

	Space Available:	Lease Rate:	NNN Rate:
#105:	1,925 SF	\$15.00/SF NNN	\$14.01/SF*
#106:	1,920 SF		*Utilities included
#200:	2,400 - 4,801 SF	\$15.00/SF NNN	\$14.37/SF*
#208:	2,259 SF		*Utilities included

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: SUITE 105

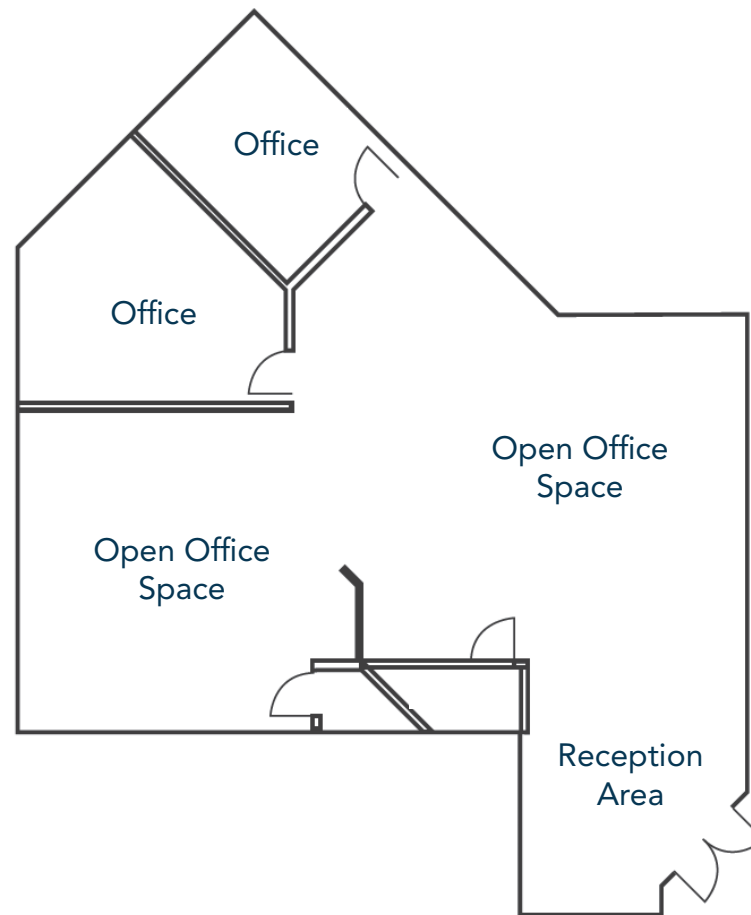


Suite #105 Entrance

