

POUDRE VALLEY PLAZA

1015 W Horsetooth Rd
Fort Collins 80526

OFFERING

6 Months Free Base Rent



Space Available:

203 | 826 SF
205 | 1,507 SF
211 | 2,328 SF

Direct Lease Rate:

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

NNN Rate:

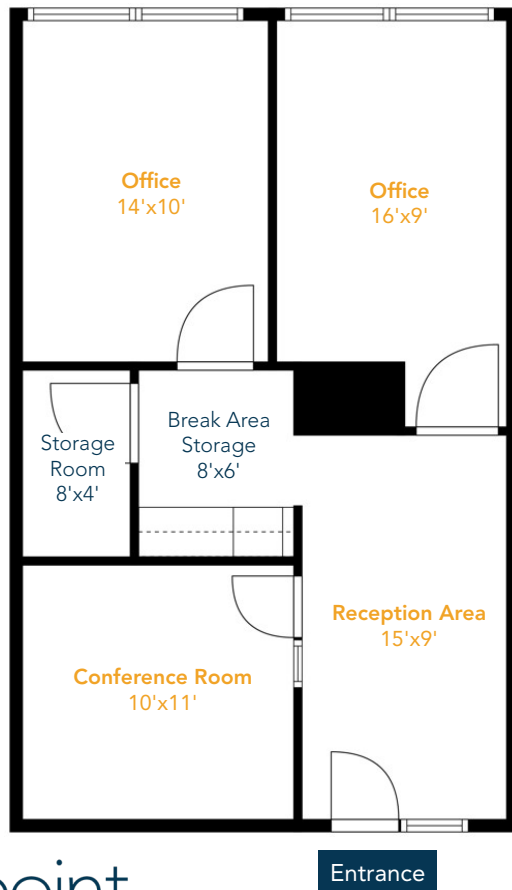
\$12.62/SF*
**Utilities included*

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.

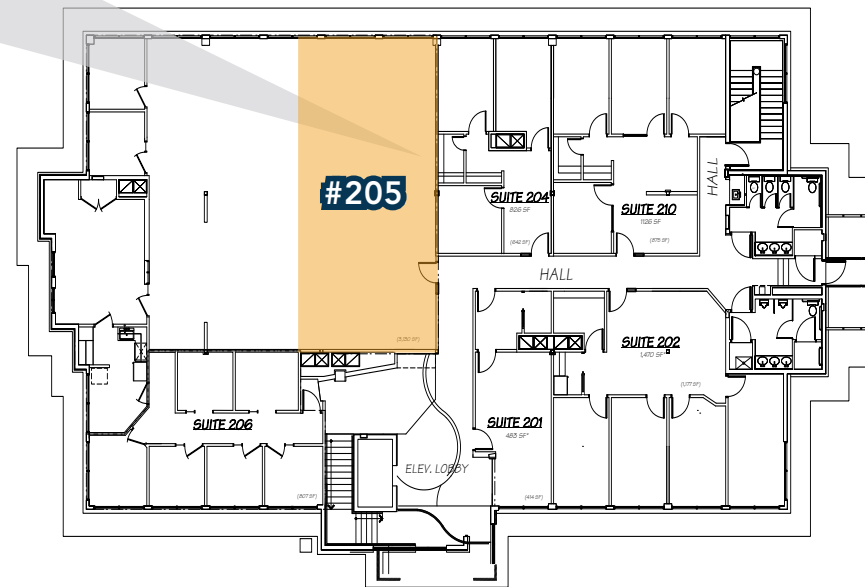
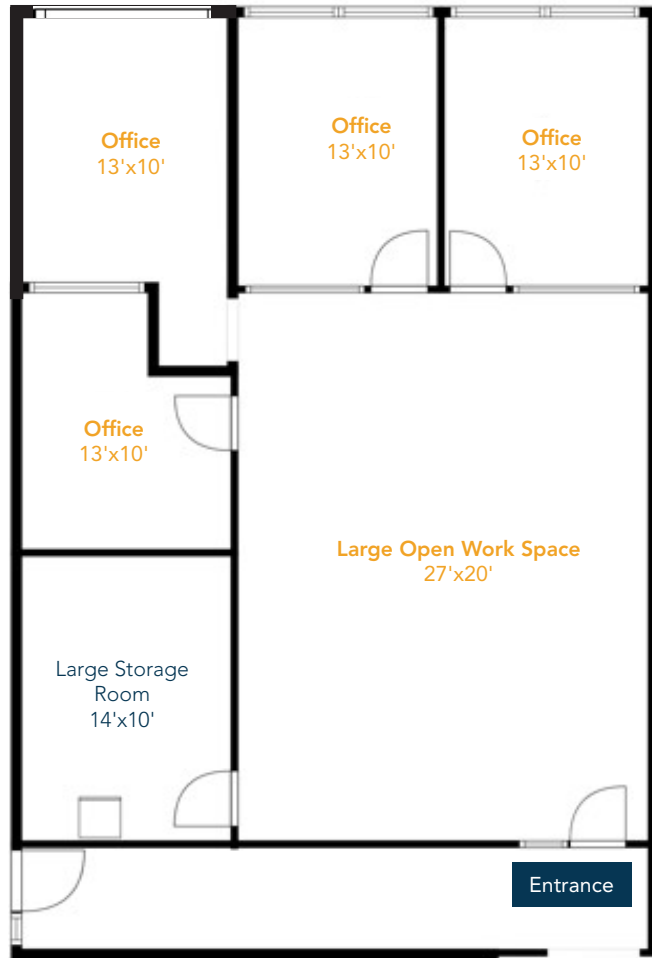


