

	<b>Space Available:</b>	<b>Lease Rate:</b>	<b>NNN Rate:</b>
#105:	1,925 SF	\$15.00/SF NNN	\$14.01/SF*
#106:	1,920 SF		*Utilities included
#200:	2,400 - 4,801 SF	\$15.00/SF NNN	\$14.37/SF* *Utilities included

*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

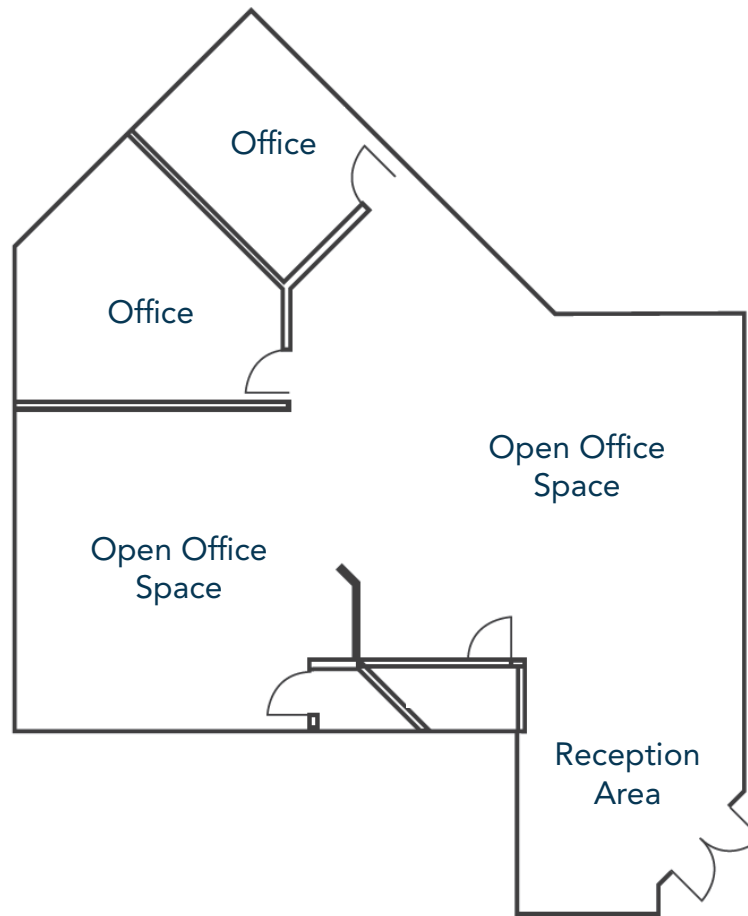


Suite #105 Entrance

# FLOORPLAN: SUITE 105

Suite 105: **1,925 SF**

Available: **Now**



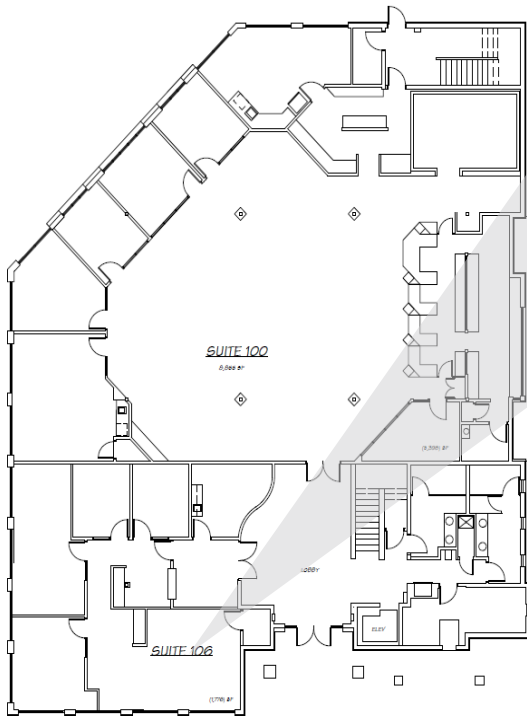
# PROPERTY PHOTOS: SUITE 106



# FLOORPLAN: SUITE 106

Suite 106: **1,920 SF**

Available: **11/1/2024**



