

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:

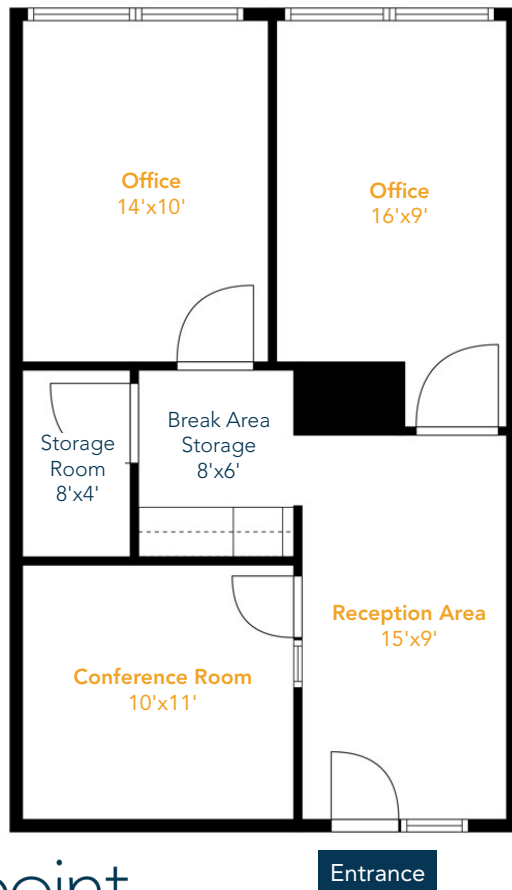
\$12.62/SF\*  
\*Utilities included

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.



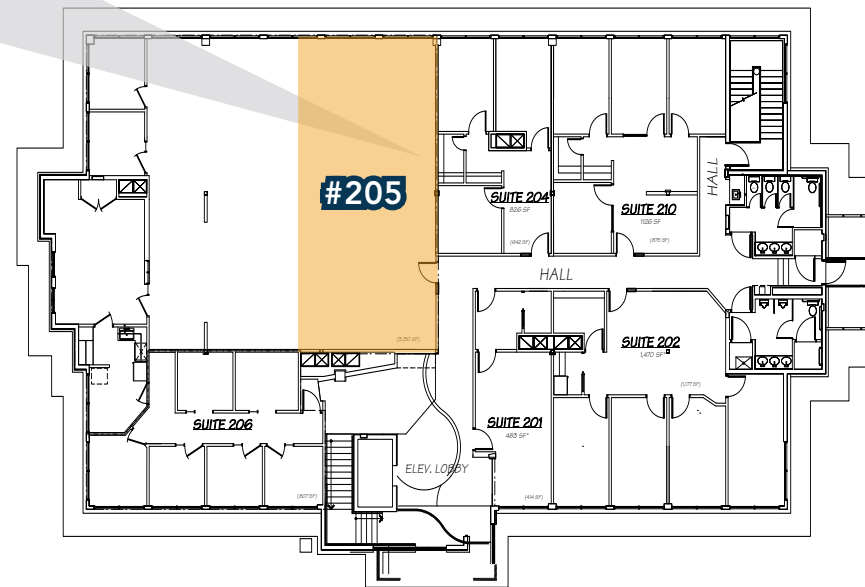
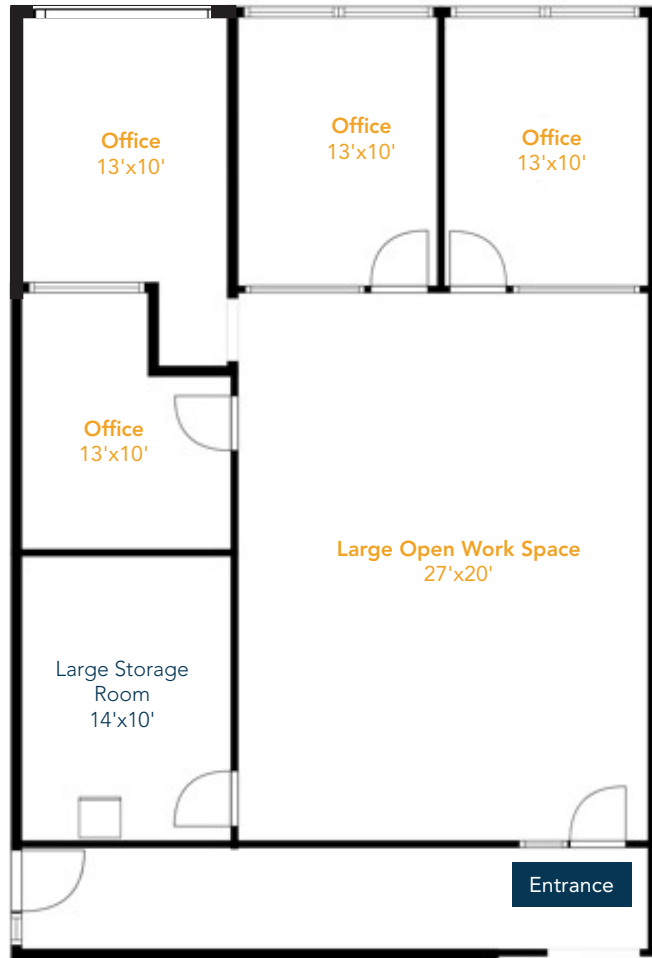
# SUITE 203 | 826 SF



