

	Space Available:	Lease Rate:	NNN Rate:
#105:	1,925 SF	\$15.00/SF NNN	\$9.25/SF* <i>*Utilities included</i>
#106:	1,920 SF		
#200:	2,400 - 4,801 SF		
#208:	2,259 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: SUITE 105

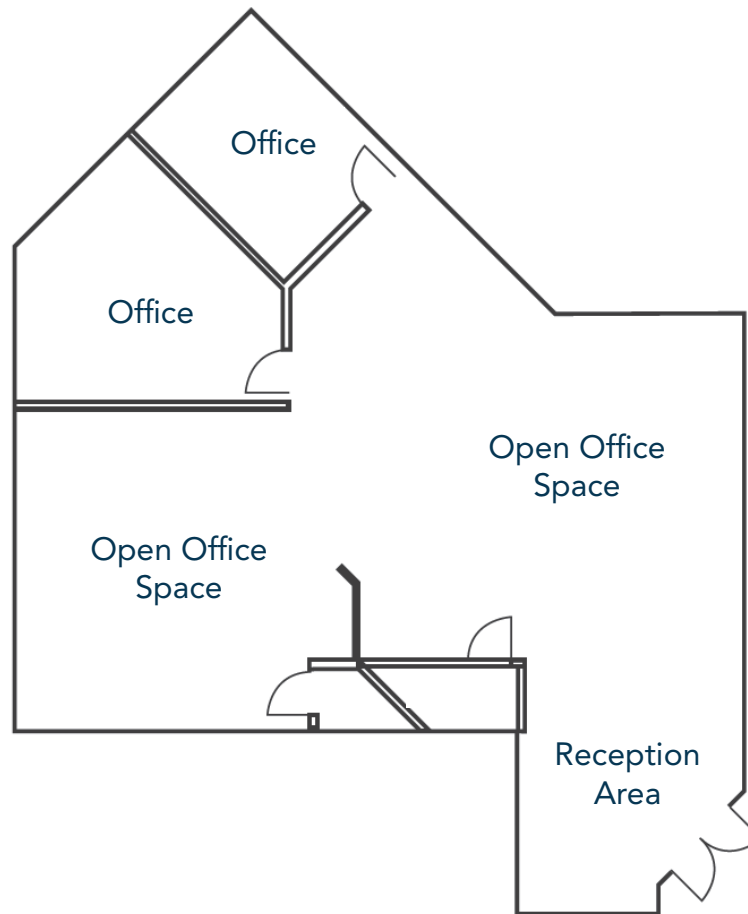


Suite #105 Entrance

FLOORPLAN: SUITE 105

Suite 105: **1,925 SF**

Available: **Now**



