

# POUDRE VALLEY PLAZA

1015 W Horsetooth Rd  
Fort Collins 80526



## Space Available:

- 203 | 616 SF
- 205 | 1,841 SF
- 211 | 2,328 SF
- 206 | 989 SF

Lease runs through 10/31/27

## Direct Lease Rate:

- \$15.00/SF NNN
- \$15.00/SF NNN
- \$15.00/SF NNN

## Sublease Rate:

- \$15.00/SF NNN

## NNN Rate:

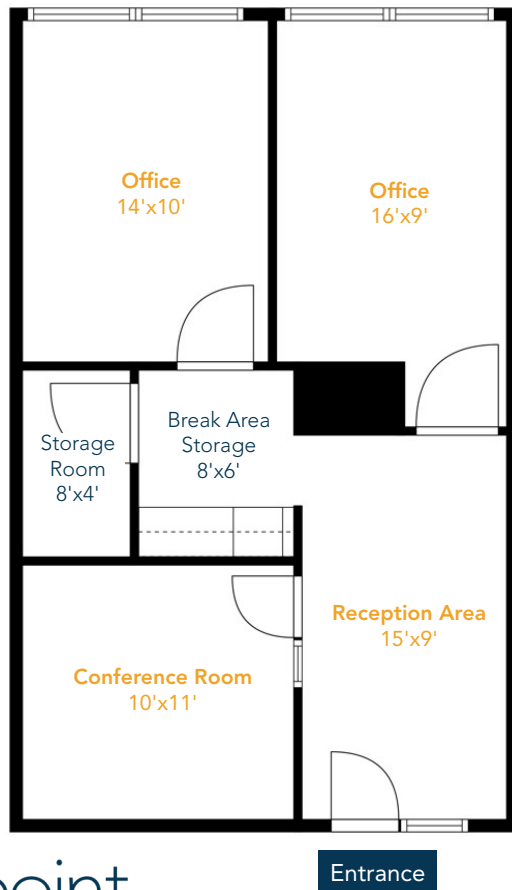
\$12.62/SF\*  
\*Utilities included

### PROFESSIONAL OFFICE SUITES AVAILABLE FOR LEASE ALONG HORSETOOTH CORRIDOR

- Highly desirable location on the corner of W Horsetooth Rd and S Shields St. Third-busiest intersection in Fort Collins and quick access to Harmony Rd and S College Ave. Surrounded by restaurants, retail, and lifestyle amenities.
- Building and monument signage available.
- Shared restrooms, elevator access and large parking lot.