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.

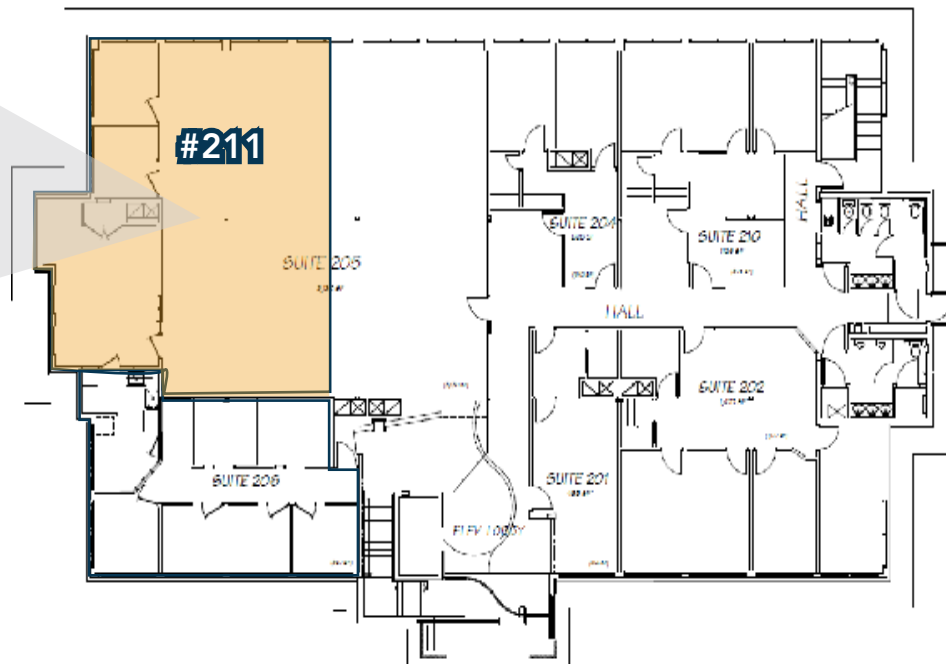
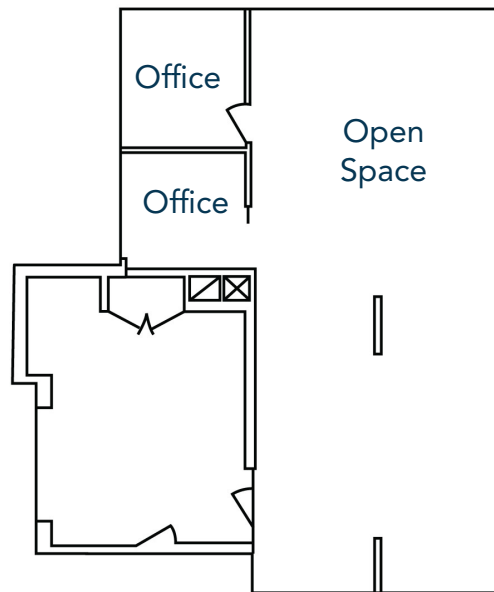


