

POUDRE VALLEY PLAZA

1015 W Horsetooth Rd
Fort Collins 80526

OFFERING
6 Months Free Base Rent



SPACE AVAILABLE:

107 | 3,018 SF

211 | 2,328 SF

LEASE RATE:

\$15.00/SF NNN

\$15.00/SF NNN

NNN RATE:

\$12.08/SF*

\$13.84/SF*

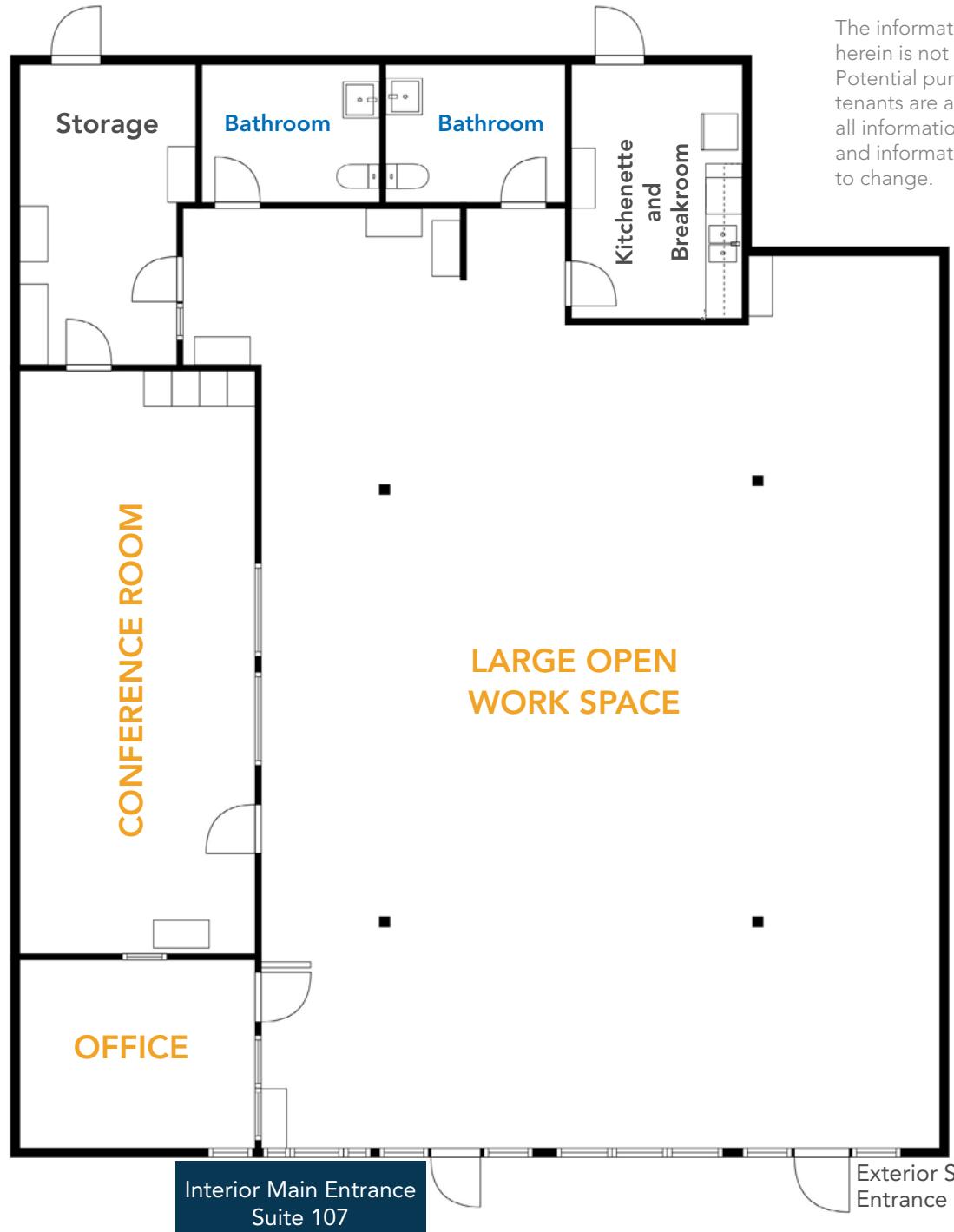
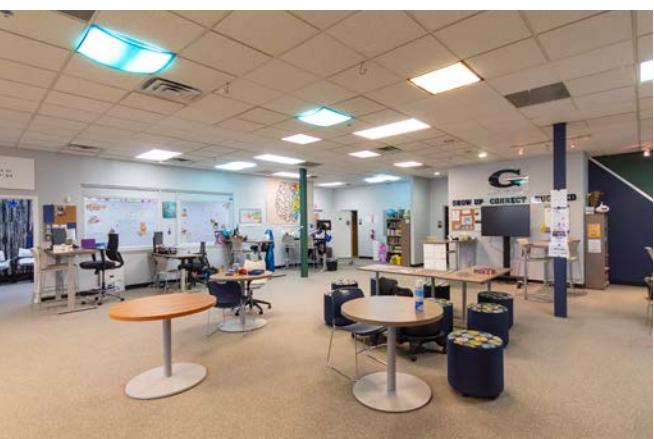
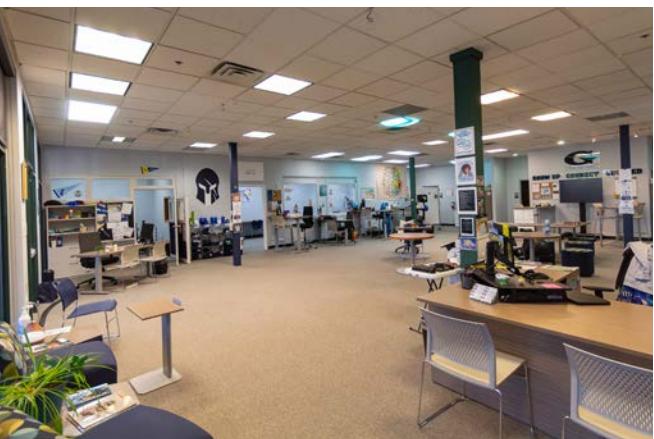
*Utilities included
*2026 estimate

