### **POUDRE VALLEY PLAZA** 1015 W HORSETOOTH RD FORT COLLINS 80526



**Space Available:** 

**Sublease Rate:** 

**NNN Rate:** 

#206: 989

\$15.00/SF NNN

\$12.62/SF\*

\*Utilities included

#### OFFICE SUITE AVAILABLE FOR SUBLEASE ALONG HORSETOOTH CORRIDOR

- Professional, spacious office suite with 6 private offices, kitchenette, and access to shared restrooms
- 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





# **PROPERTY PHOTOS: SUITE 206**









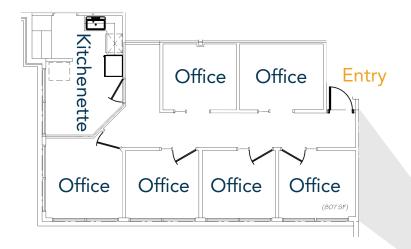


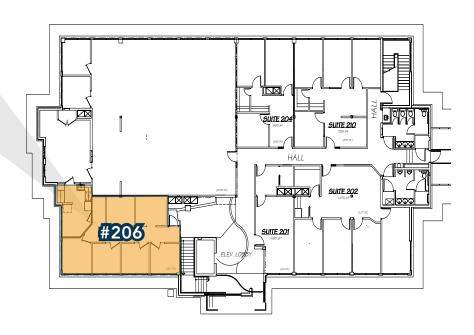


# **FLOORPLAN: SUITE 206**

Suite 206: 989 SF

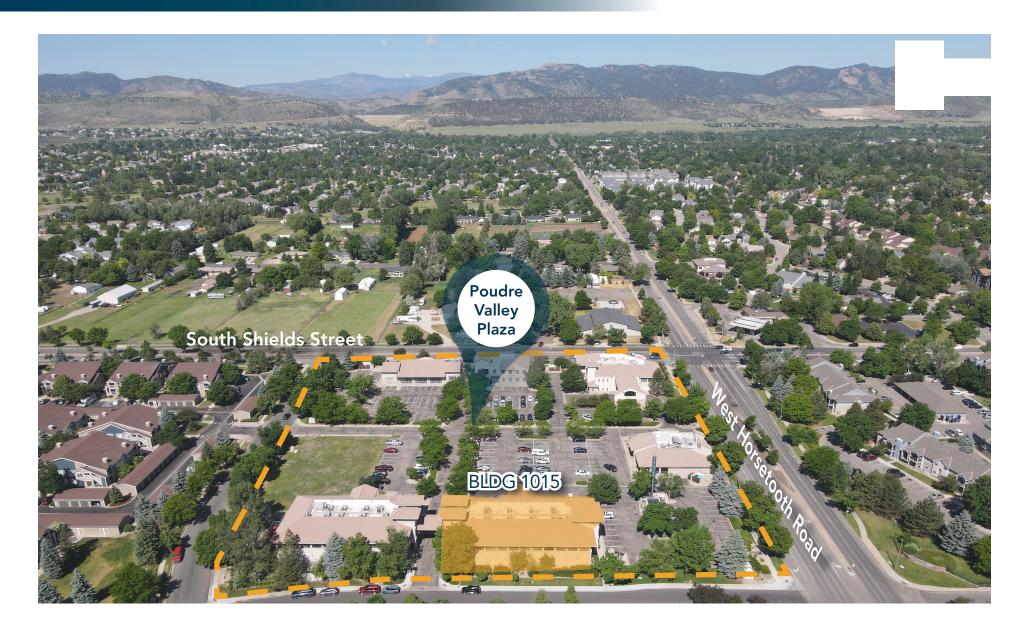
Available: Now







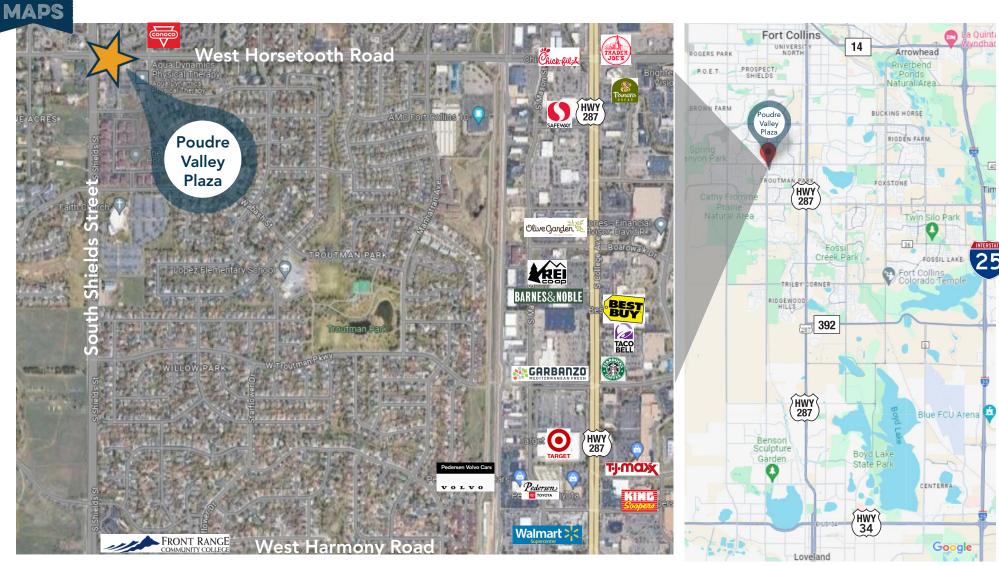
## POUDRE VALLEY PLAZA — AERIAL MAP





#### **POUDRE VALLEY PLAZA**

AREA



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: Jake Arnold • 970-294-5331 • jarnold@waypointRE.com Nick Norton, CCIM • 970-213-3116 • nnorton@waypointRE.com

JAKE ARNOLD / NICK NORTON, CCIM

125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com