# FLOORPLAN: SUITE 105

Suite 105: **1,925 SF**

Available: **Now**



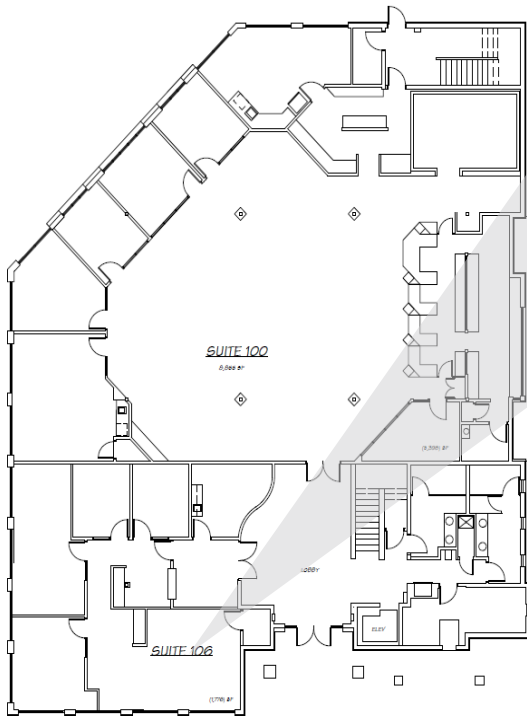
# PROPERTY PHOTOS: SUITE 106



# FLOORPLAN: SUITE 106

Suite 106: **1,920 SF**

Available: **11/1/2024**



# PROPERTY PHOTOS: SUITE 200



Suite #200 Entrance

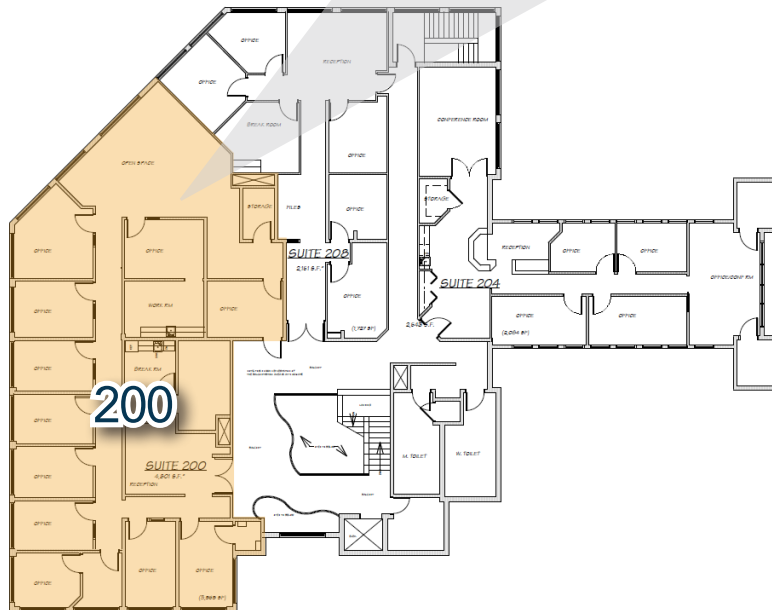
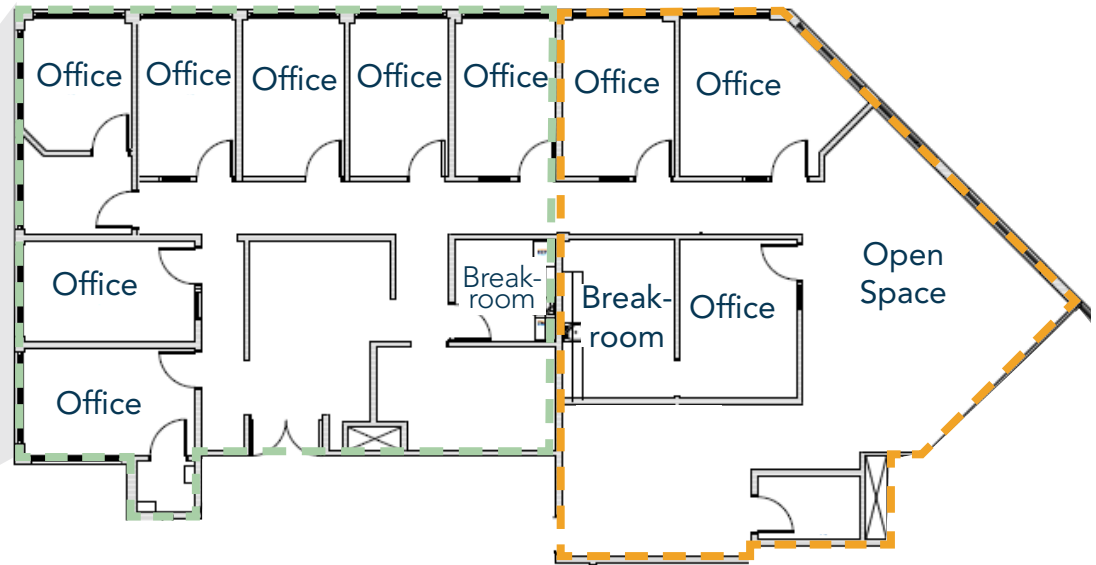