PROFESSIONAL OFFICE SUITES AVAILABLE FOR LEASE ALONG HORSETOOTH CORRIDOR

CONTACT: Jake Arnold • 970-294-5331 • jarnold@waypointRE.com
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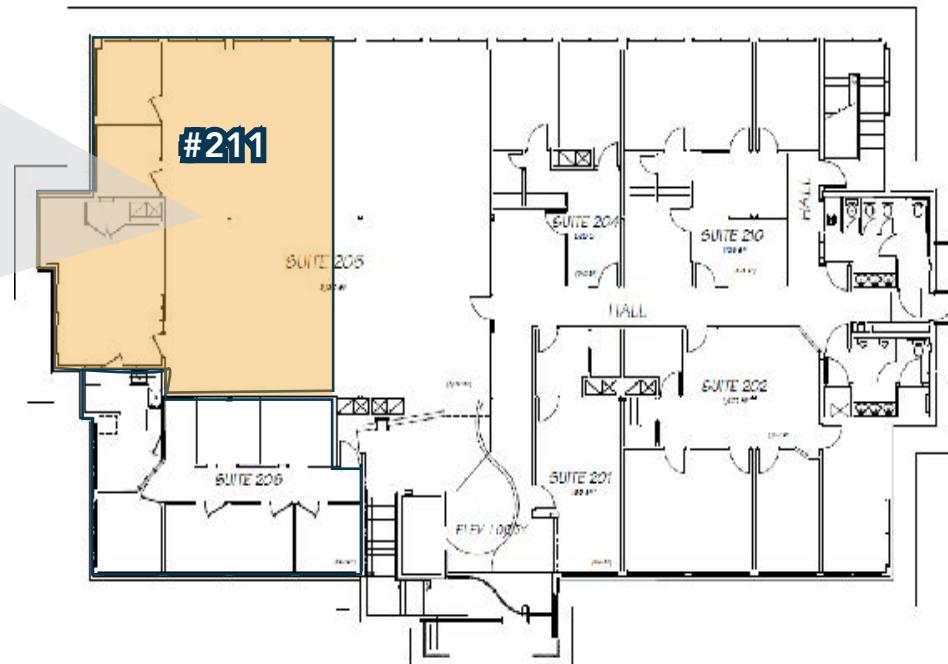
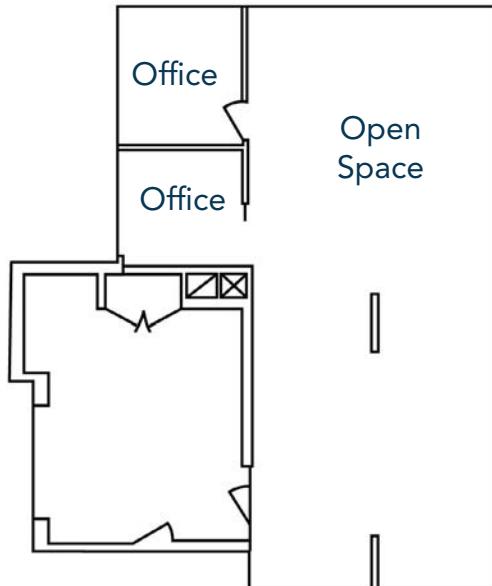


