

POUDRE VALLEY PLAZA

1015 W Horsetooth Rd
Fort Collins 80526

OFFERING

6 Months Free Base Rent



Space Available:

205 | 1,507 SF
211 | 2,328 SF

Direct Lease Rate:

\$15.00/SF NNN
\$15.00/SF NNN

NNN Rate:

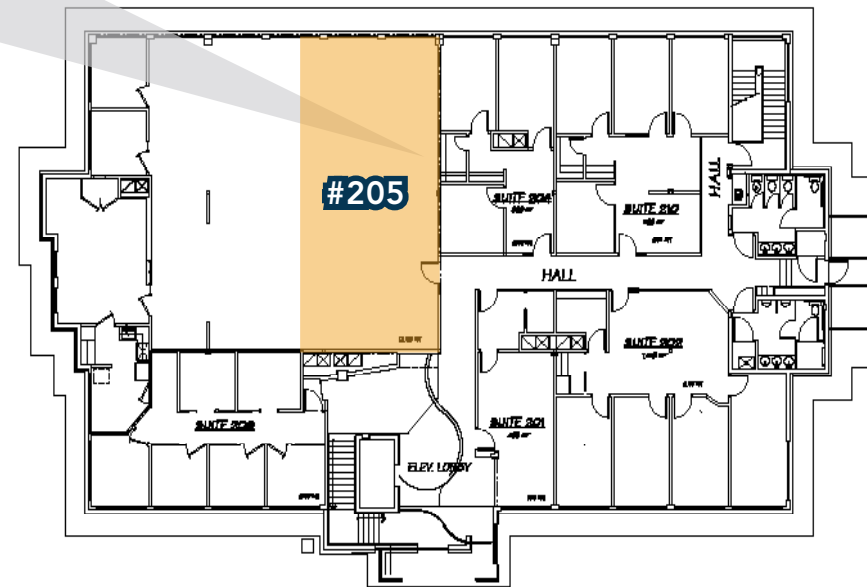
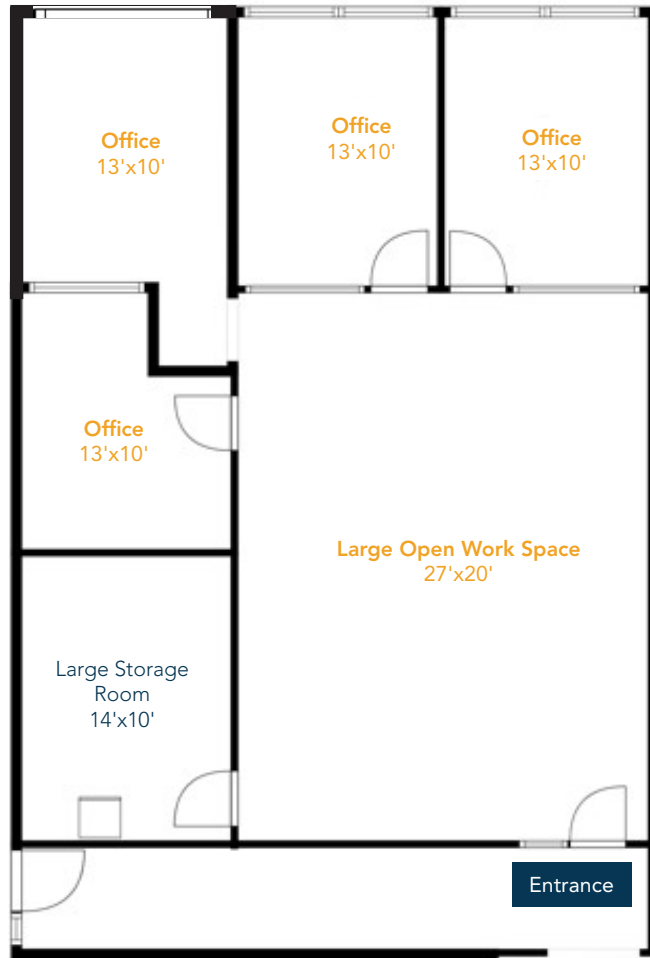
\$12.62/SF*
**Utilities included*

PROFESSIONAL OFFICE SUITES AVAILABLE FOR LEASE ALONG HORSETOOTH CORRIDOR

- Highly desirable location on the corner of W Horsetooth Rd and S Shields St. 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.
- Shared restrooms, elevator access and large parking lot.