# FLOORPLAN: SUITE 200

**Suite 200: 2,400–4,801 SF\***  
(\*Final SF TBD)

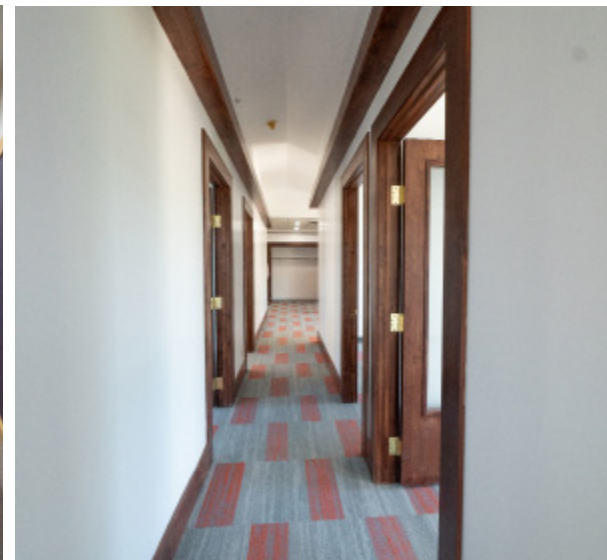
**Available: Now**

*Newly renovated!*





# PROPERTY PHOTOS: SUITE 208

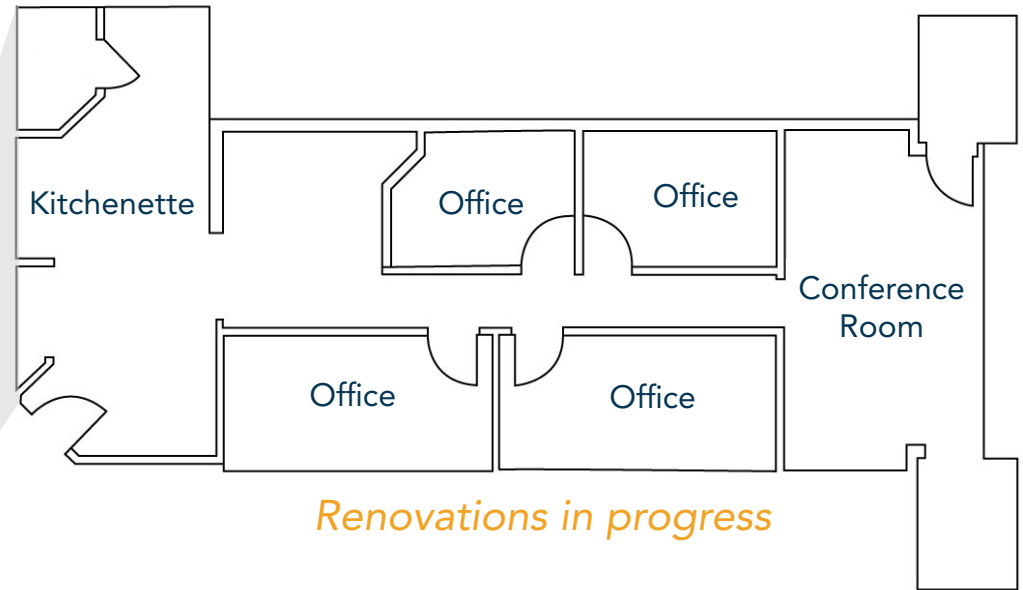
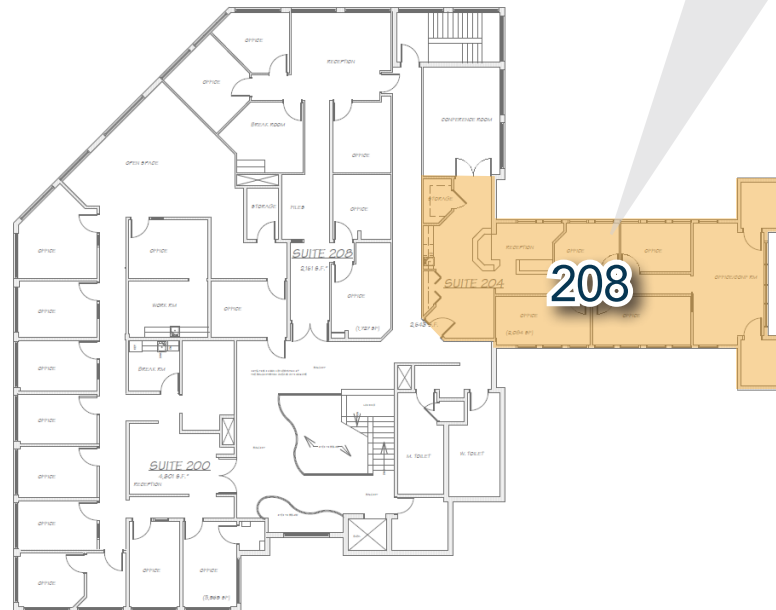