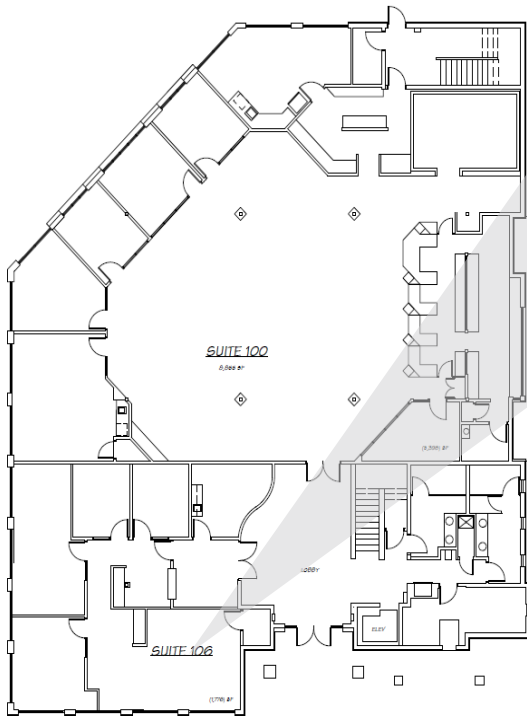
PROPERTY PHOTOS: SUITE 106



FLOORPLAN: SUITE 106

Suite 106: **1,920 SF**

Available: **11/1/2024**



PROPERTY PHOTOS: SUITE 200



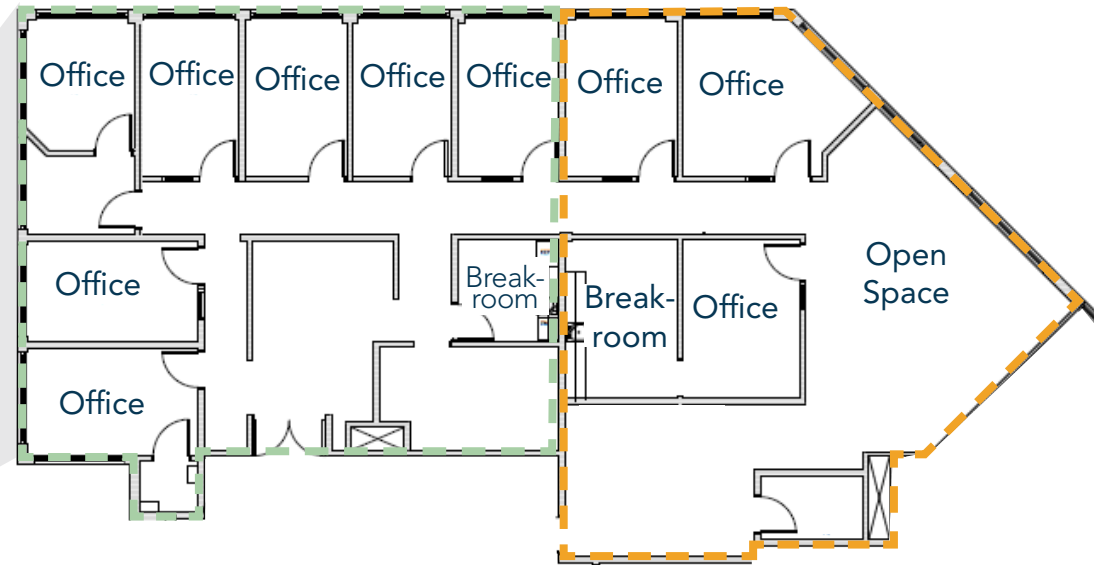
Suite #200 Entrance

FLOORPLAN: SUITE 200

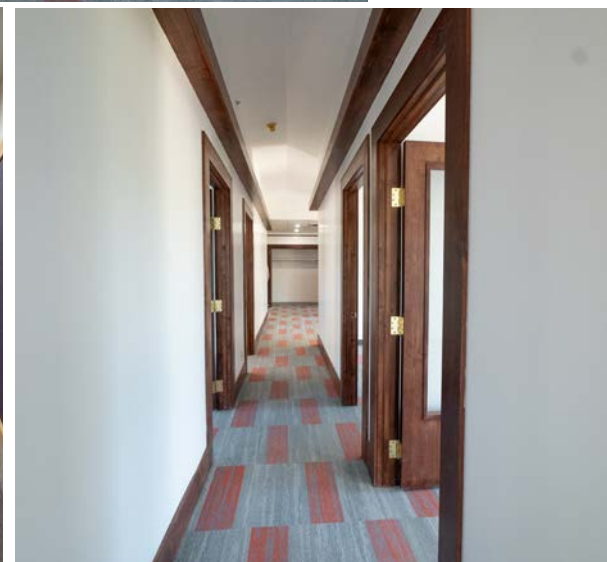
Suite 200: 2,400–4,801 SF*
(*Final SF TBD)

Available: Now

Newly renovated!



