



### 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

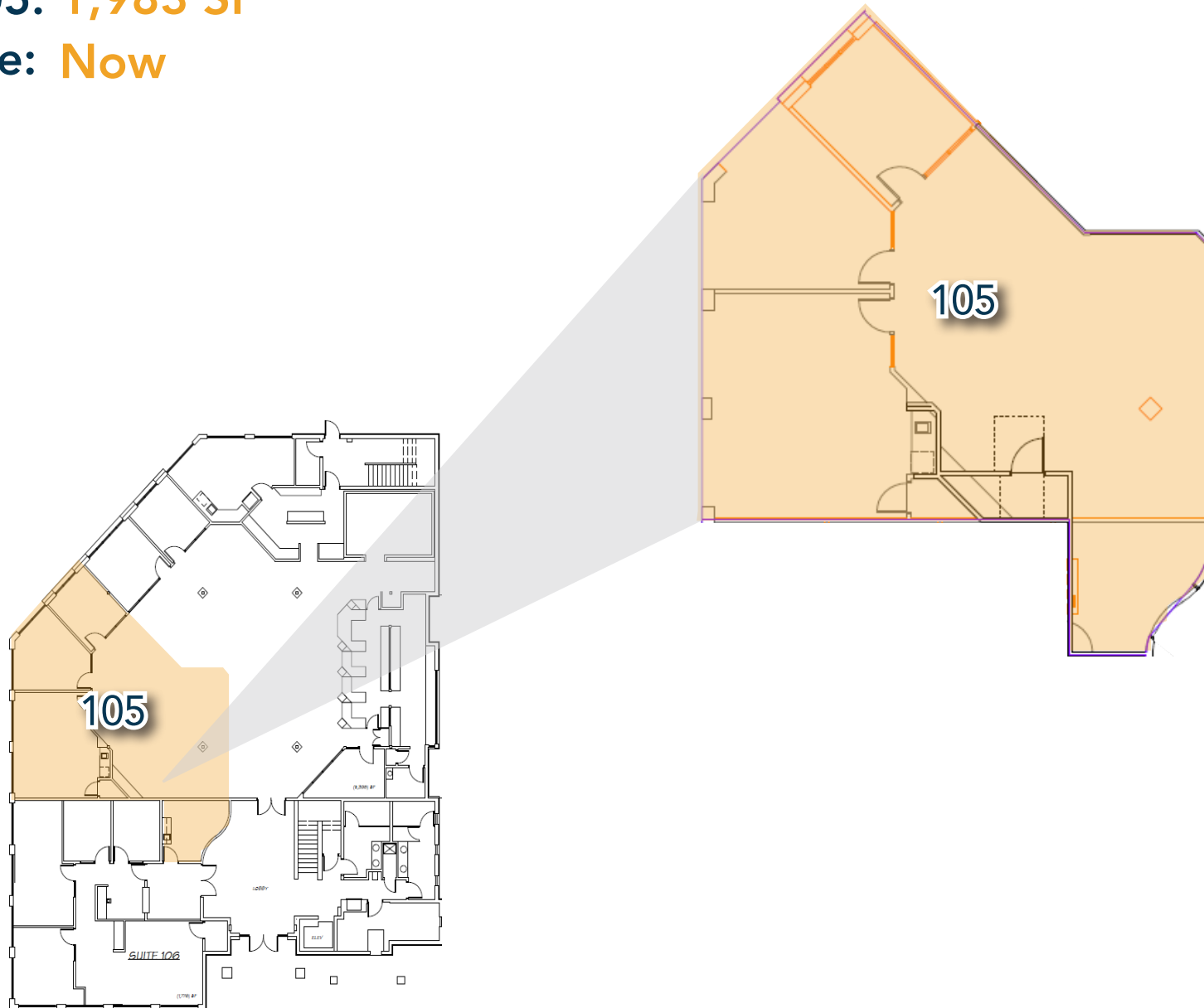


Suite #105 Entrance