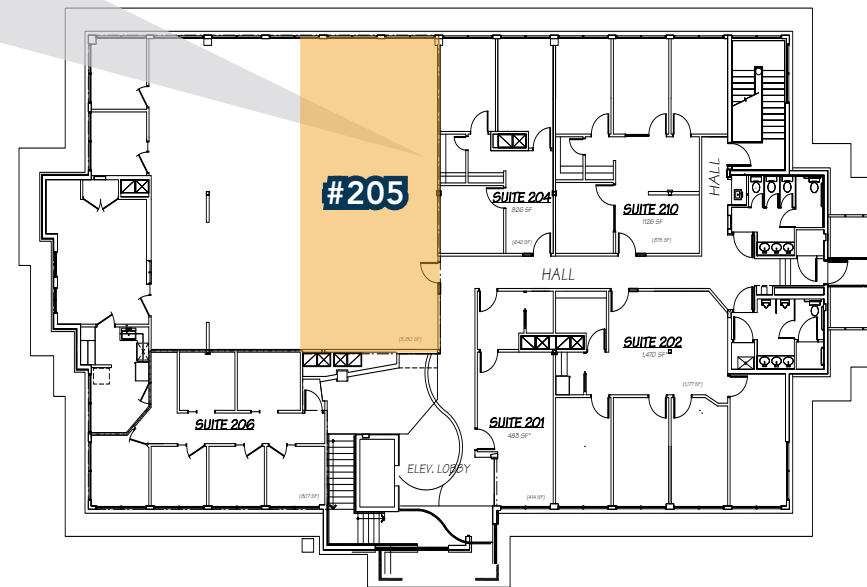
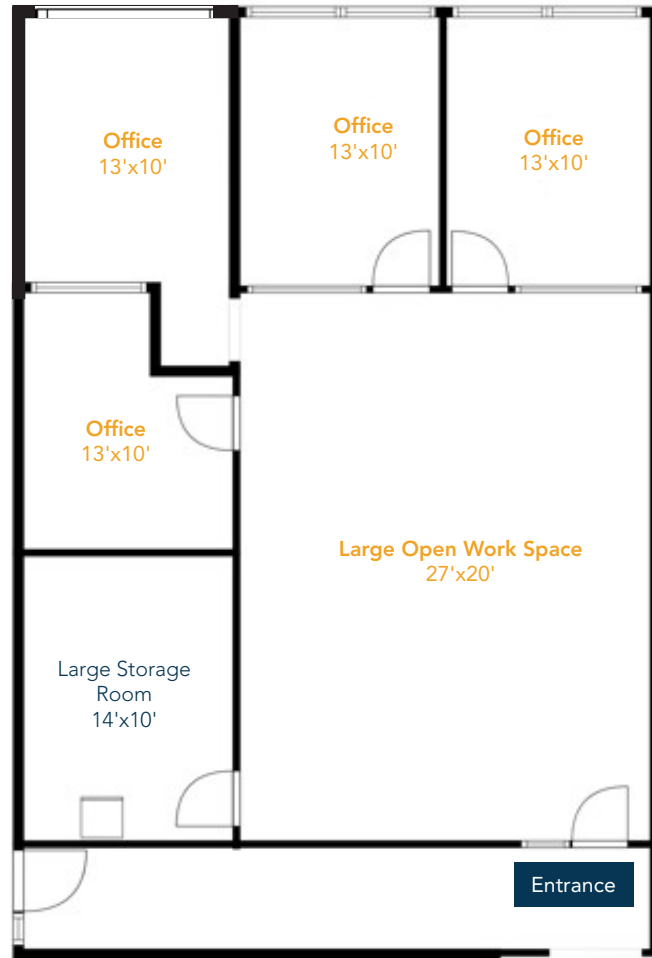
# SUITE 203 | 616 SF



The information contained herein is not guaranteed. Potential purchasers and tenants are advised to verify all information. Price, terms, and information are subject to change.



# SUITE 205 | 1,841 SF

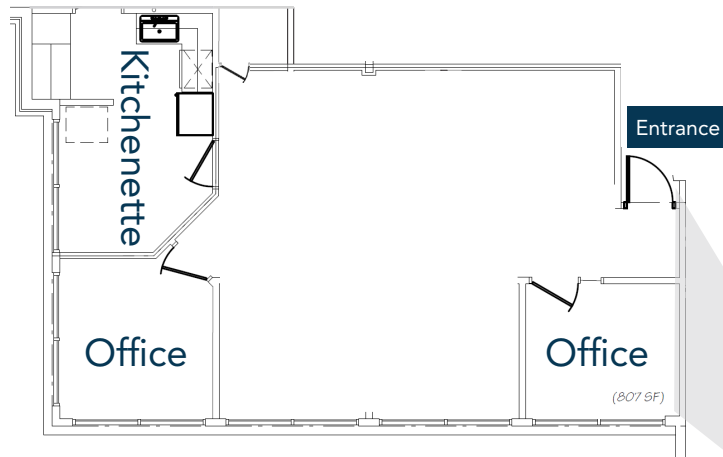


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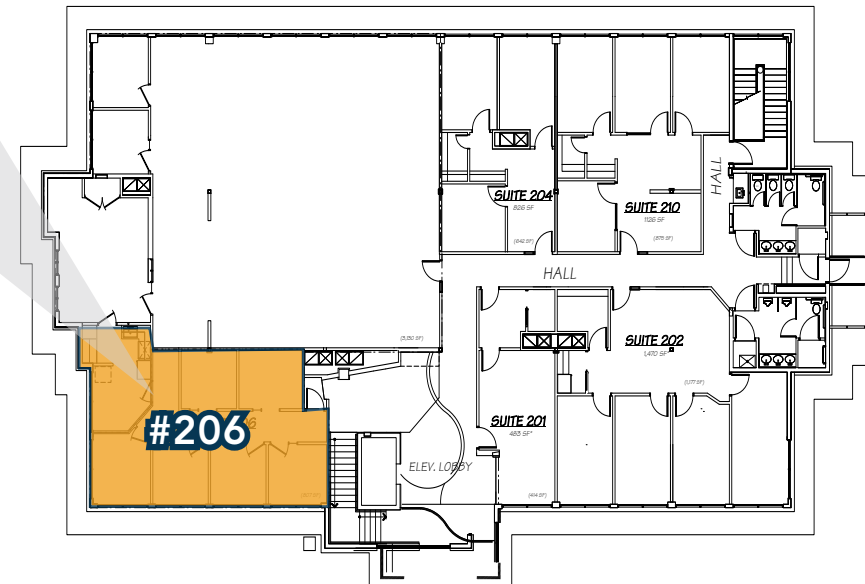
Suite 211  
Entrance

