



260 E HORSETOOTH RD  
FORT COLLINS, CO 80526

Available Space: 7,923 SF

Lease Rate: \$18.00 / SF NNN

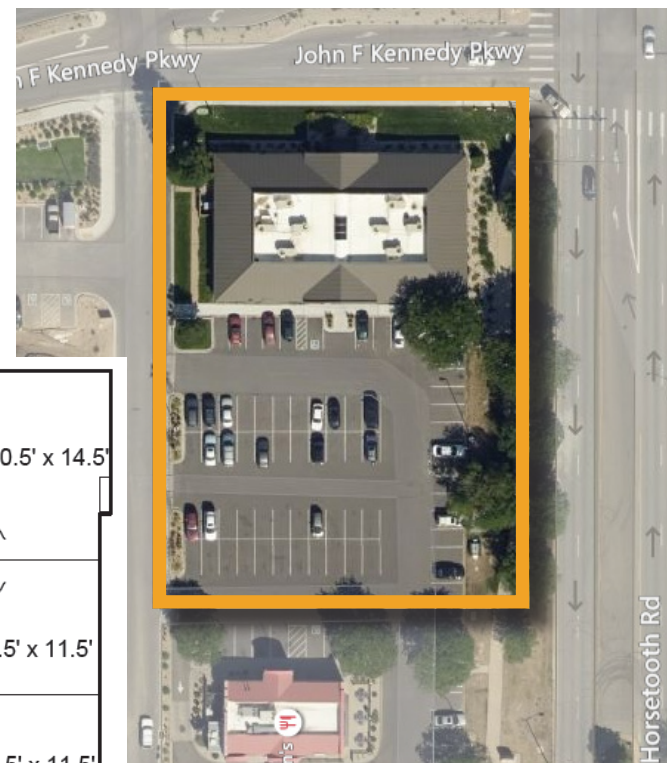
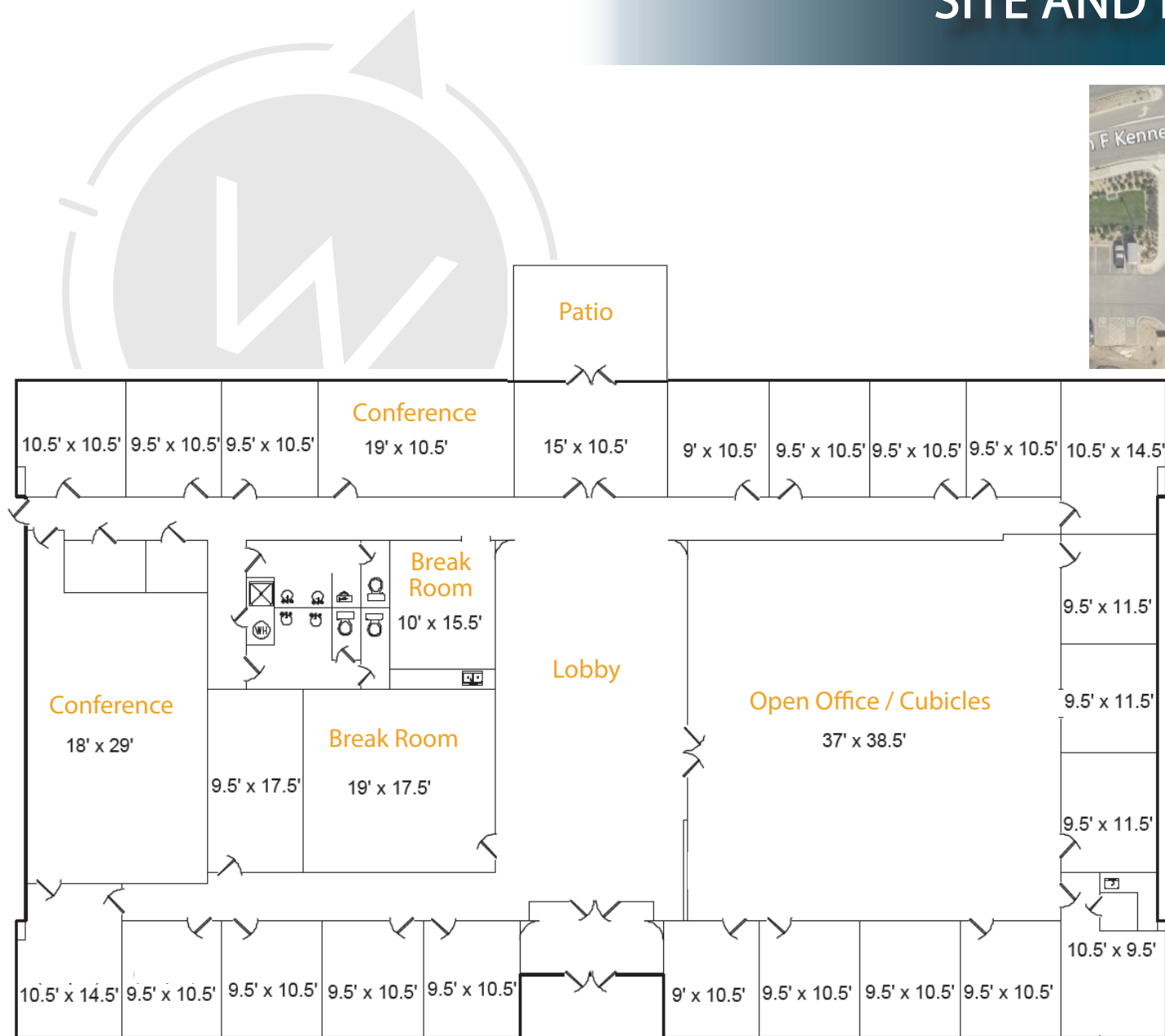
NNN Rate: \$9.04 / SF  
utilities not included