# FLOORPLAN: BDG 1075, STE 105

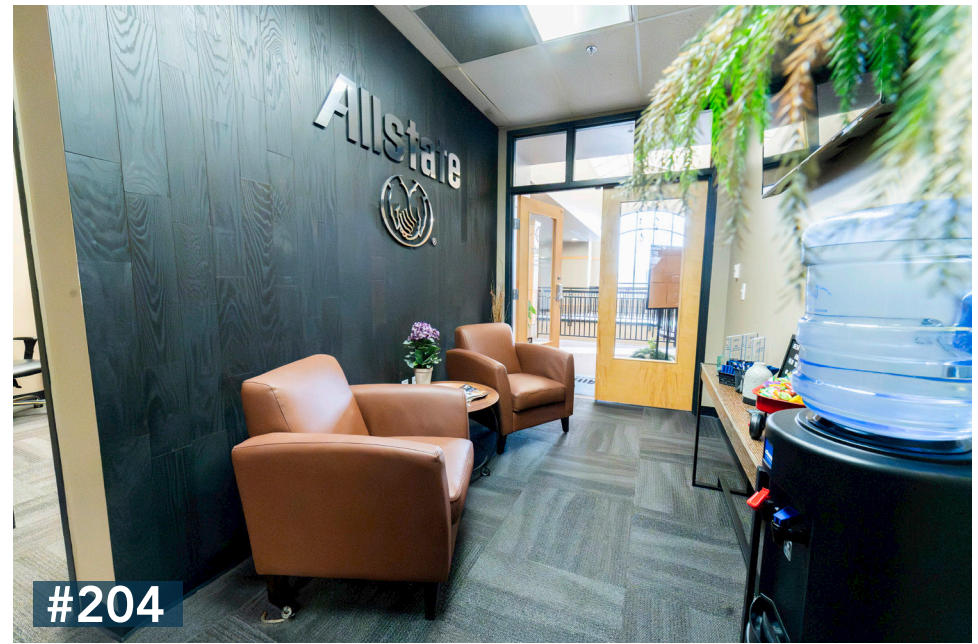
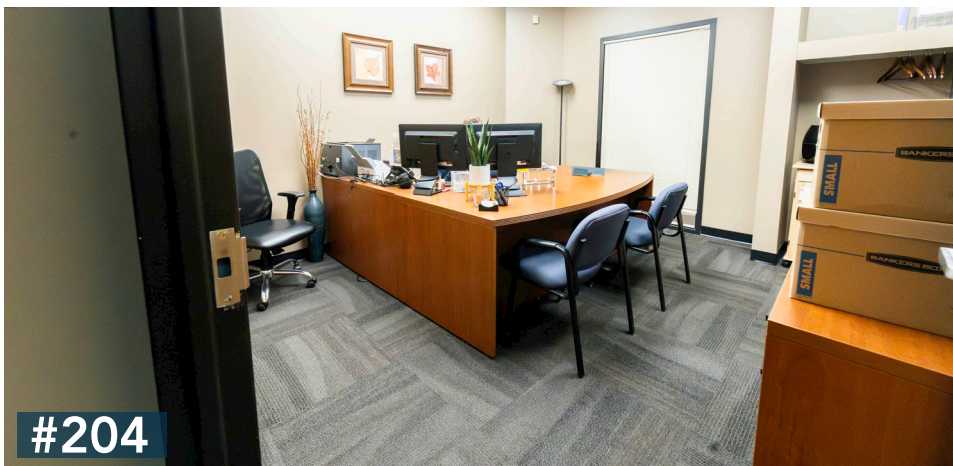
Suite 105: **1,983 SF**