SUITE 203 | 826 SF



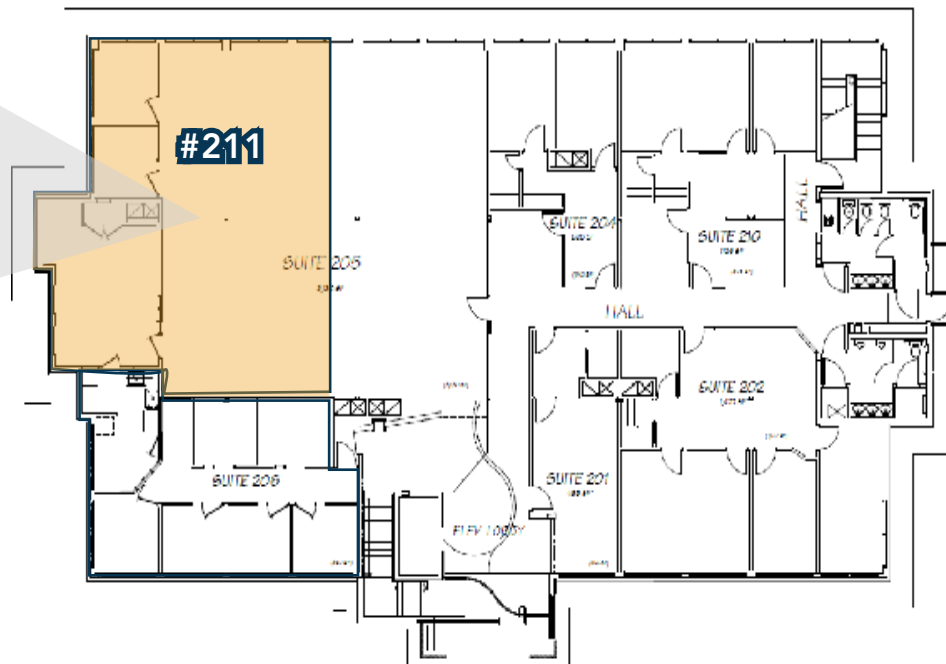
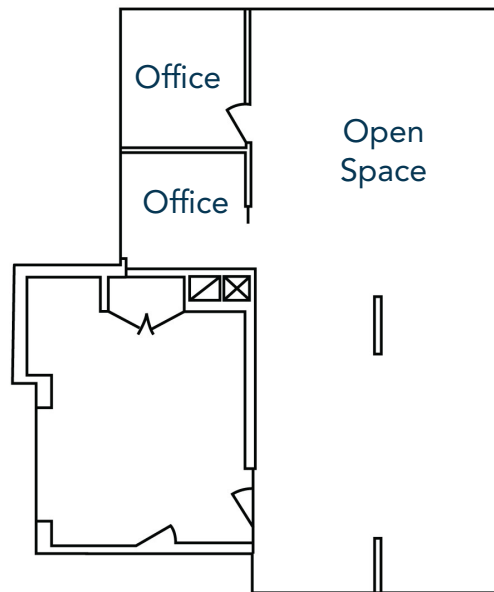
The information contained herein is not guaranteed. Potential purchasers and tenants are advised to verify all information. Price, terms, and information are subject to change.

