

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



**Space Available:**

**Lease Rate:**

**NNN Rate:**

**#211: 2,328 SF**

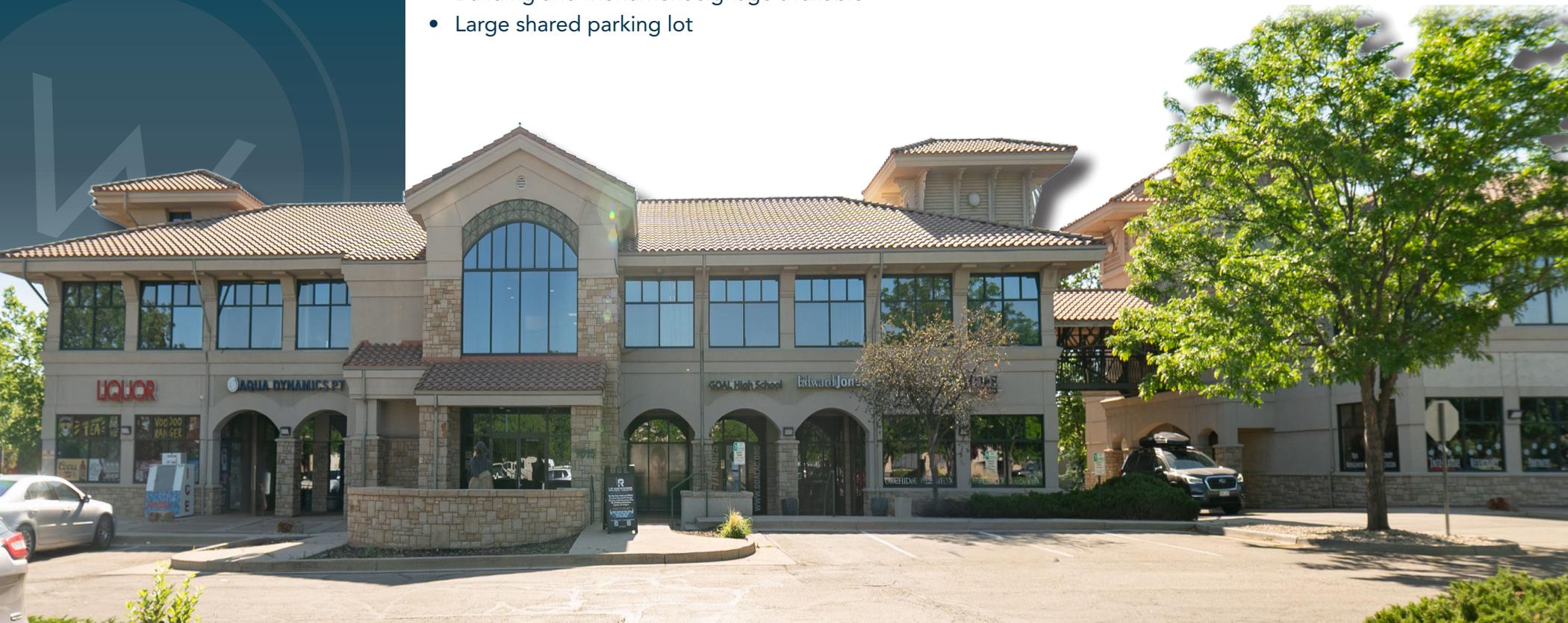
**\$15.00/SF NNN**

**\$12.07/SF\***

*\*Utilities included*

*MOVE-IN READY OFFICE SUITE AVAILABLE FOR LEASE ALONG HORSETOOTH CORRIDOR*

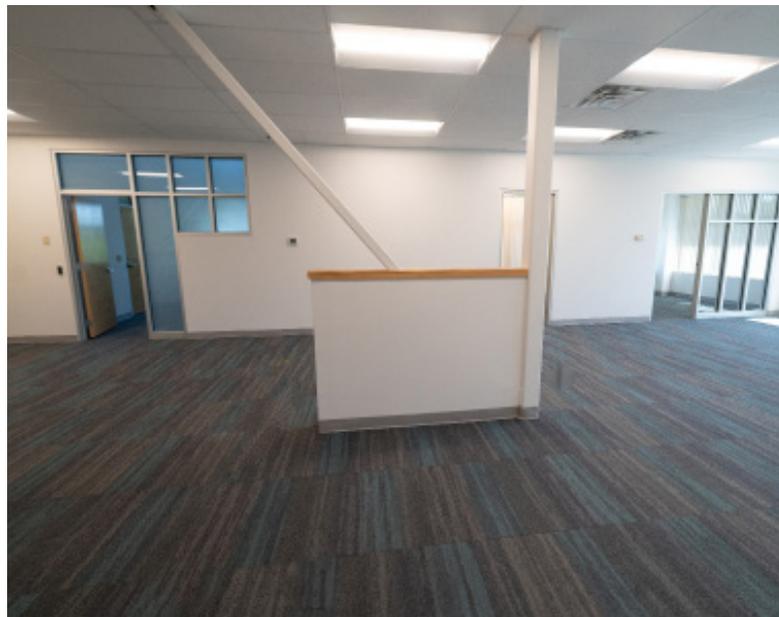
- Professional, spacious office suite with open work area, 2 private offices, conference room, and access to shared restrooms