Available: **Now**





# PROPERTY PHOTOS: BDG 1075, SUITES 202 & 204



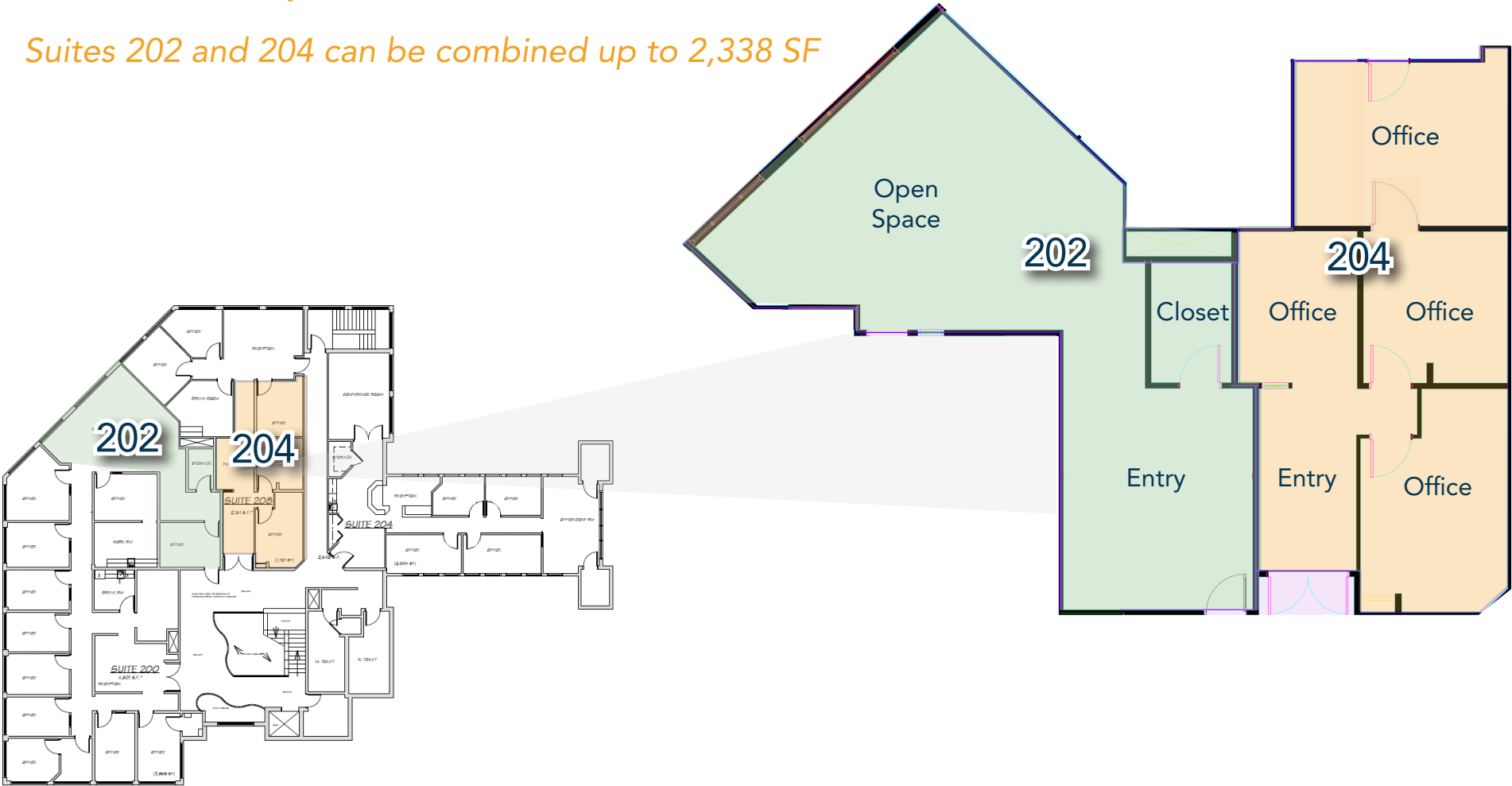


FLOORPLAN: BDG 1075, STE 202 - 204

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



**CONTACT:** Jake Arnold • 970-294-5331 • [jarnold@waypointRE.com](mailto:jarnold@waypointRE.com)  
Nick Norton, CCIM • 970-213-3116 • [nnorton@waypointRE.com](mailto:nnorton@waypointRE.com)

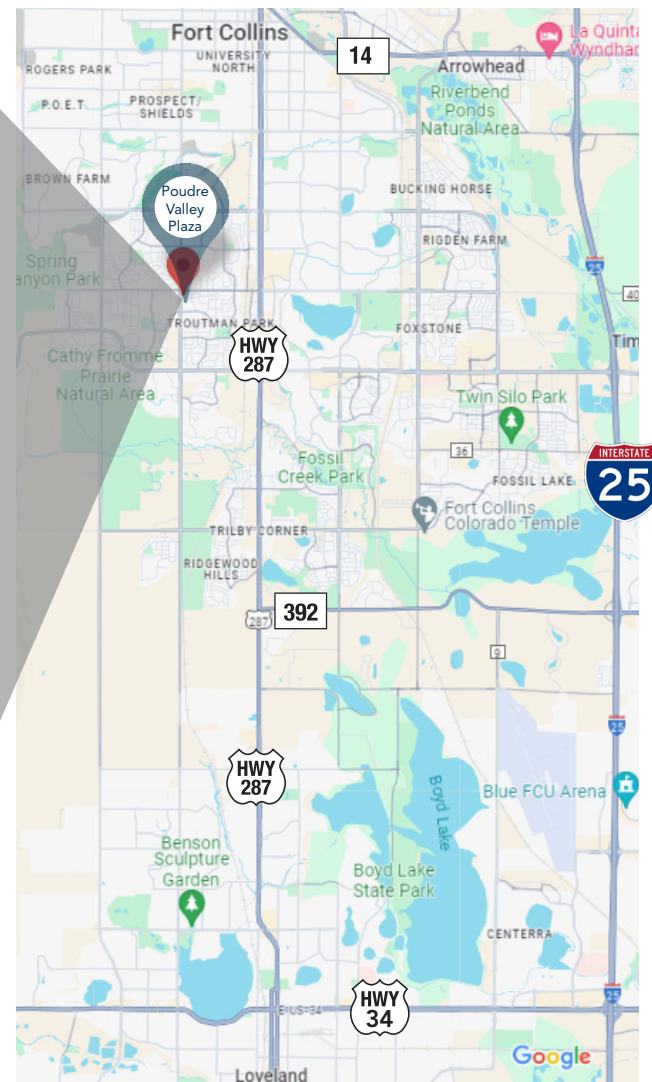
JAKE ARNOLD / NICK NORTON, CCIM  
125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • [www.waypointRE.com](http://www.waypointRE.com)

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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JAKE ARNOLD / NICK NORTON, CCIM

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