SUITE 205 | 1,507 SF



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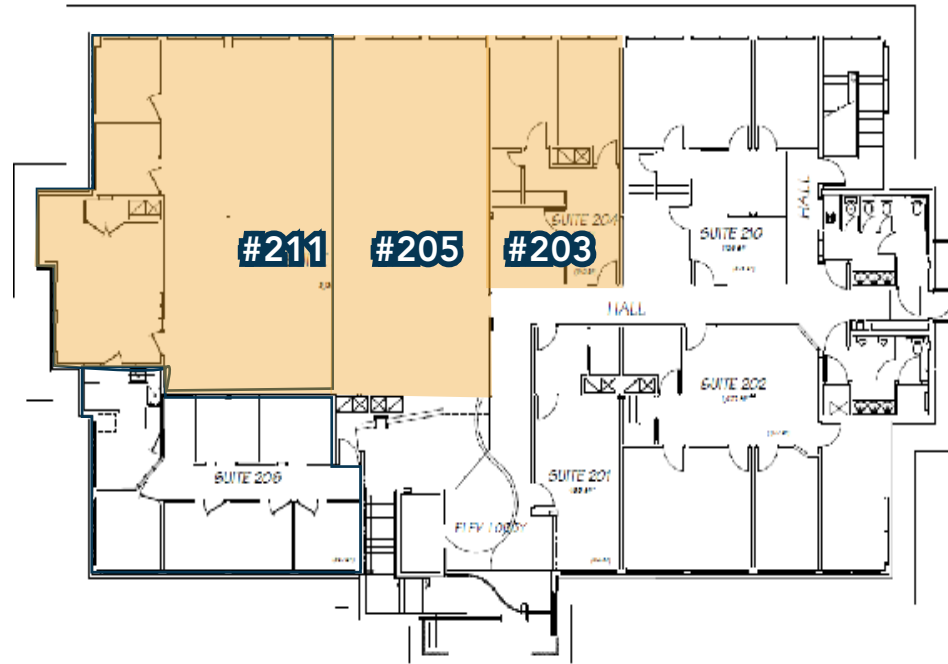
SUITE 211 | 2,328 SF



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COMBINED FLOORPLANS: SUITE 203, 205, & 211