SUITE 205 | 1,507 SF

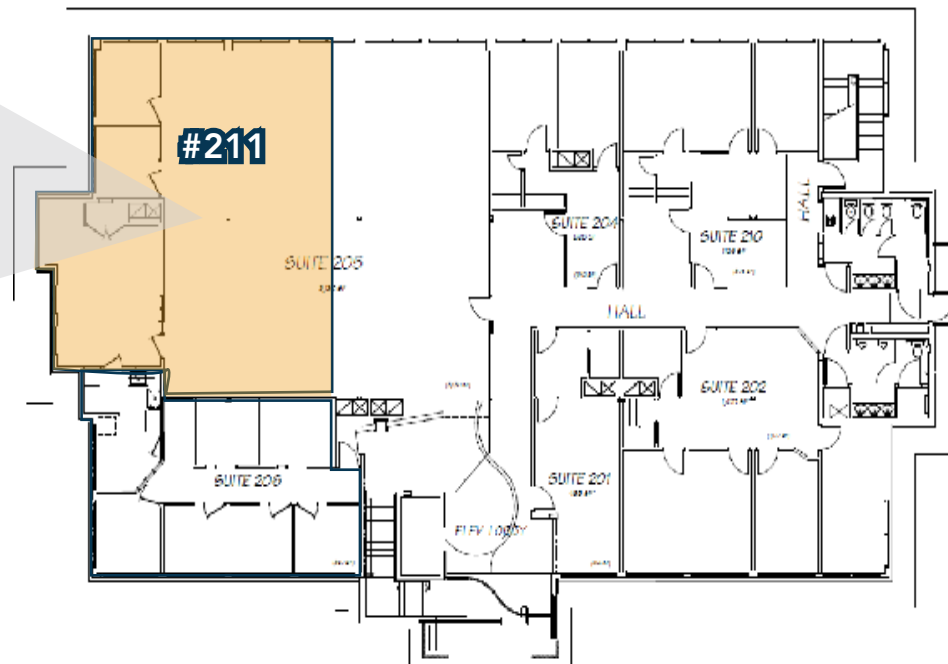
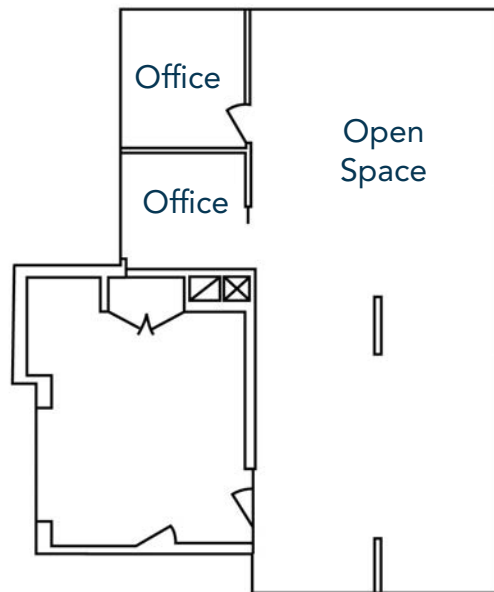


The information contained herein is not guaranteed. Potential purchasers and tenants are advised to verify all information. Price, terms, and information are subject to change.