SUITE 107 | 3,018 SF



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 | 2,328 SF



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PROPERTY INFORMATION

Utility Providers

Electric	City of Fort Collins
Gas	Excel
Water & Sewer	City of Fort Collins
Trash	Republic
Internet	Comcast

Systems

Fully Sprinkled	Yes
Security System	Yes

Construction

Heat Type	Forced Air
Air Conditioning	Yes
Elevator	Yes
Parking	Onsite Shared Parking
Signage	Building & Monument available

Demographics & Traffic Counts

Median Household Income	\$65,931 (3-mi radius)*
Traffic Count	24,372 approx VPD S Shields St*

*Source: CoStar 2026



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Fort Collins 80526



[Click Here to access Google Maps](#)

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

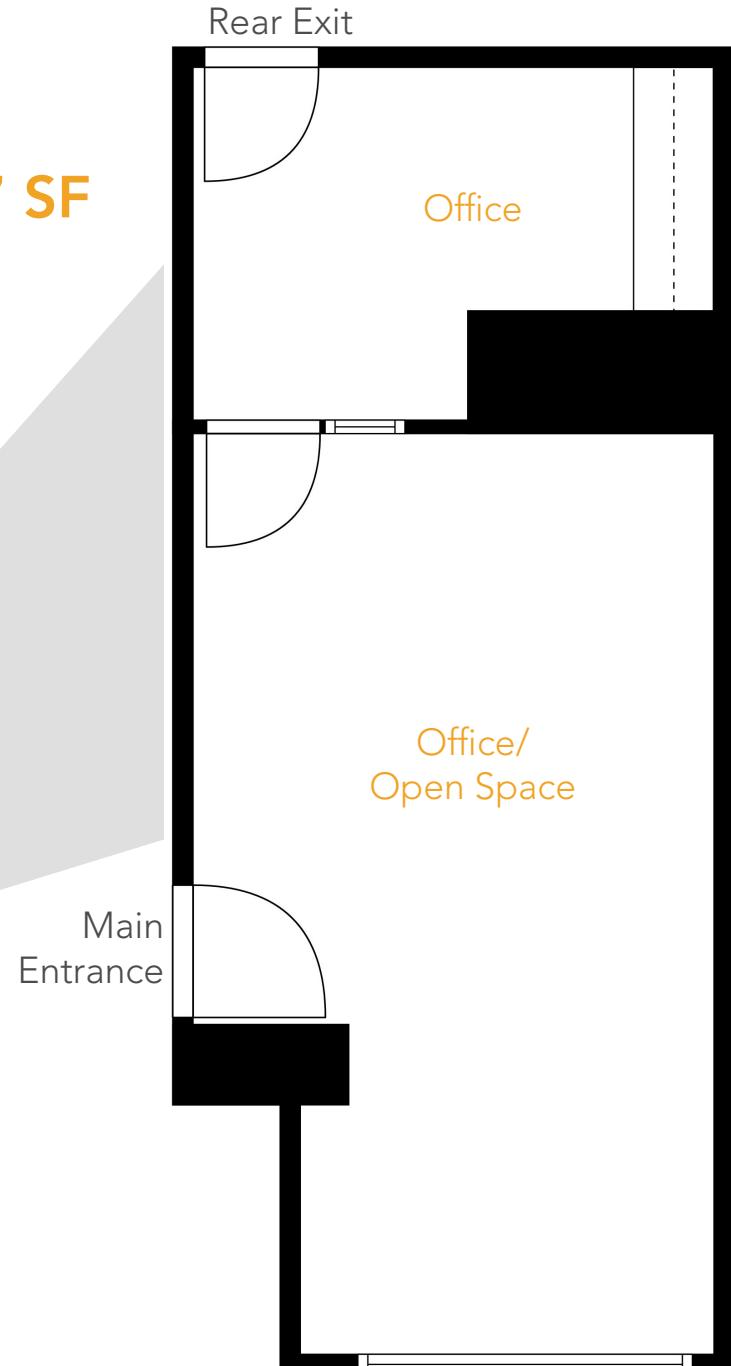
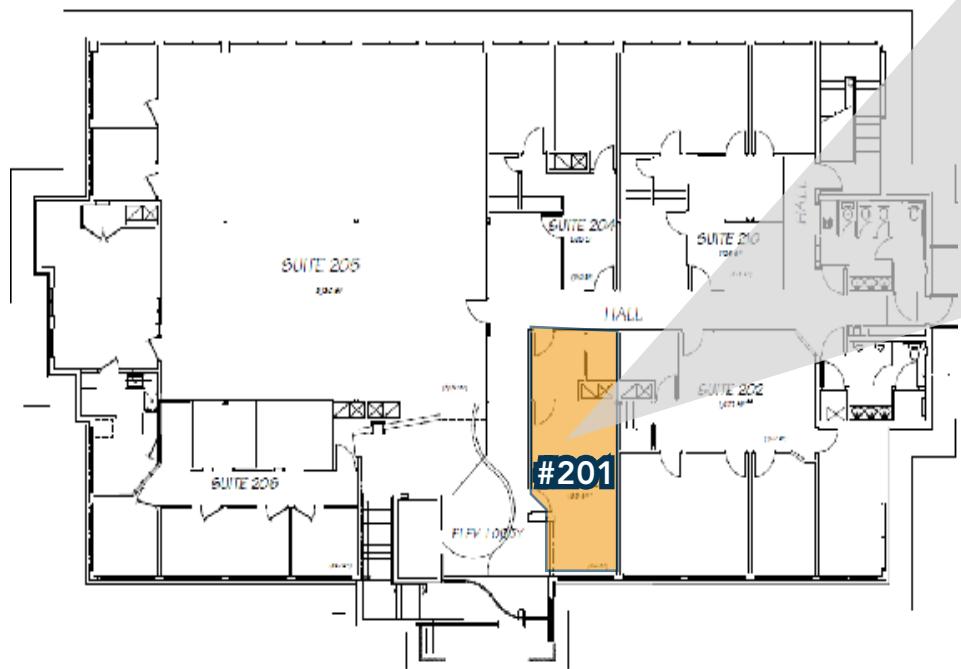