Suite #208 Entrance

# FLOORPLAN: SUITE 208

Suite 208: **2,259 SF**

Available: **Now**



# POUDRE VALLEY PLAZA — AERIAL MAP



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

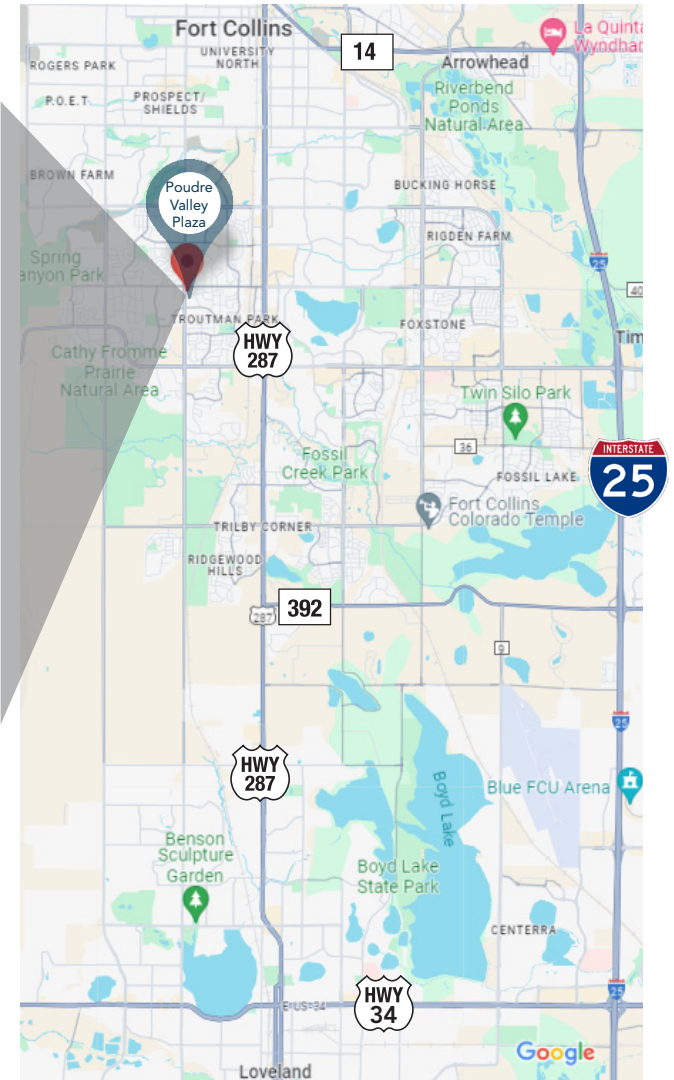
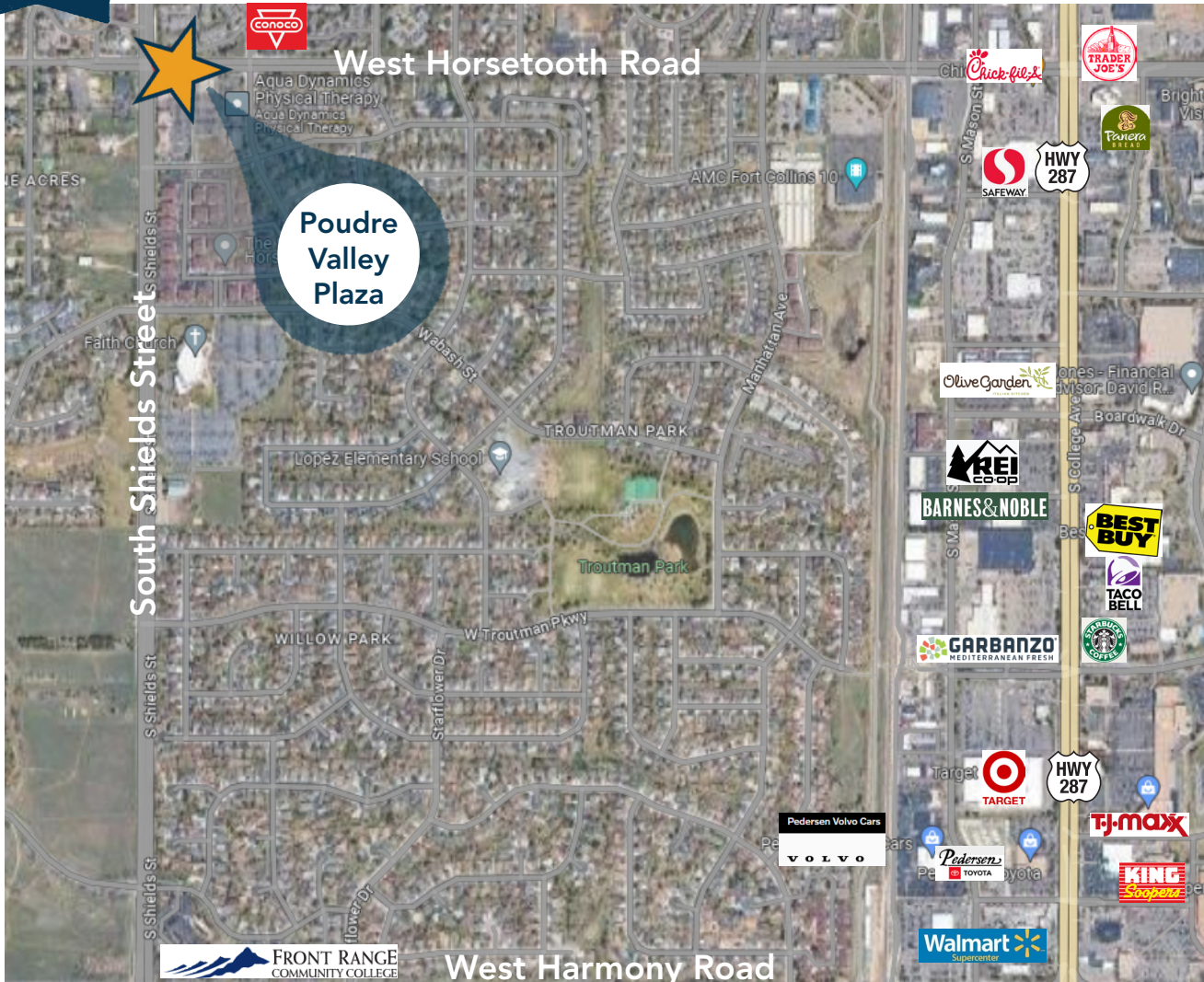
JAKE ARNOLD / NICK NORTON, CCIM

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

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



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

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