

Space Available:

Lease Rate:

NNN Rate:

#105: 1,983 SF \$15.00/SF NNN \$11.37/SF  
*Utilities included*

#200: 4,069 SF\*  
#202: 1,252 SF\* \$15.00/SF NNN \$11.74/SF  
*Utilities included*

*\*Suites 200 and 202 can be combined up to 5,321 SF.*

**MOVE-IN READY OFFICE SUITES AVAILABLE FOR LEASE ALONG HORSETOOTH CORRIDOR**

- Professional, spacious office suites with private offices, reception, conference rooms, breakrooms, open space, secure storage and access to shared restrooms (see below for individual layouts)
- Highly desirable location on the corner of West Horsetooth Road and South Shields Street - 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
- Large shared parking lot



# BUILDING 1075 SITE PLAN





PROPERTY PHOTOS: BDG 1075, STE 105

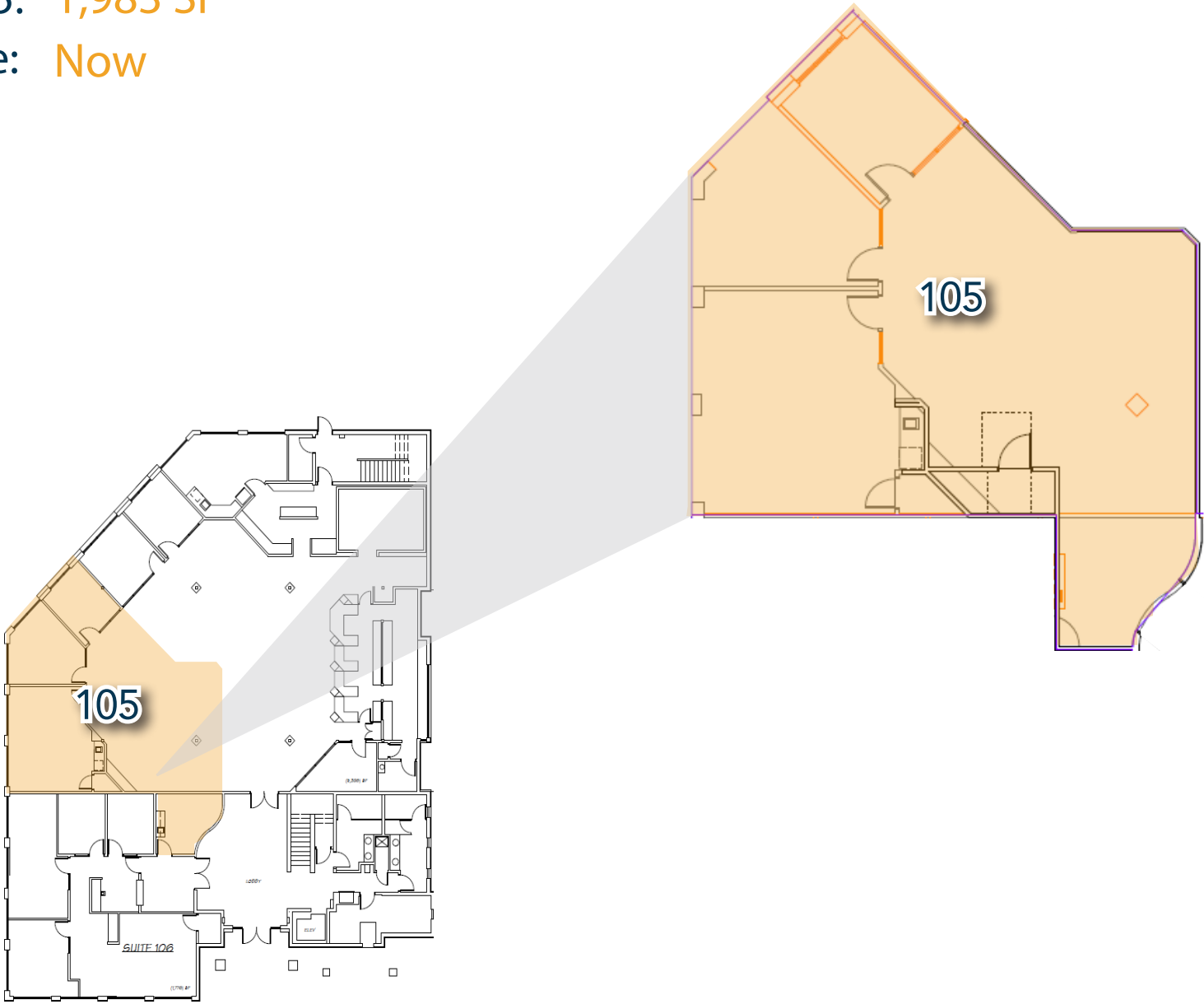


Suite #105 Entrance