- Highly desirable location on the corner of West Horsetooth Road and South Shields Street - third-busiest intersection in Fort Collins and quick access to Harmony Rd and S. College Ave
- Surrounded by restaurants, retail and lifestyle amenities
- Building and monument signage available
- Large shared parking lot



# POUDRE VALLEY PLAZA — AERIAL MAP



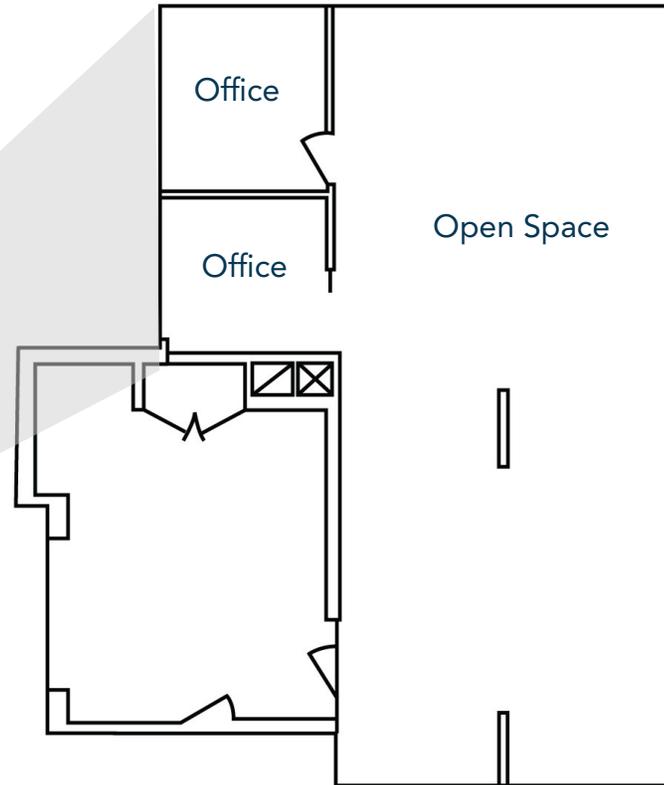
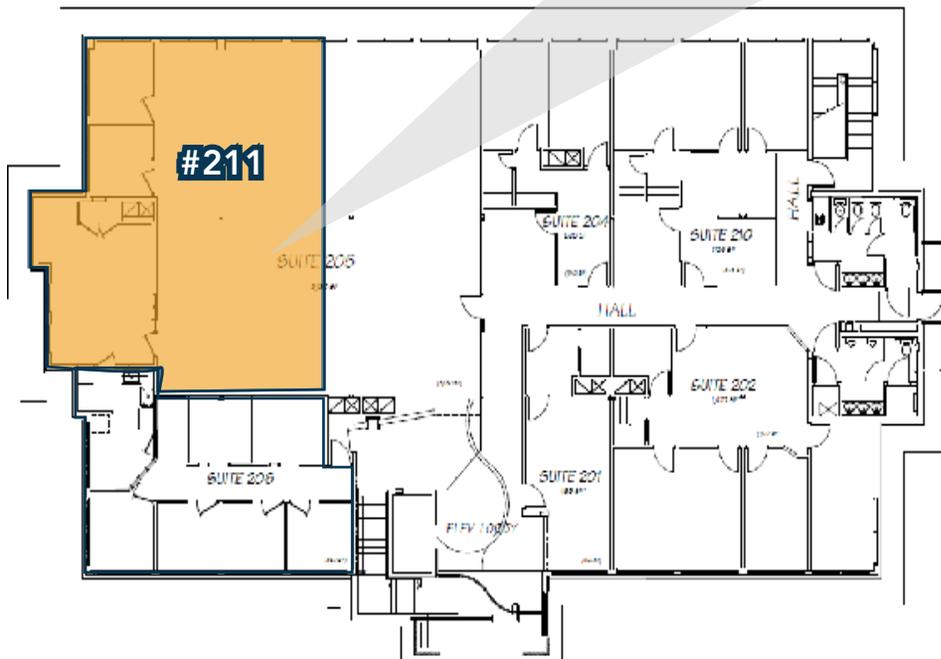
# PROPERTY PHOTOS: SUITE 211