Entrance

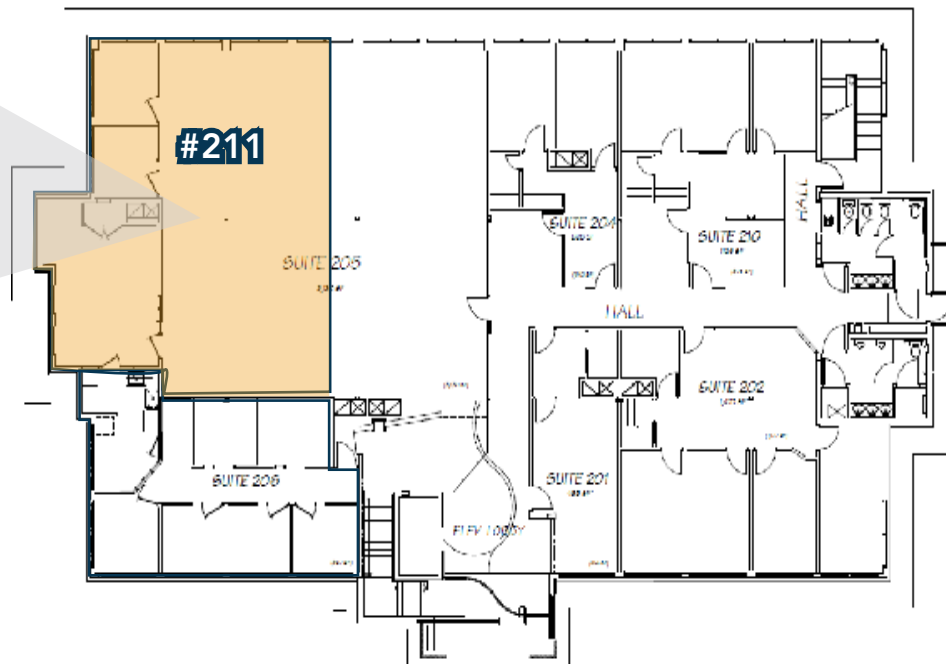
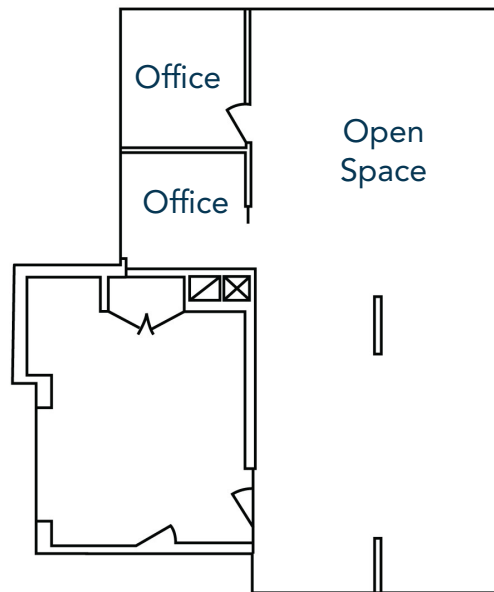
# SUITE 206 | 989 SF