# FLOORPLAN: BDG 1075, STE 105

Suite 105: **1,983 SF**

Available: **Now**





# PROPERTY PHOTOS: BDG 1075, STE 200



Suite #200 Entrance



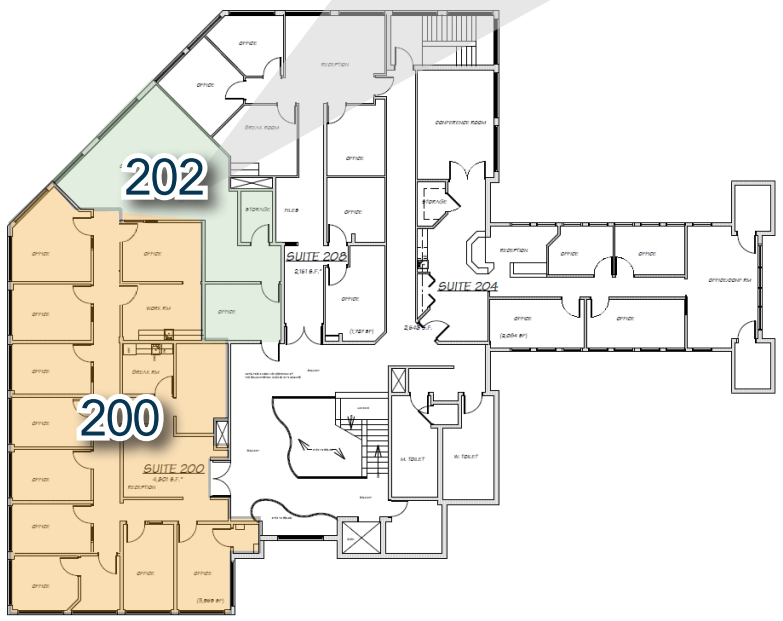
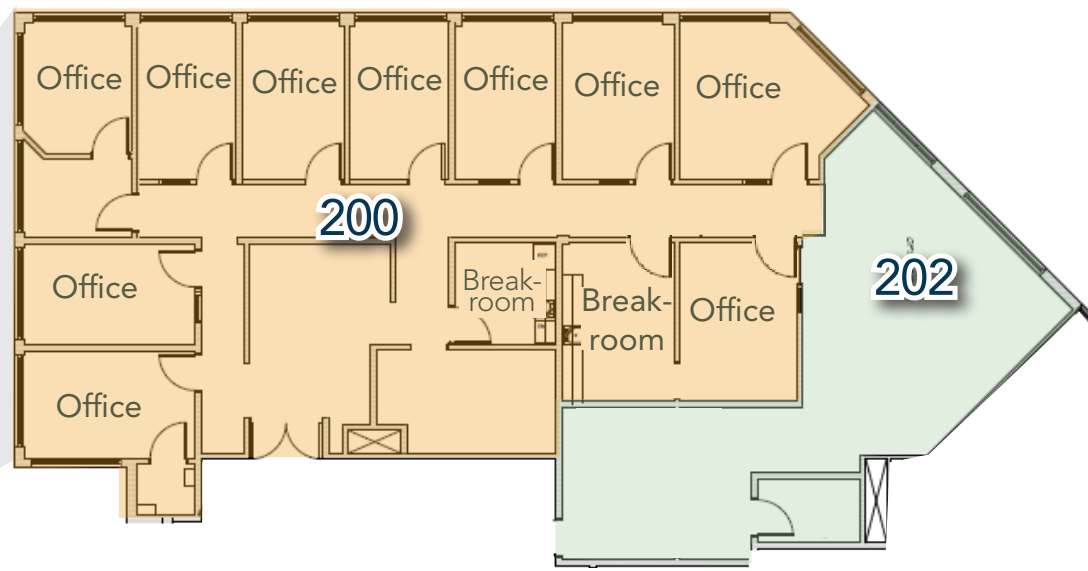
# FLOORPLAN: BDG 1075, STE 200 AND 202

Suite 200: 4,069 SF

Suite 202: 1,252 SF

*Suites 200 and 202 can be combined up to 5,321 SF.*

Available: **Now**



# POUDRE VALLEY PLAZA — AERIAL MAP



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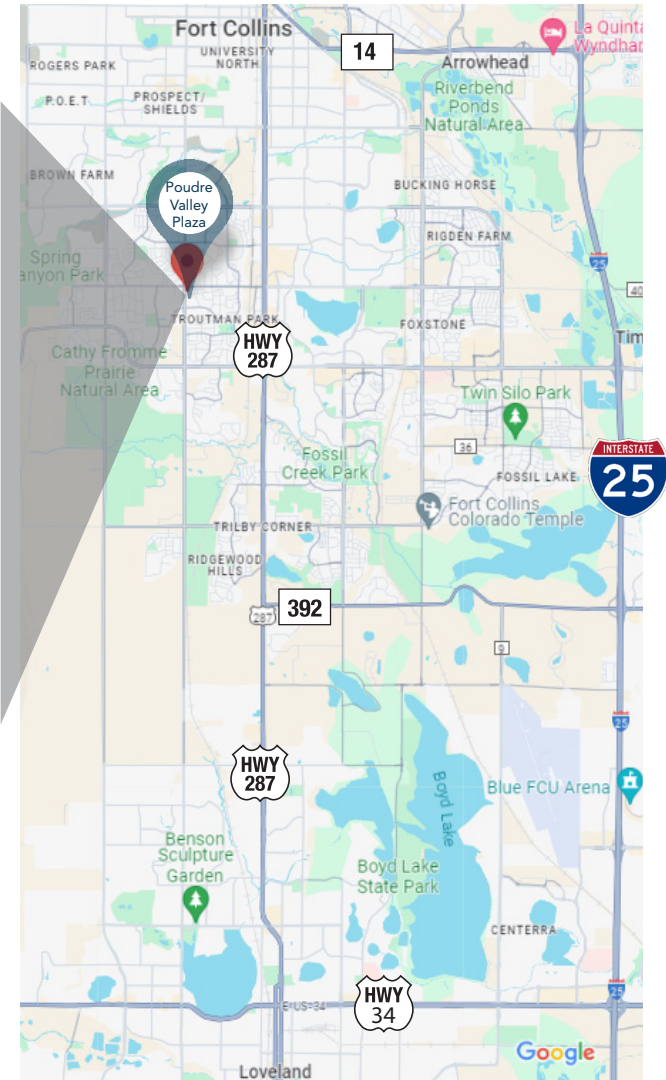
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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently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



# POUDRE VALLEY PLAZA

## AREA MAPS



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



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