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



Suites 203, 205, and 211 | 826-4,661 SF

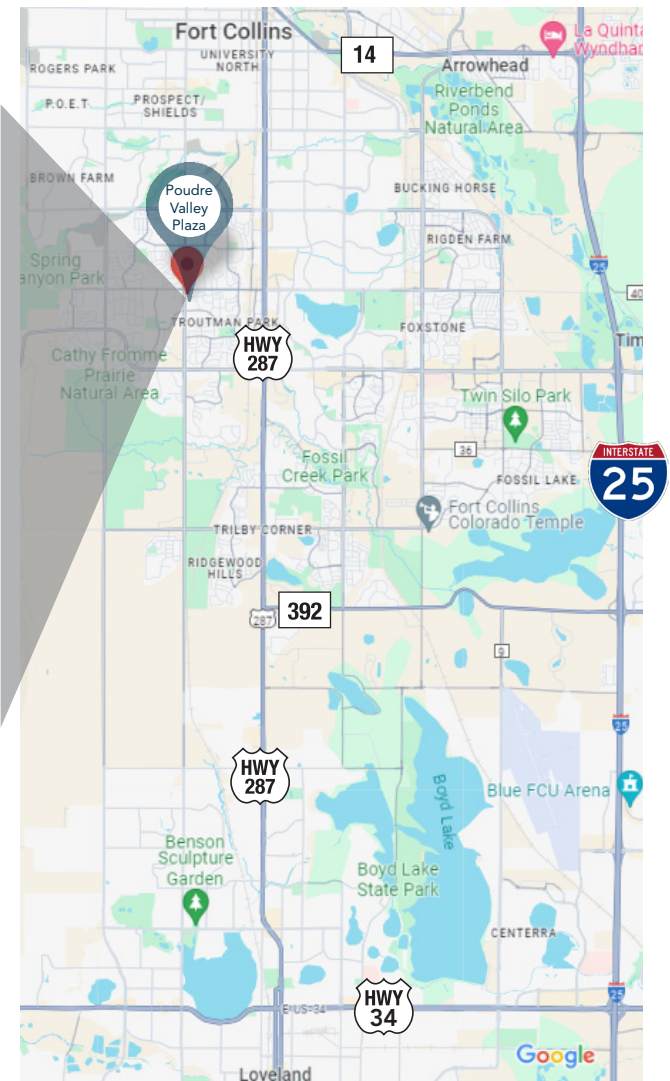
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POUDRE VALLEY PLAZA — AERIAL MAP



POUDRE VALLEY PLAZA

AREA MAPS



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Space Available:

Lease Rate:

NNN Rate:

#105:	1,983 SF	\$15.00/SF NNN	\$11.33/SF <i>Utilities included</i>
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#202:	1,252 SF*	\$15.00/SF NNN	\$11.70/SF <i>Utilities included</i>
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#204:	1,086 SF*	\$15.00/SF NNN	
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**Suites 202 and 204 can be combined up to 2,338 SF*

