

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



**Space Available:**

**#206: 989**

**Sublease Rate:**

**\$15.00/SF NNN**

**NNN Rate:**

**\$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
- Lease ends Oct 31, 2027



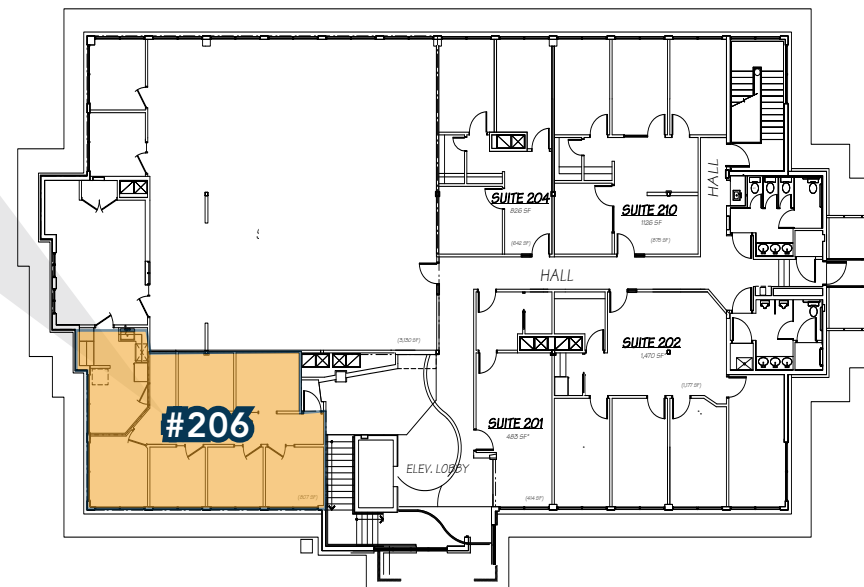
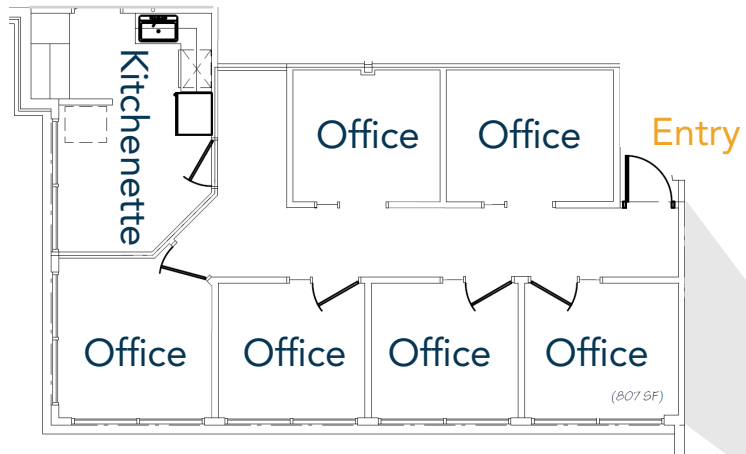
# PROPERTY PHOTOS: SUITE 206



# FLOORPLAN: SUITE 206

Suite 206: **989 SF**

Available: **Now**



# POUDRE VALLEY PLAZA — AERIAL MAP