Suite 211
Entrance

Entrance

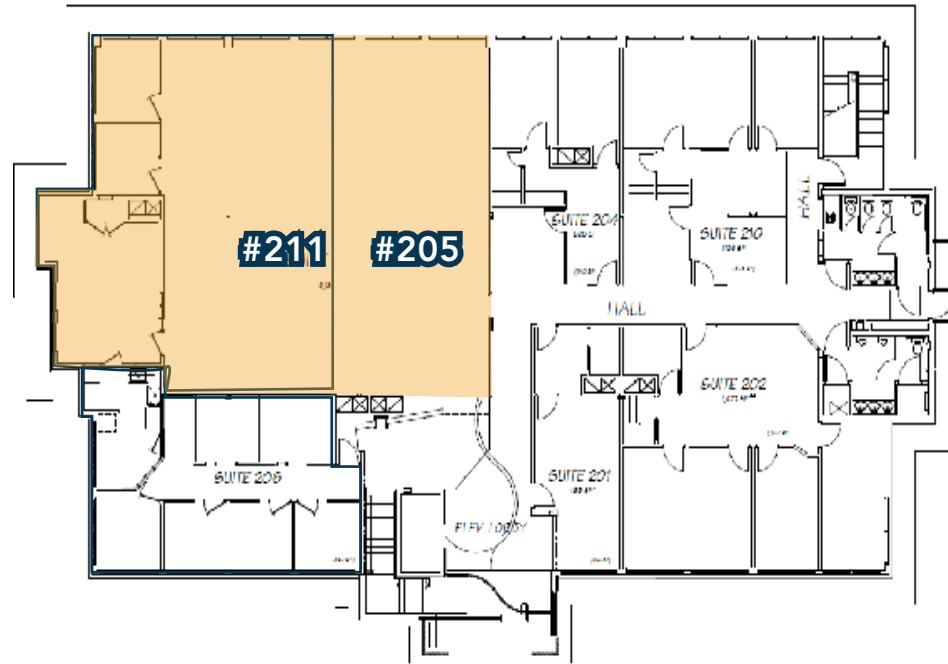
SUITE 211 | 2,328 SF



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COMBINED FLOORPLANS: SUITE 205, & 211

Suites 205 and 211 may be combined to create a larger, more adaptable layout to meet tenant needs.