# PROPERTY PHOTOS: SUITE 200



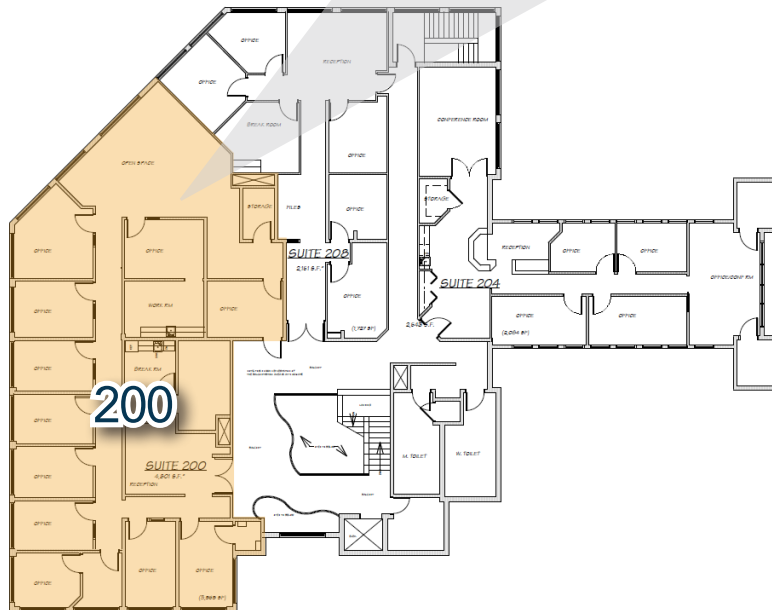
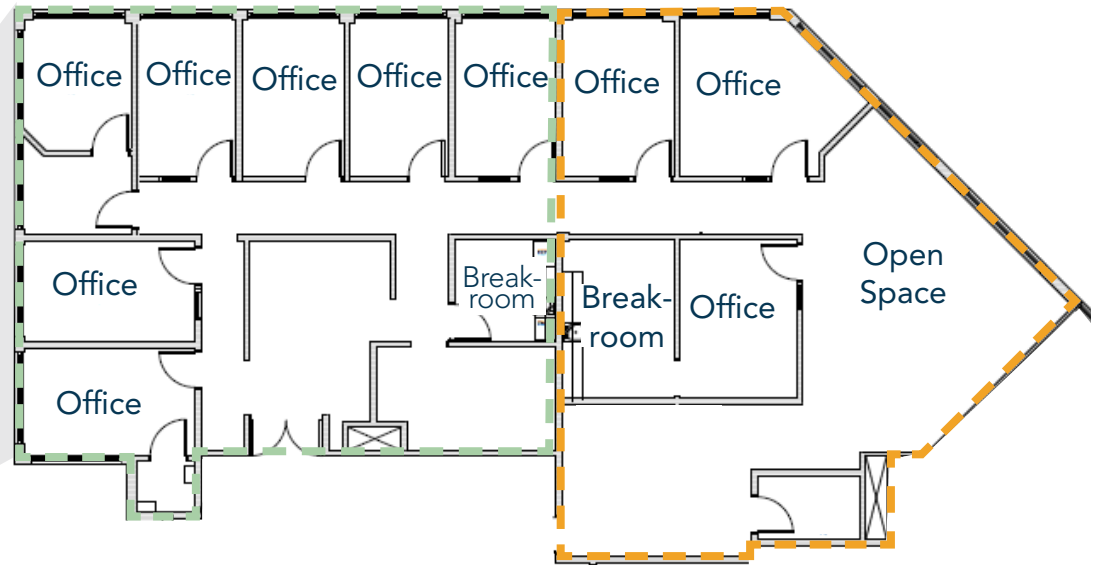
Suite #200 Entrance

# FLOORPLAN: SUITE 200

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

**Available: Now**

*Newly renovated!*





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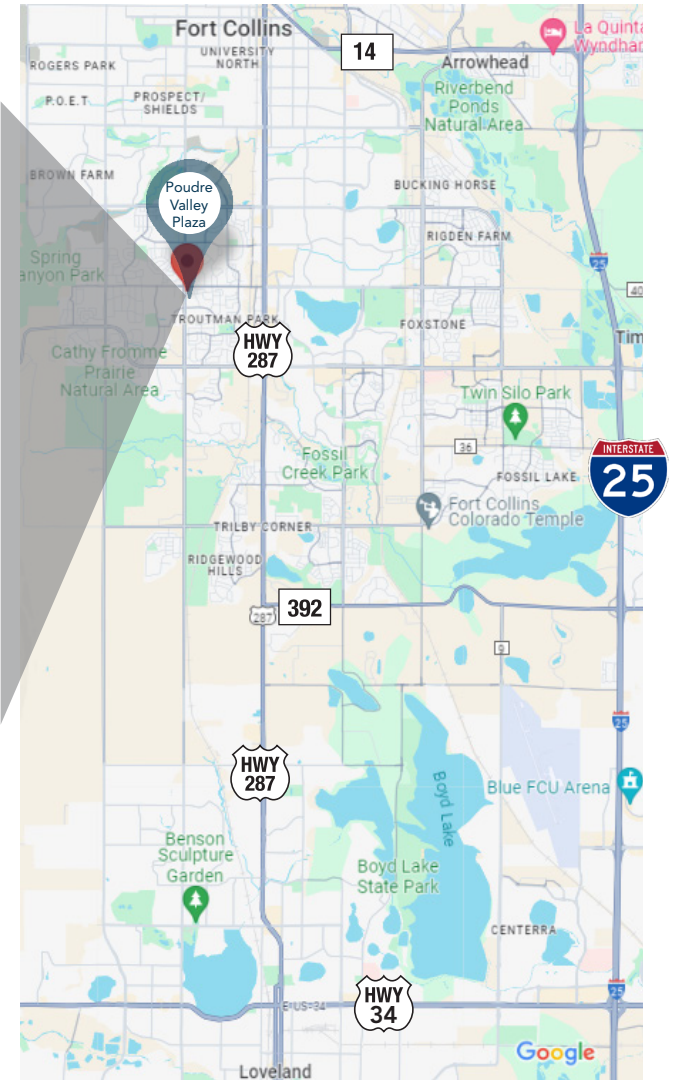
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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently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

# POUDRE VALLEY PLAZA

## AREA MAPS



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