*HIGH VISIBILITY MIDTOWN OFFICE / RETAIL BUILDING FOR LEASE*

- High exposure corner building at entrance of Foothills Mall
- Two Private Monument Signs and Building Signage on corner of Horsetooth Road and JFK Parkway
- 33,115 VPD (City of Fort Collins)
- Ample On Site Parking



# SITE AND FLOOR PLAN

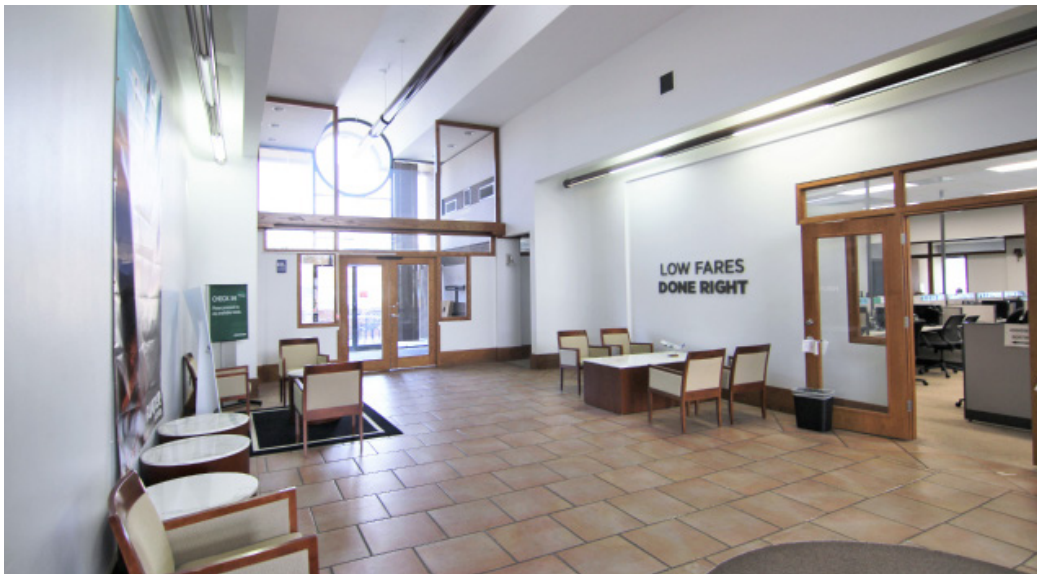


*\*All square footage measurements are approximate*





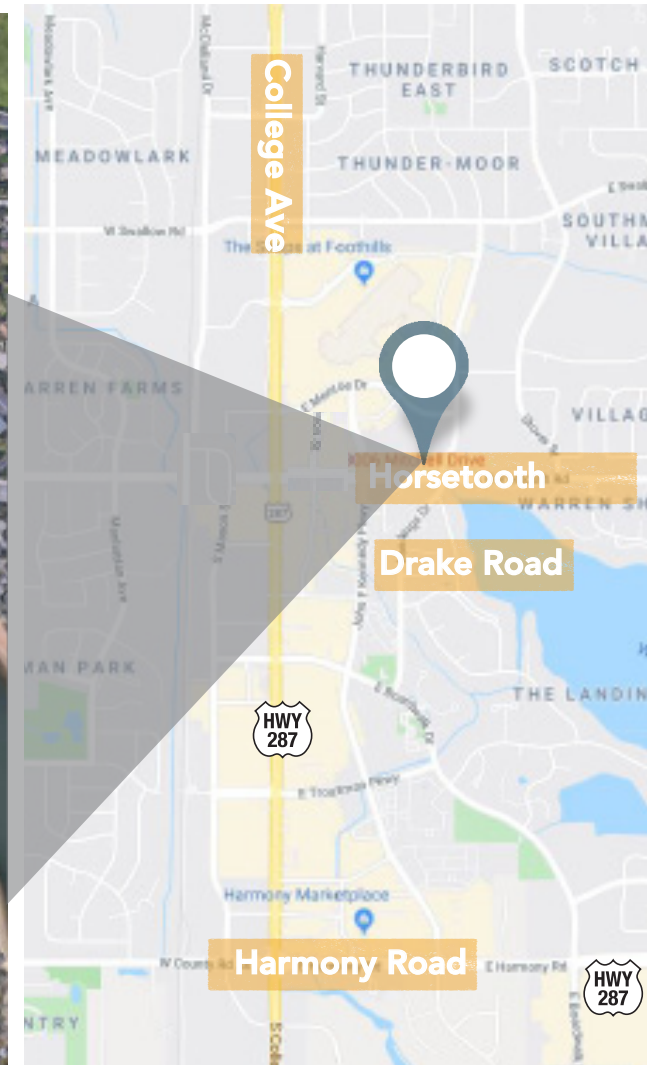
# PROPERTY PHOTOS





# 260 E HORSETOOTH ROAD

## 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.

**CONTACT:** Josh Guernsey • 970-218-2331 • [jguernsey@waypointRE.com](mailto:jguernsey@waypointRE.com)

Nick Norton • 970-213-3116 • [nnorton@waypointRE.com](mailto:nnorton@waypointRE.com)

Jake Arnold • 970-294-5331 • [jarnold@waypointRE.com](mailto:jarnold@waypointRE.com)



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