PROPERTY PHOTOS: SUITE 208

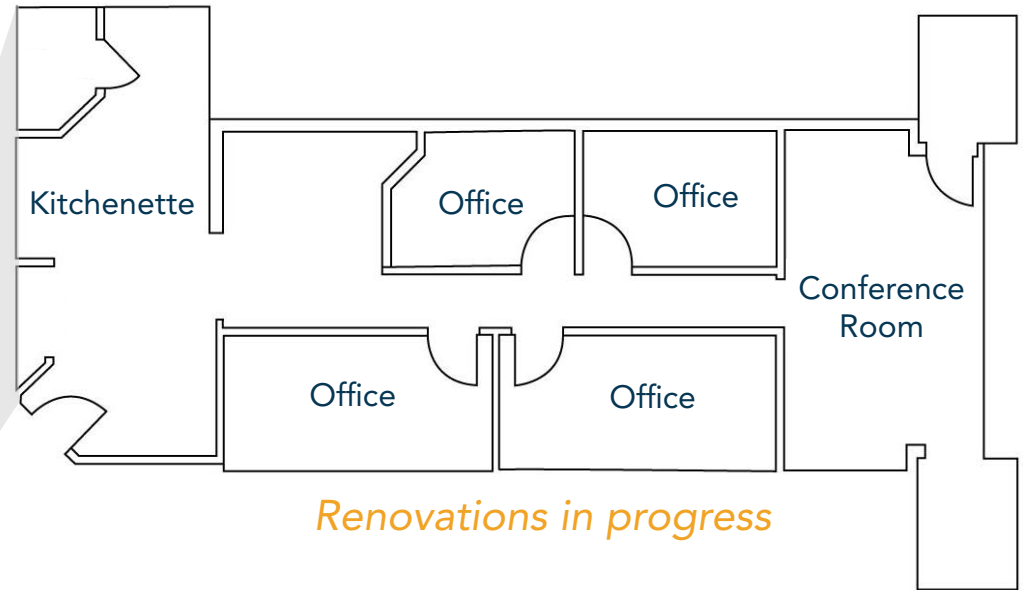
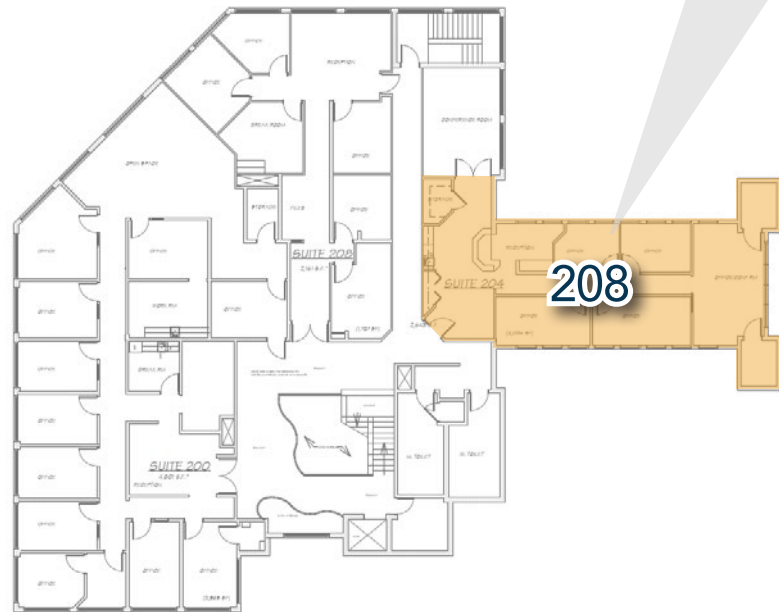