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# SUITE 211 | 2,328 SF

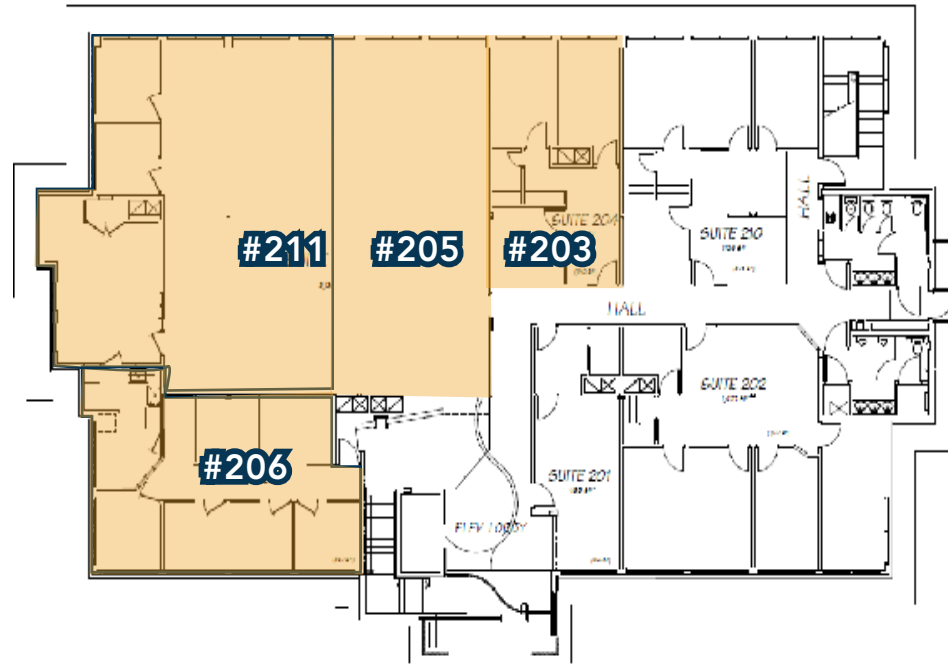


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# COMBINED FLOORPLANS: SUITE 203, 205, 206 & 211

Suites 203, 205, 206, and 211 may be combined to create a larger, more adaptable layout to meet tenant needs.



**Suites 203, 205, 206 and 211 | 616-5,774 SF**

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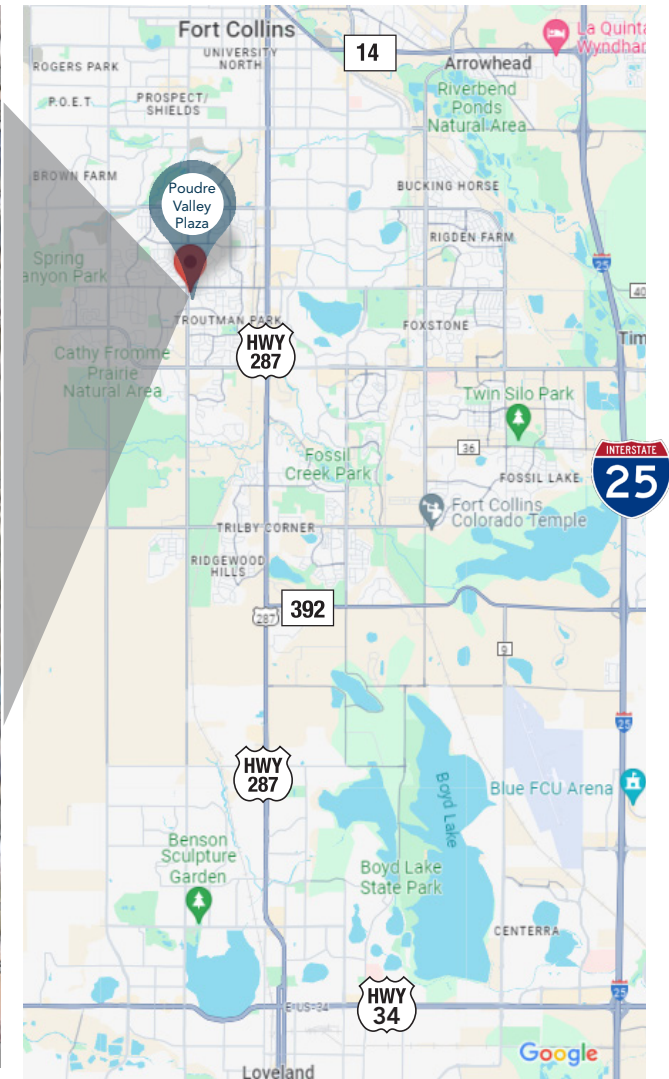
# POUDRE VALLEY PLAZA — AERIAL MAP





# POUDRE VALLEY PLAZA

## AREA MAPS



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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.