# SUITE 205 | 1,507 SF



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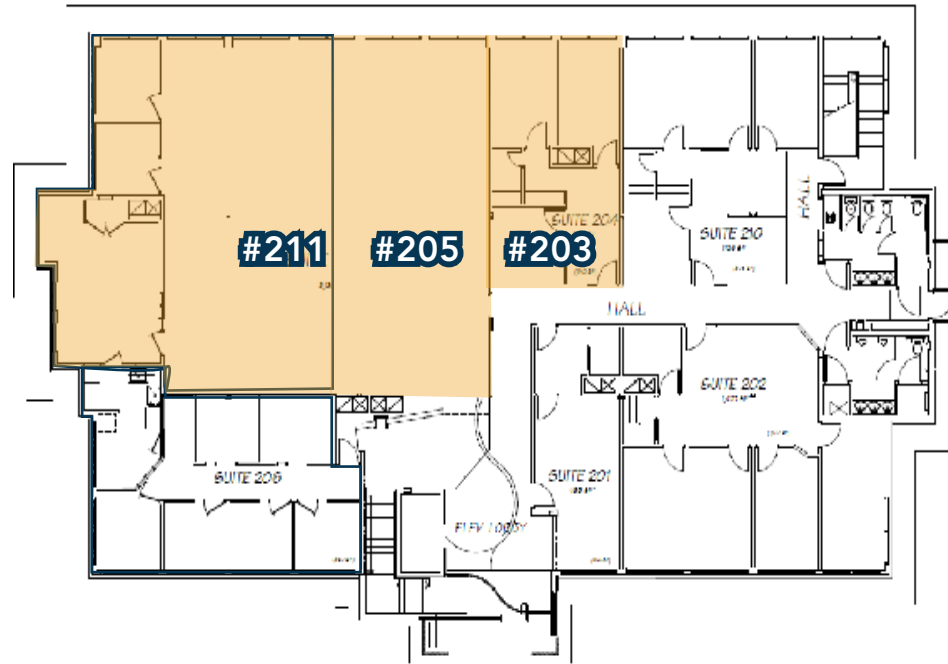
# SUITE 211 | 2,328 SF



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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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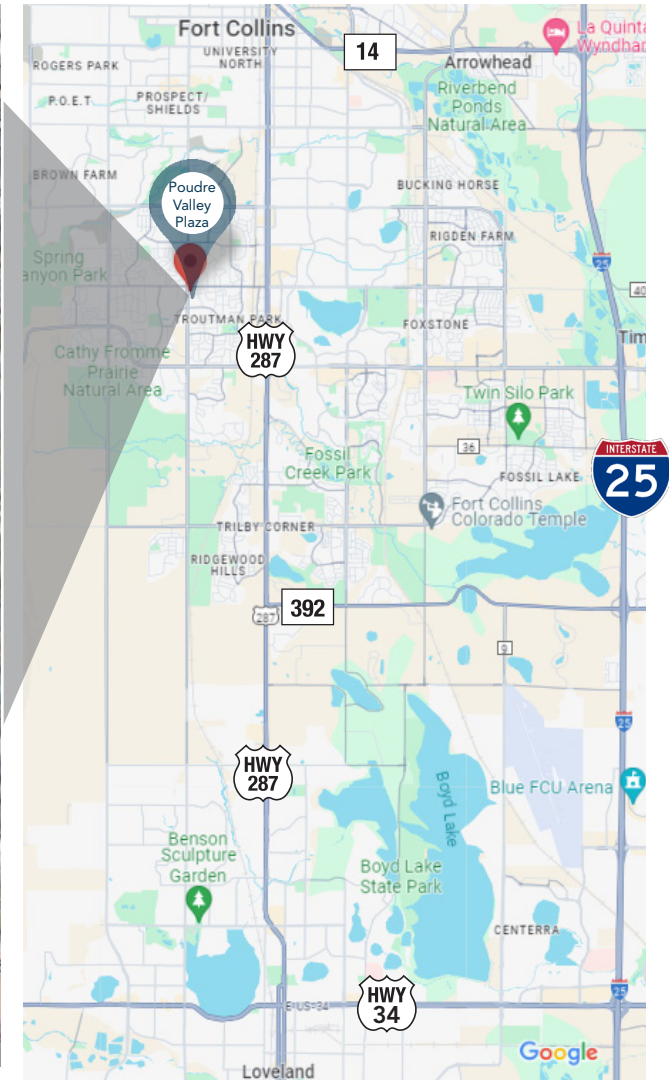
# POUDRE VALLEY PLAZA — AERIAL MAP





# POUDRE VALLEY PLAZA

## AREA MAPS



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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.