Suite #208 Entrance

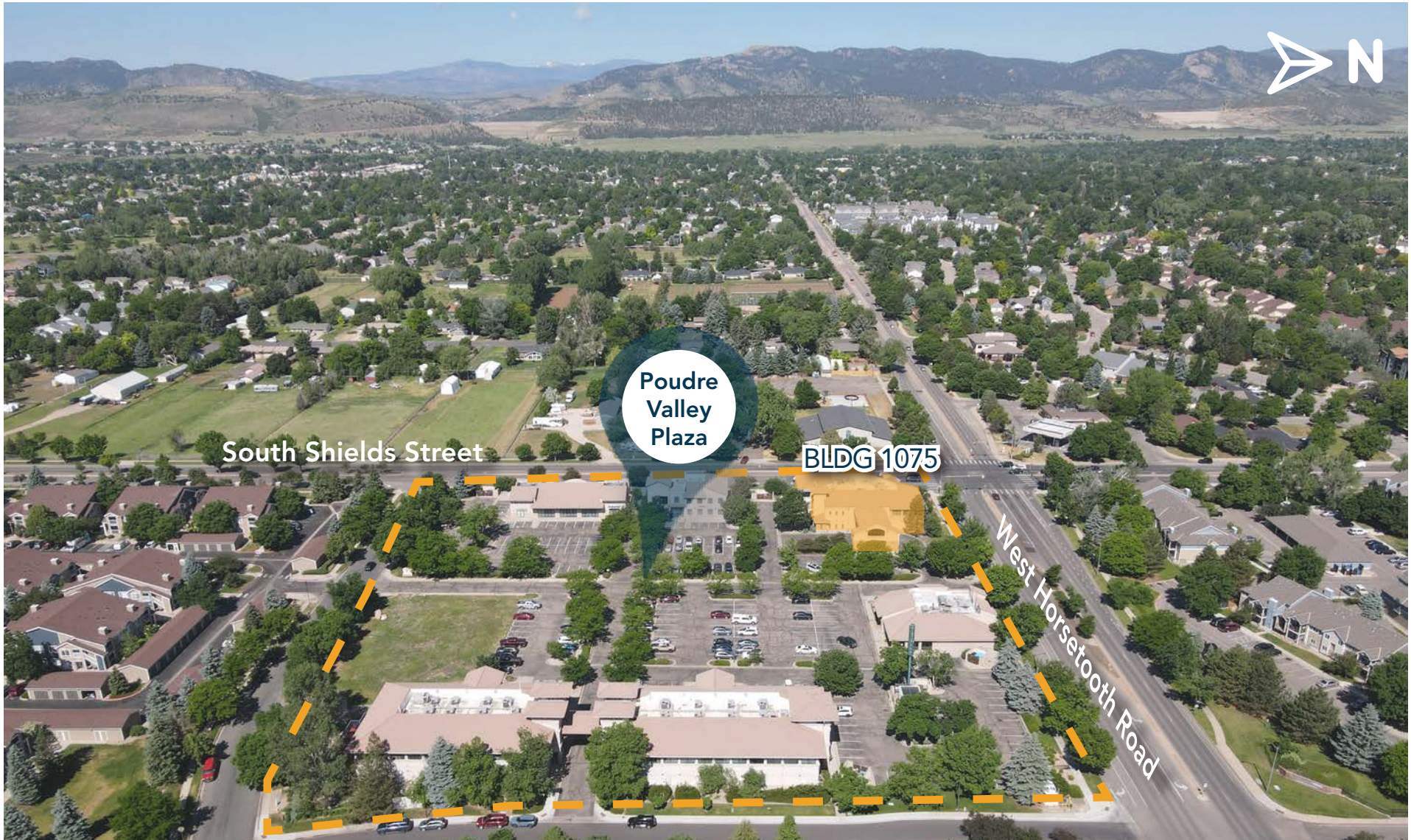
FLOORPLAN: SUITE 208

Suite 208: **2,259 SF**

Available: **Now**



POUDRE VALLEY PLAZA — AERIAL MAP



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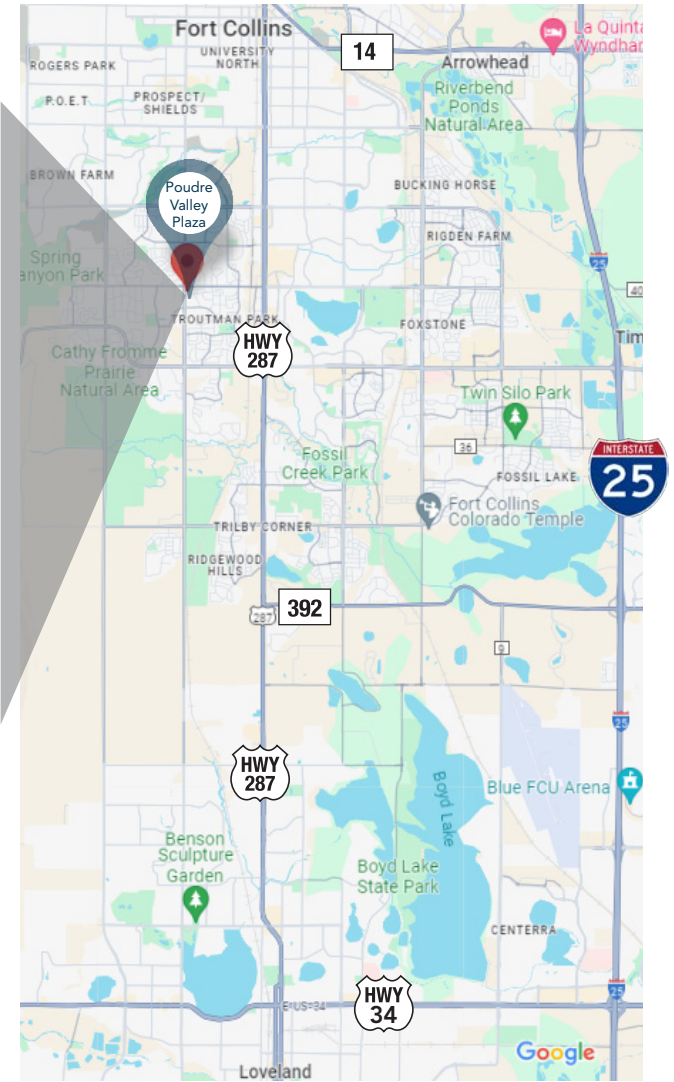
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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently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

POUDRE VALLEY PLAZA

AREA MAPS



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