Suites 205 and 211 | 1,507 – 3,835 SF

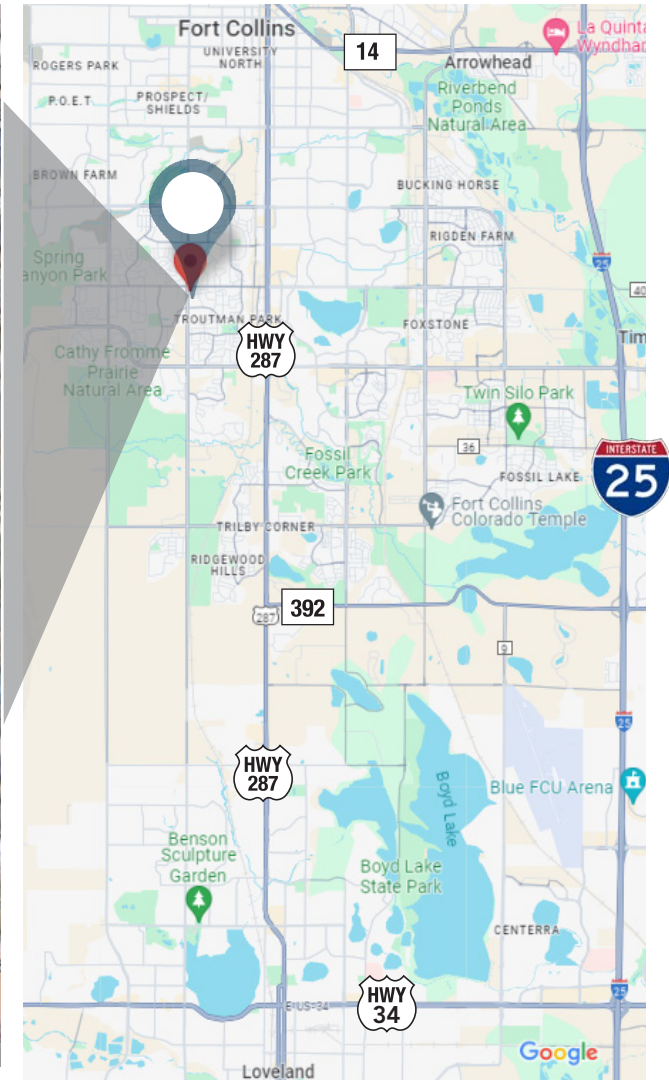
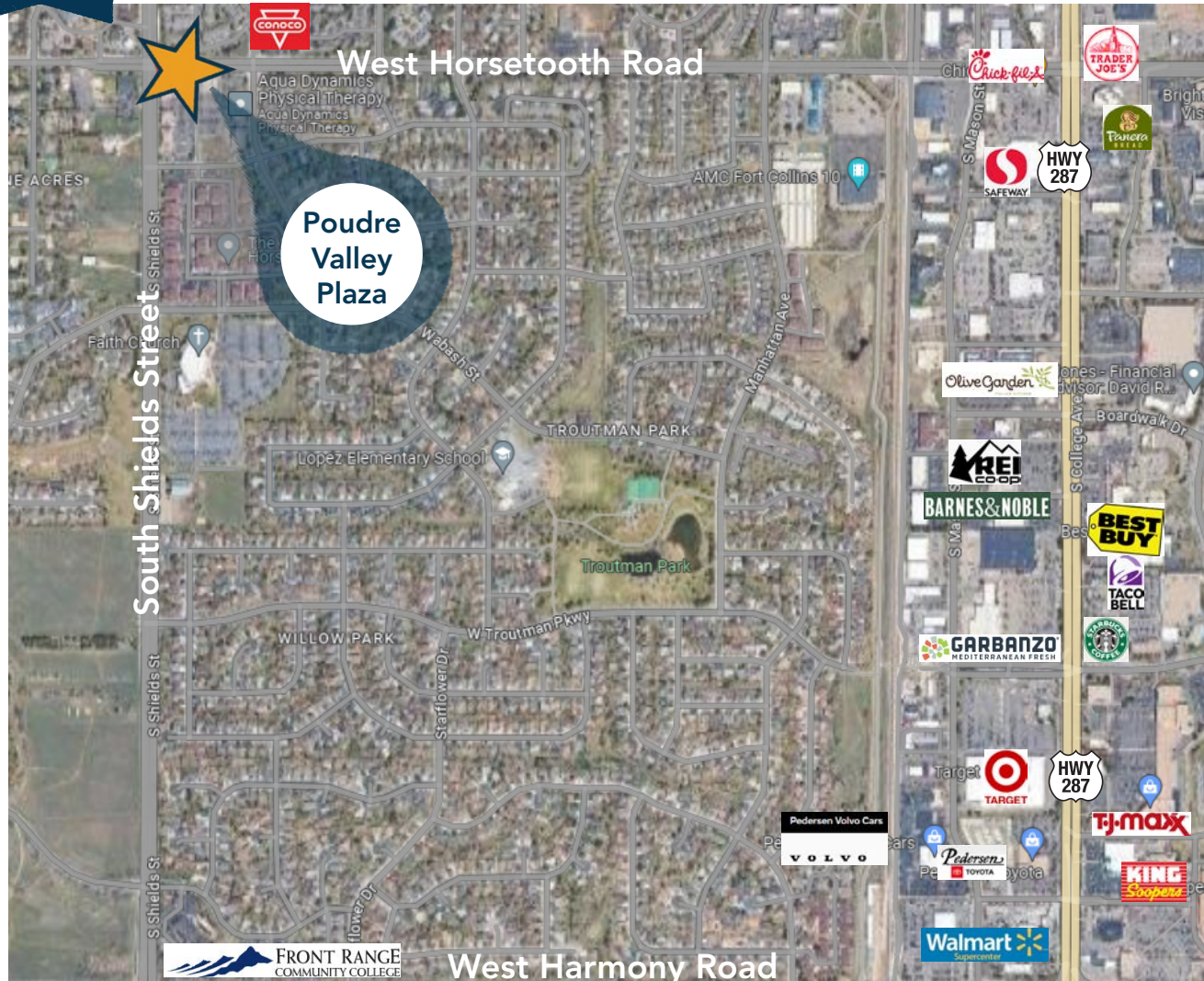
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POUDRE VALLEY PLAZA — AERIAL MAP



POUDRE VALLEY PLAZA

AREA MAPS



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POUDRE VALLEY PLAZA
1015 W HORSETOOTH RD
FORT COLLINS 80526



Space Available:
201: 507 SF

Sublease Rate:
\$15.50/SF NNN

NNN Rate:
\$12.62/SF*
**Utilities included*

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

- Professional office suite with private office, open space, 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

