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REAL ESTATE JOURNAL

FEBRUARY 21-MARCH 6, 2007

THE COMMUNICATION CHANNEL OF THE COMMERCIAL REAL ESTATE COMMUNITY

Harmony One ready to go with majority of its space filled up

by Jill Jamieson-Nichols

A prominent new office building will break ground in Fort Collins in April with most, if not all, of its space committed.

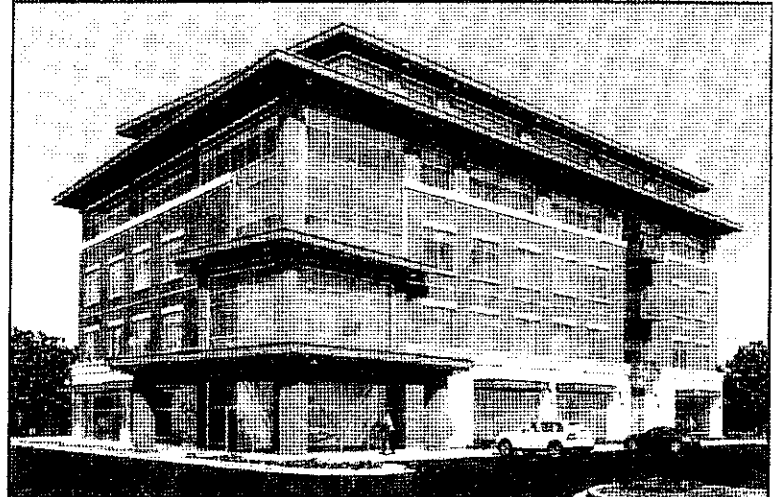
Harmony One at Preston Center, a 51,000-square-foot building with four stories and a fifth-story penthouse, will be the tallest private office building built in the city in a decade.

"I think it speaks to a shift in the real estate market," said Paul Brinkman of Brinkman Partners. While much of Fort Collins' office inventory is spread out in low-rise buildings, land prices are becoming such that it's beginning to make sense to build vertically, rather than horizontally, he said.

Harmony One at Preston Center will stand out along the East Harmony Road corridor with its brick-and-glass exterior designed by Vaught-Frye Architects. The penthouse, stepped back from the rest of the building, will feature office space with "spectacular" views of the mountains.

The Class A building at Harmony and Ziegler Road will be right across the street from a new stretch of retail development to include the 910,000-sf Front Range Village.

"It's going to be a very prominent building," said Brinkman, whose company is developing the project in partnership with Fort Collins' largest developer, Everitt-MacMillan Development. Brinkman Partners, which has outgrown its 3,500 sf at Oakridge Business Park, and Everitt-MacMillan each will move their headquarters to a floor of the building when it is completed in



Harmony One at Preston Center will create a presence at the entry to Fort Collins via Harmony Road.

the first quarter of next year. A Northern Colorado residential development company, Westward Development, headed by Dino DiTullio, also has signed a lease for 5,800 sf on the fifth floor.

In addition, AXA/Phillips Financial will occupy between 1,500 and 2,000 sf of space, an accounting firm is taking another 2,000 to 2,500 sf, and discussions are under way with other potential tenants. "We could theoretically have the building full before we even break ground," Brinkman commented.

"I think there has been a lot of interest for new space just because people want to design their own space, they want to customize," he said. Most new office construction in Fort Collins has been smaller office-condo product, so Harmony One will give users that want to be in a larger project the opportunity to do so.

"I think there's also some syner-

gy going on with the entities going into the building," Brinkman said. That is particularly true with Everitt-MacMillan Development and Brinkman Partners, which have teamed up on three other Fort Collins projects, including Timberline Plaza, an office/retail development on South Timberline Road.

"We've established a great working relationship and a great team to deliver projects. I think that's a relationship both entities are very proud of," Brinkman commented.

Owners will occupy approximately half of the building, which is being marketed at \$250 to \$260 per sf. The other half will be leased. Lease rates are \$20 to \$23 per sf triple net.

Brinkman said Harmony One's location is ideal because it is along a growing corridor near roof-

Harmony

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tops, employers and schools. It gives people the opportunity to be in Fort Collins, with its Old Town area and Colorado State University, while also having quick access to Interstate 25, he said.

"I think those all make it advantageous," said Brinkman.

Brinkman Partners will be the general contractor for Harmony One at Preston Center. ▲