

Space Available:**Lease Rate:****NNN Rate:**

#105: 1,983 SF \$15.00/SF NNN \$11.33/SF
Utilities included

#202: 1,252 SF* \$15.00/SF NNN \$11.70/SF
Utilities included

#204: 1,086 SF* \$15.00/SF NNN

**Suites 202 and 204 can be combined up to 2,338 SF*

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: BDG 1075, STE 105

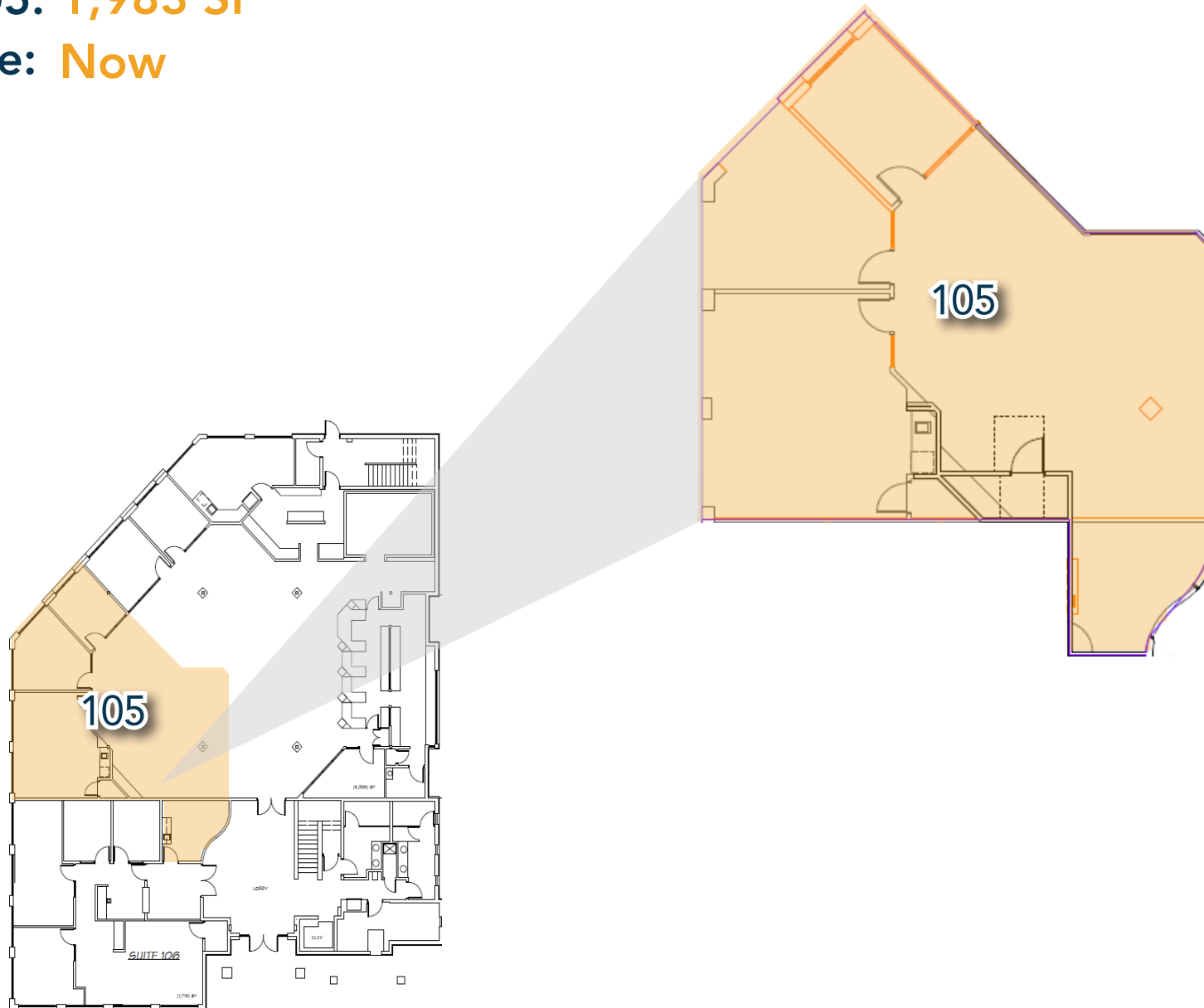


Suite #105 Entrance

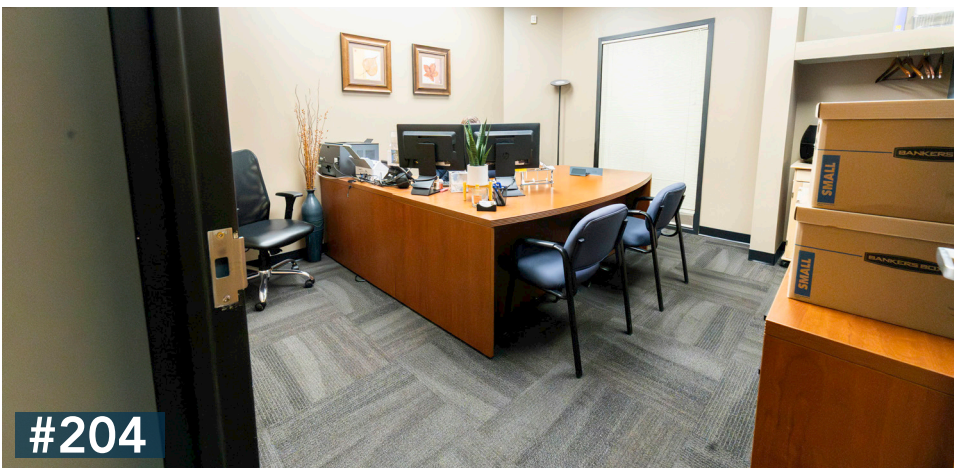
FLOORPLAN: BDG 1075, STE 105

Suite 105: **1,983 SF**

Available: **Now**



PROPERTY PHOTOS: BDG 1075, SUITES 202 & 204

