HH)



453
Businesses



\$105,668
Median HH Income



FORT COLLINS DEMOGRAPHICS

Source: ESRI



173,769
Total Population



103,857
Employees



70,117
Households (HH)



7,132
Businesses



\$85,166
Median HH Income



UNION PARK

For more information,
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