PROPERTY PHOTOS - SUITE 201



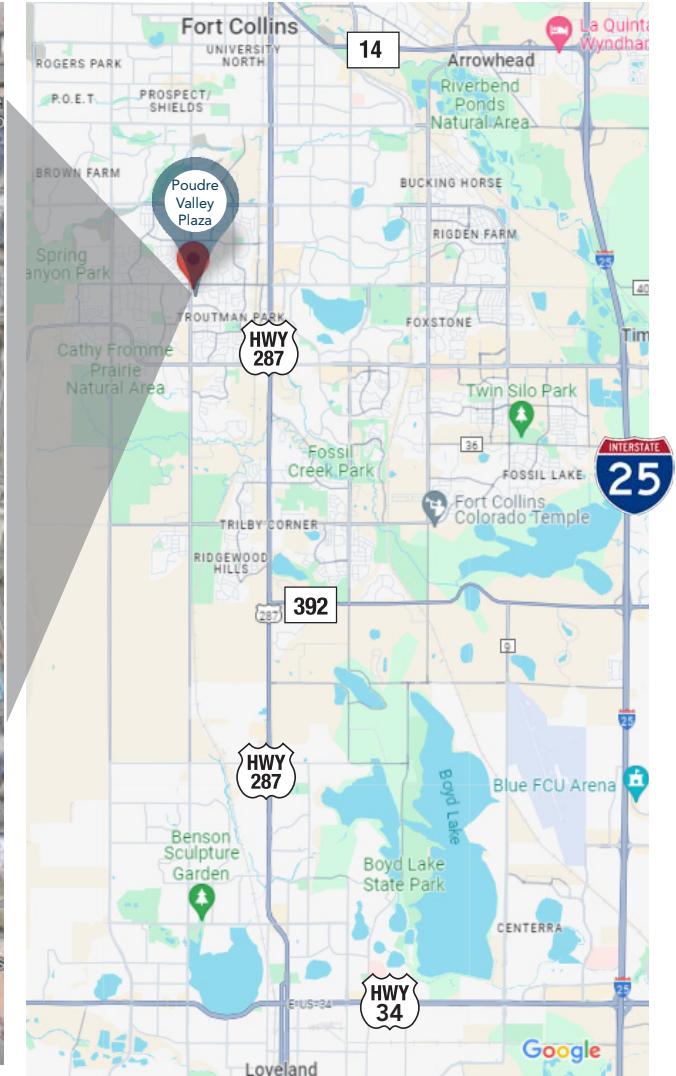
FLOORPLAN - SUITE 201

Suite 201: 507 SF



POUDRE VALLEY PLAZA

AREA MAPS



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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.