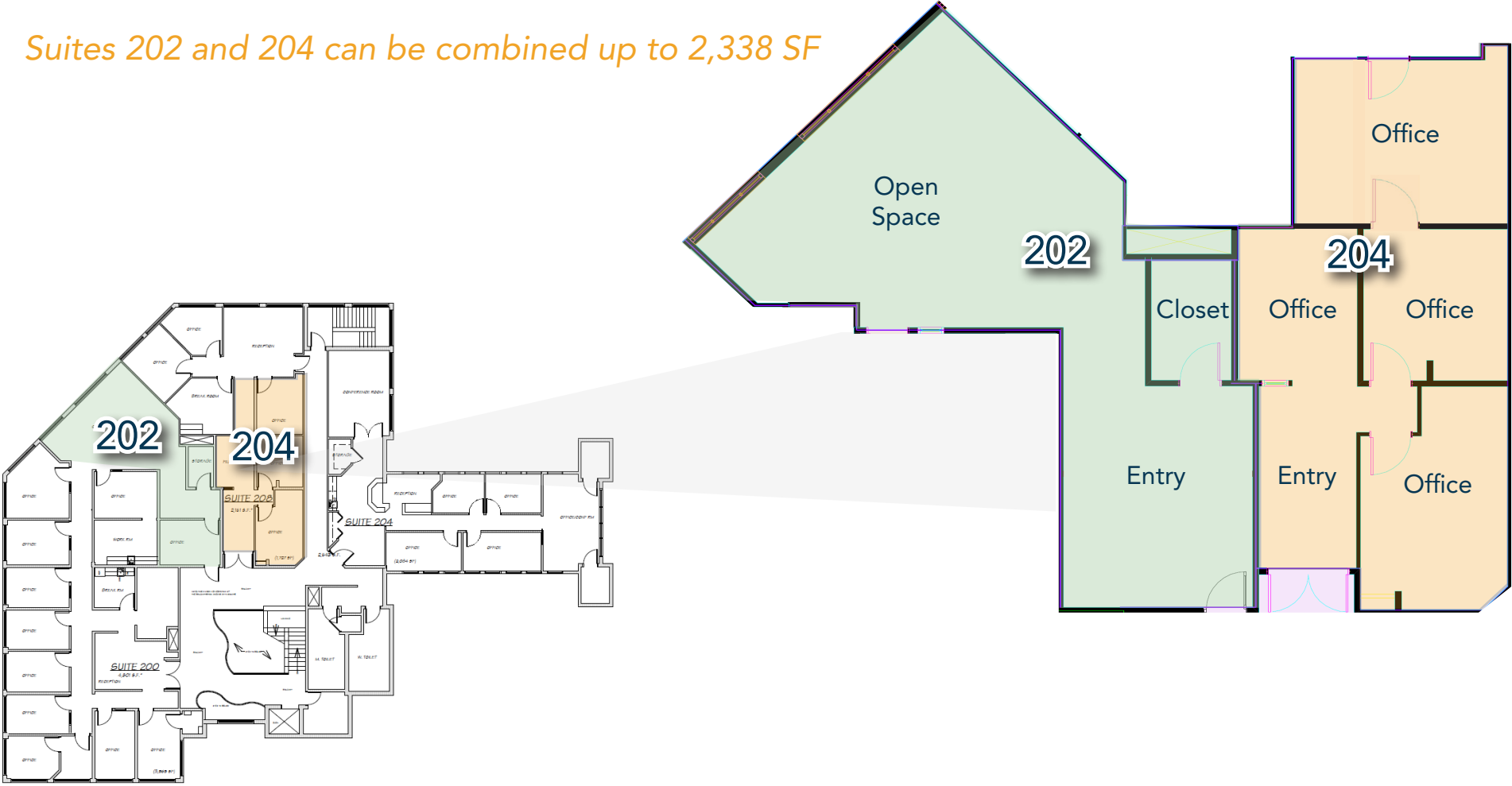


FLOORPLAN: BDG 1075, STE 202 - 204

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



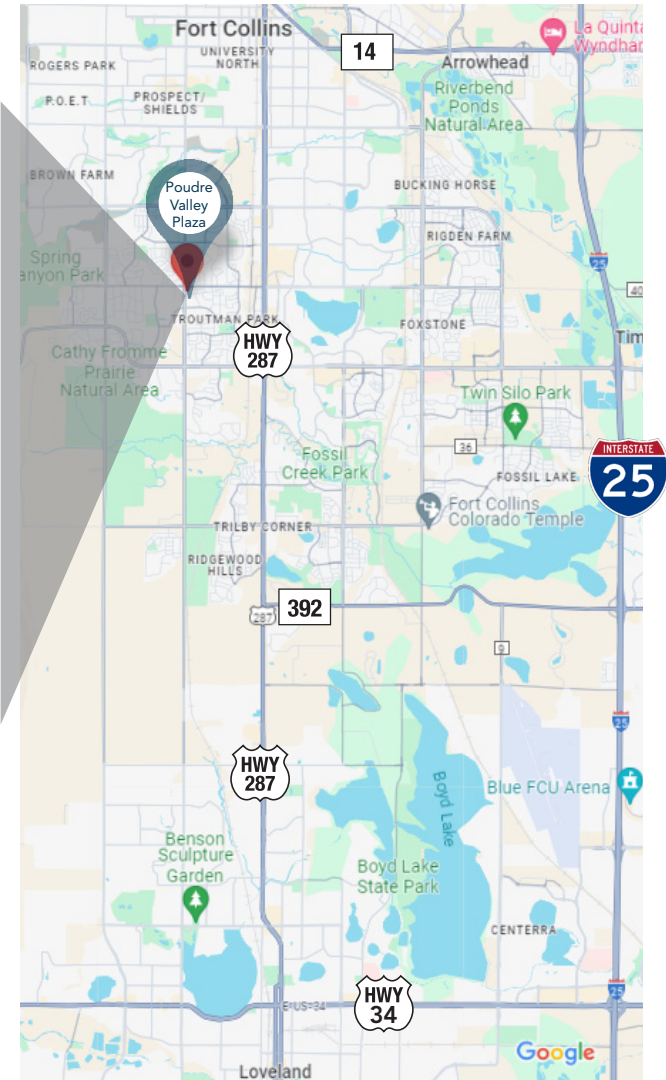
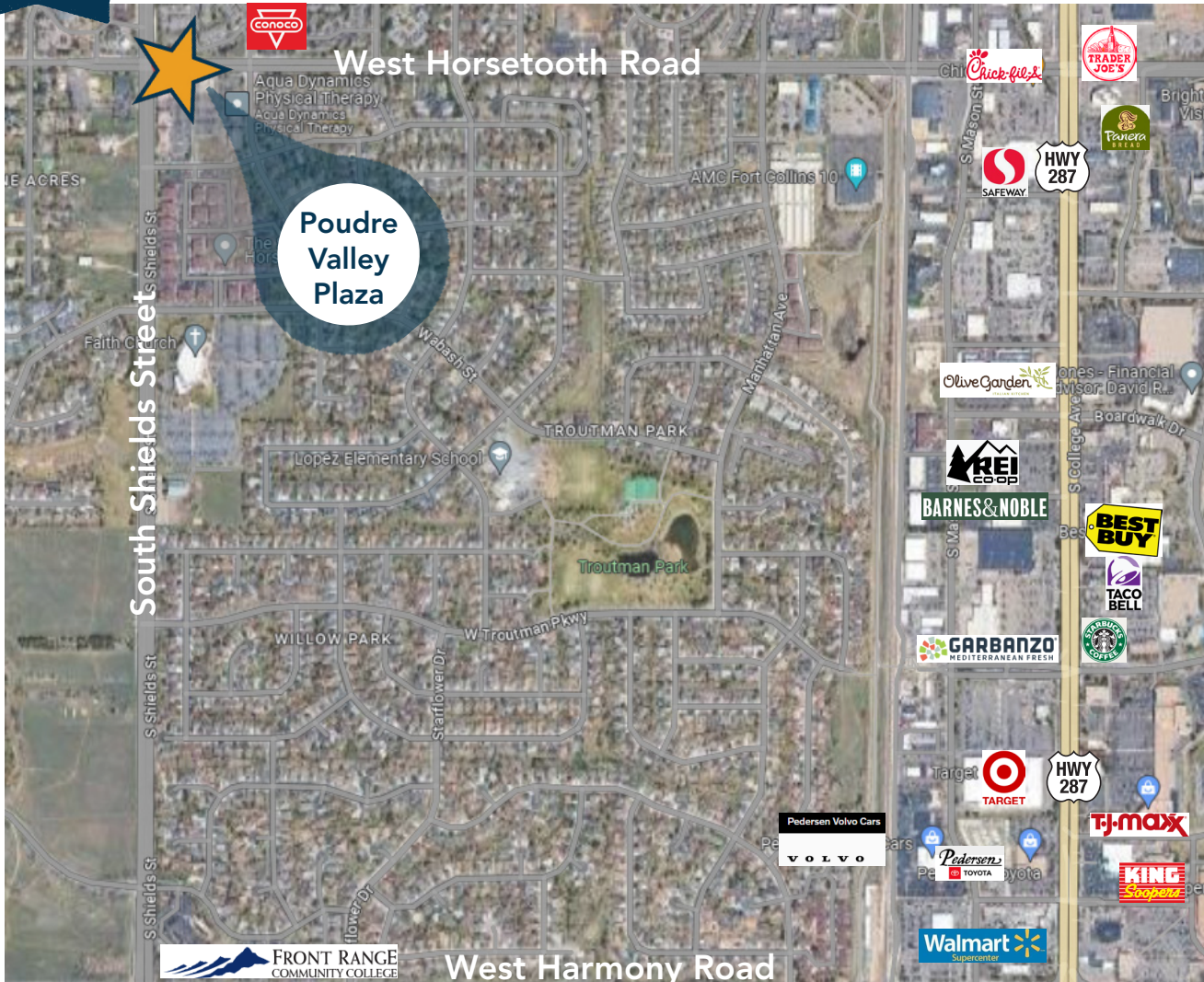
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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently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

POUDRE VALLEY PLAZA

AREA MAPS



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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