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

POUDRE VALLEY PLAZA

**1075 W HORSETOOTH RD
FORT COLLINS 80526**

OFFERING

6 Months Free Base Rent

- 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

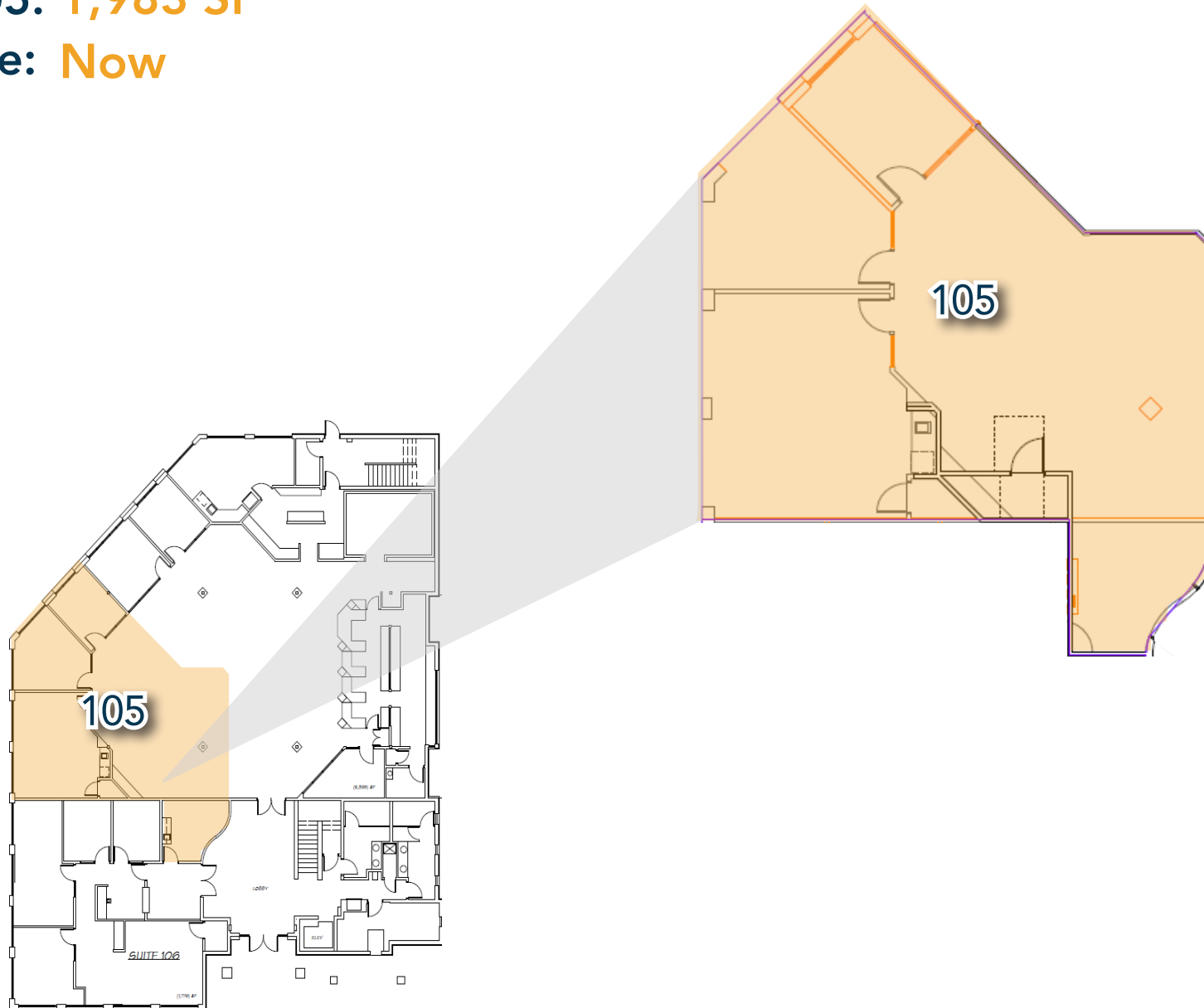


Suite #105 Entrance

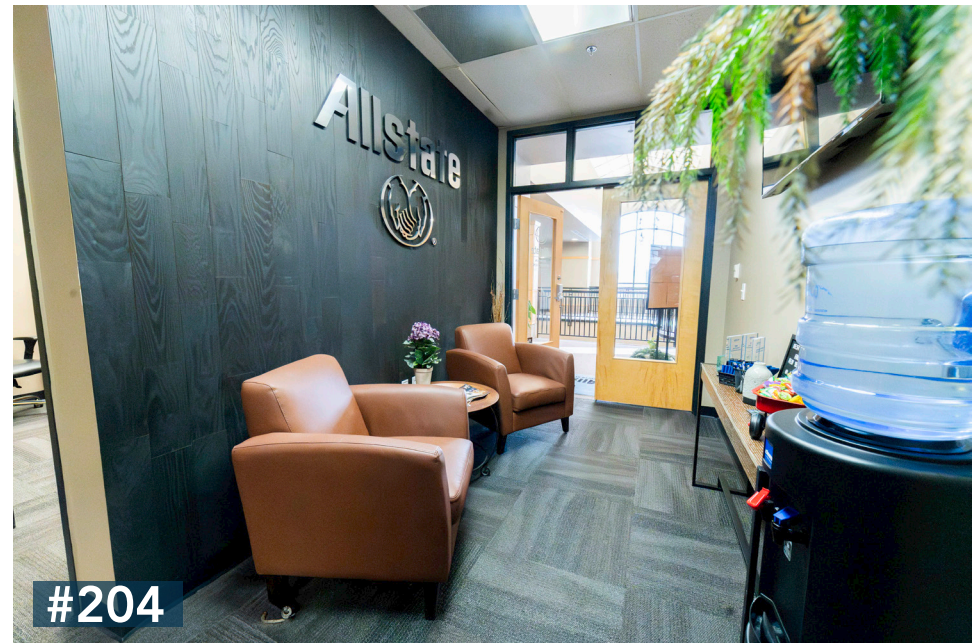
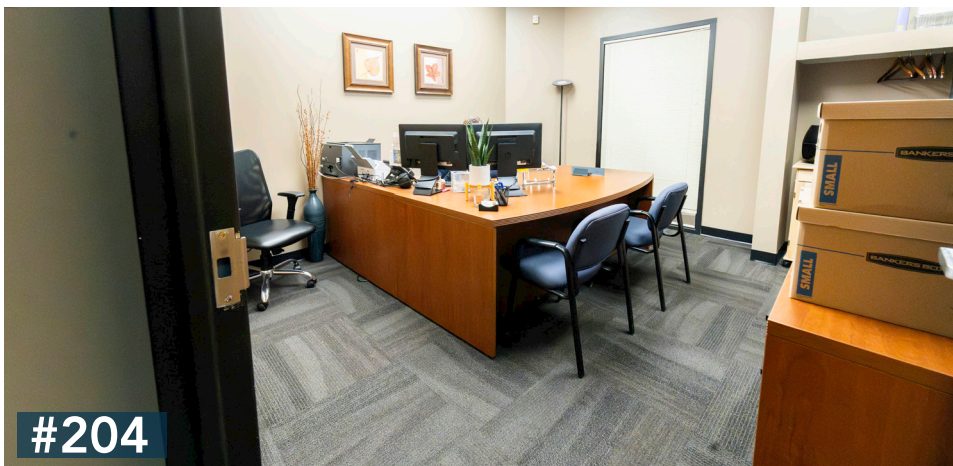
FLOORPLAN: BDG 1075, STE 105