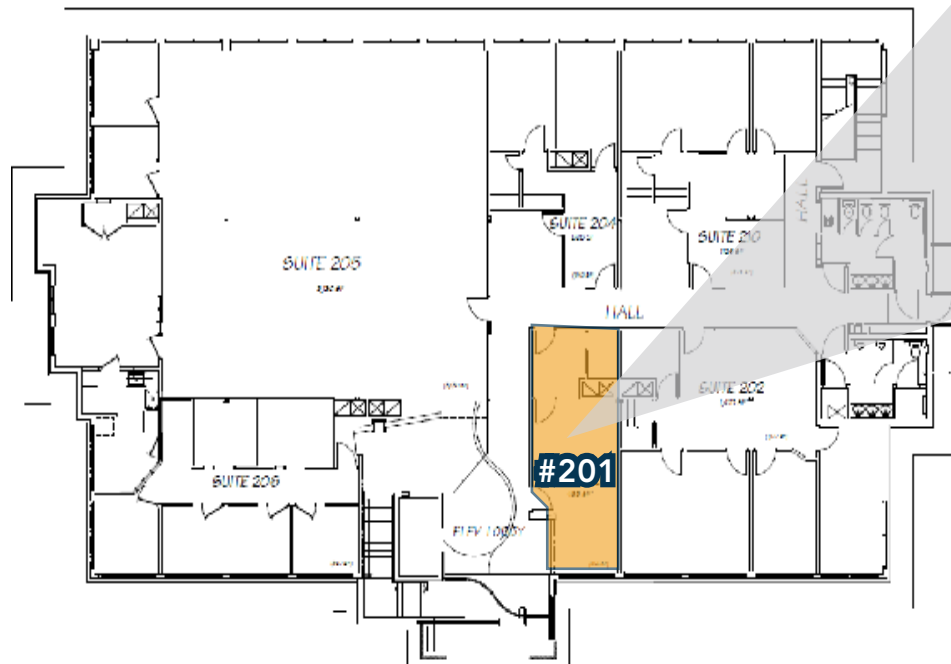


PROPERTY PHOTOS - SUITE 201



FLOORPLAN - SUITE 201

Suite 201: 507 SF



Rear Exit

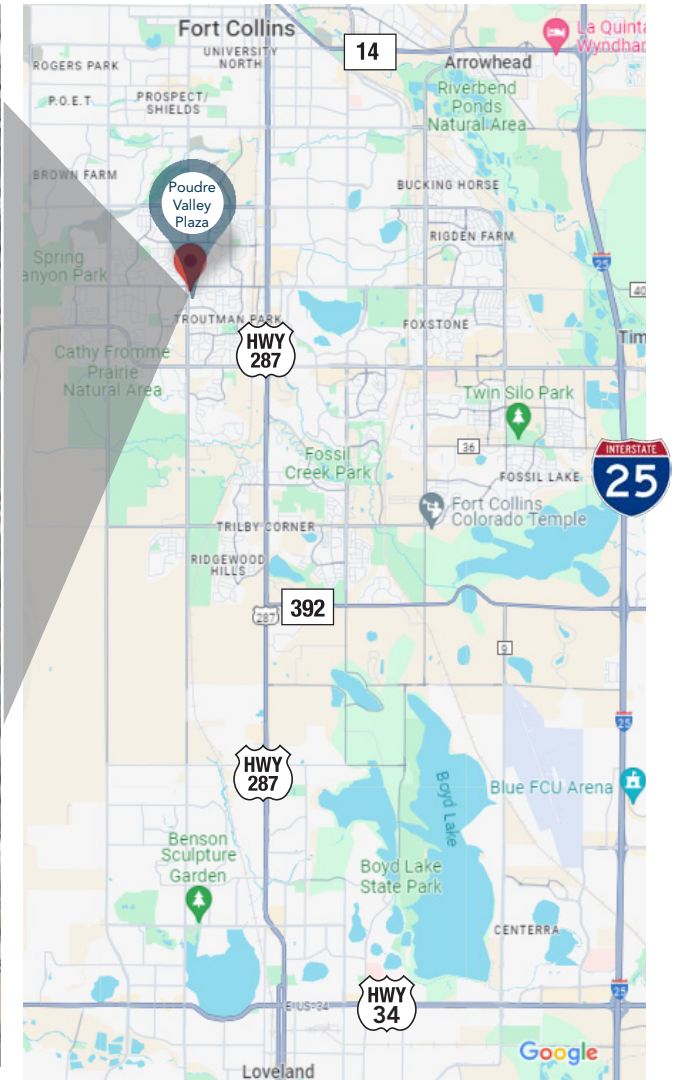
Office

Office/
Open Space

Main
Entrance

POUDRE VALLEY PLAZA

AREA MAPS



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