# FLOORPLAN: SUITE 211

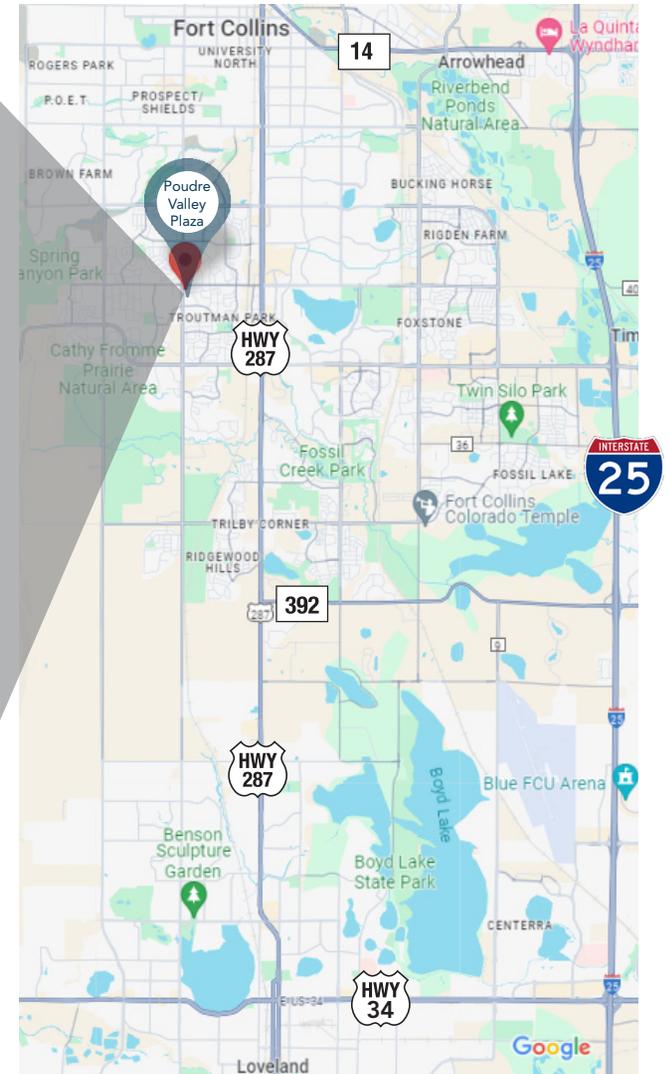
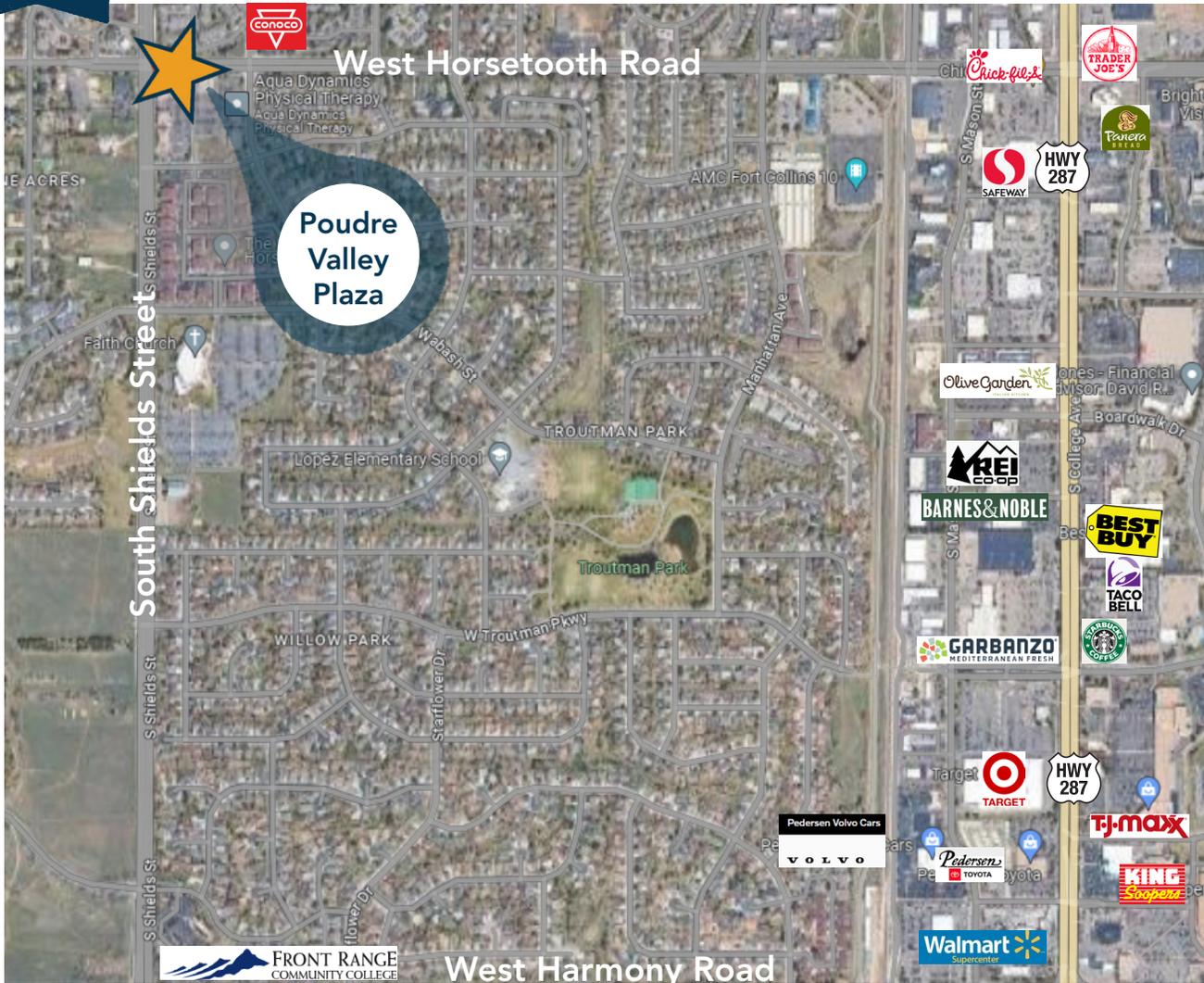
Suite 211: **2,328 SF**

Available: **Now**



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## 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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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.