Suite 105: **1,983 SF**

Available: **Now**



PROPERTY PHOTOS: BDG 1075, SUITES 202 & 204

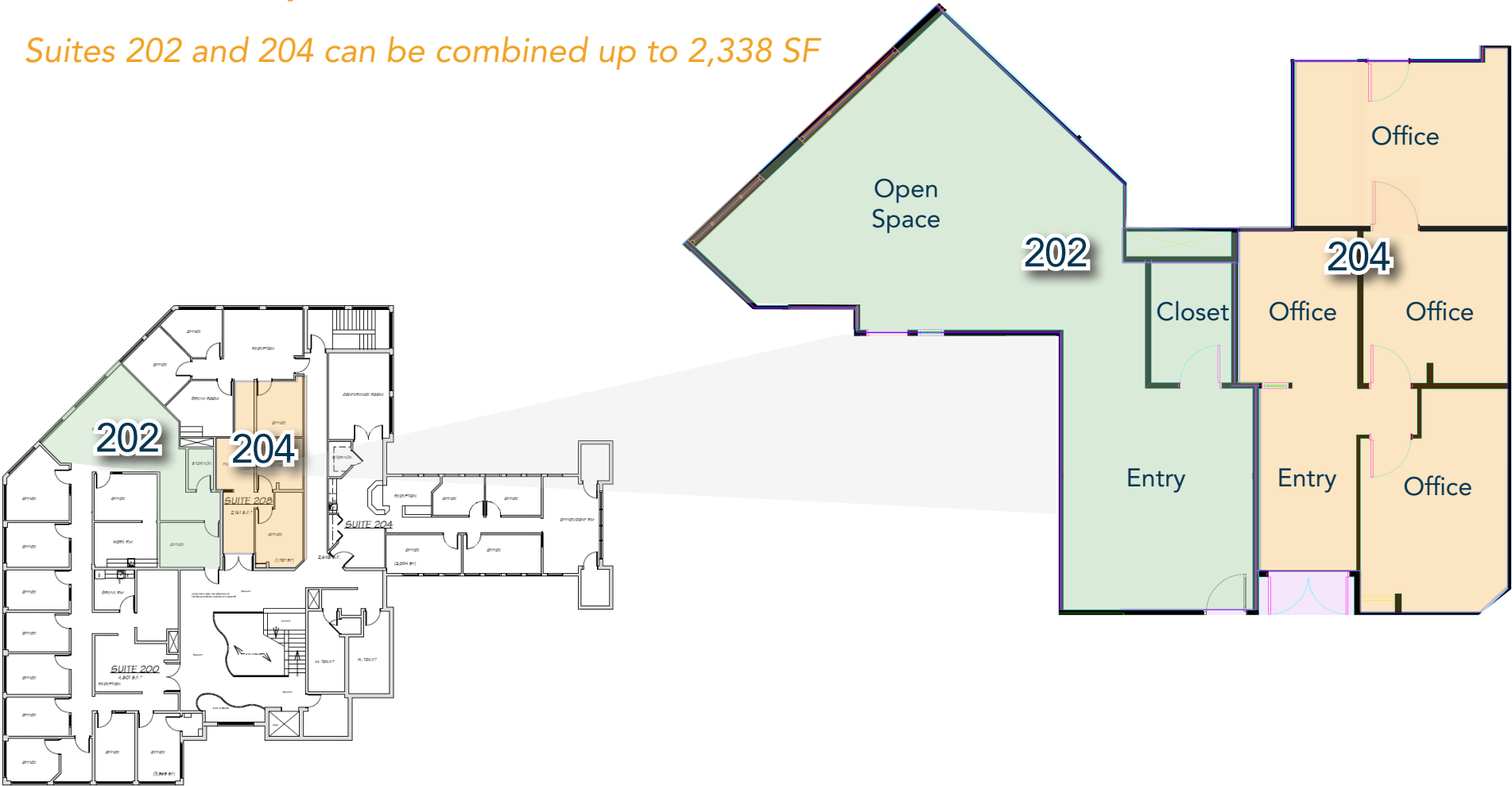


FLOORPLAN: BDG 1075, STE 202 - 204

Suite 202: 1,252 SF* Available: Now

Suite 204: 1,086 SF* Available: 11/1/25

Suites 202 and 204 can be combined up to 2,338 SF



POUDRE VALLEY PLAZA — AERIAL MAP



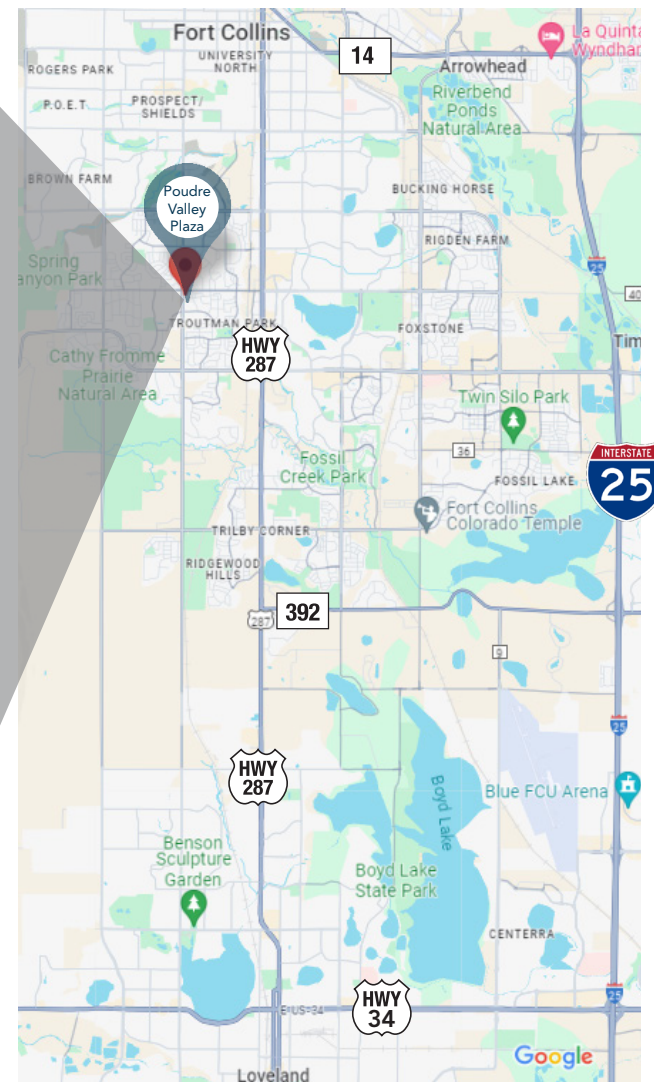
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