

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

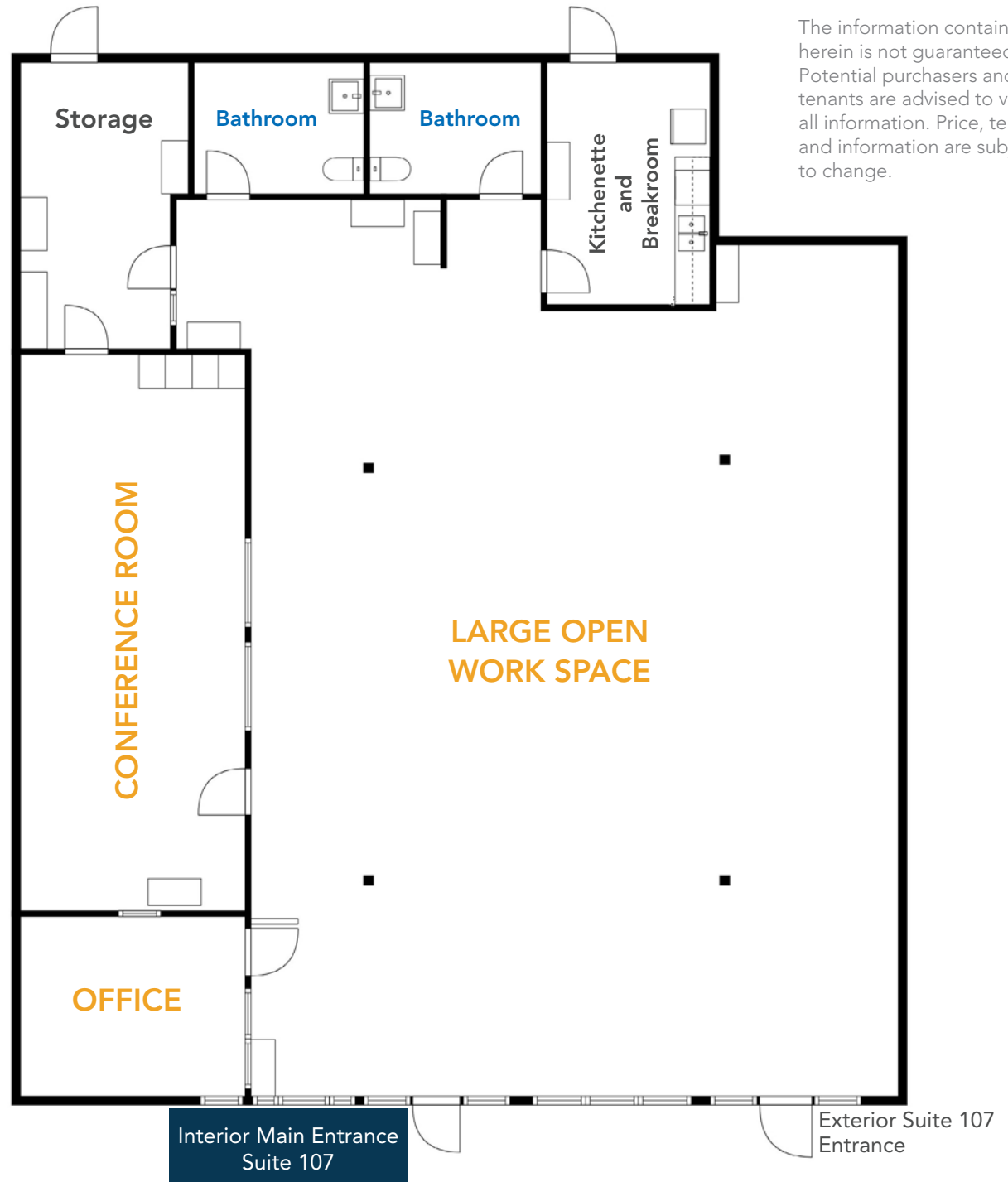
PROFESSIONAL OFFICE SUITES AVAILABLE FOR LEASE ALONG HORSETOOTH CORRIDOR

CONTACT: Jake Arnold • 970-294-5331 • [jarnold@waypointRE.com](mailto:jarnold@waypointRE.com)  
Nick Norton, CCIM • 970-213-3116 • [nnorton@waypointRE.com](mailto:nnorton@waypointRE.com)



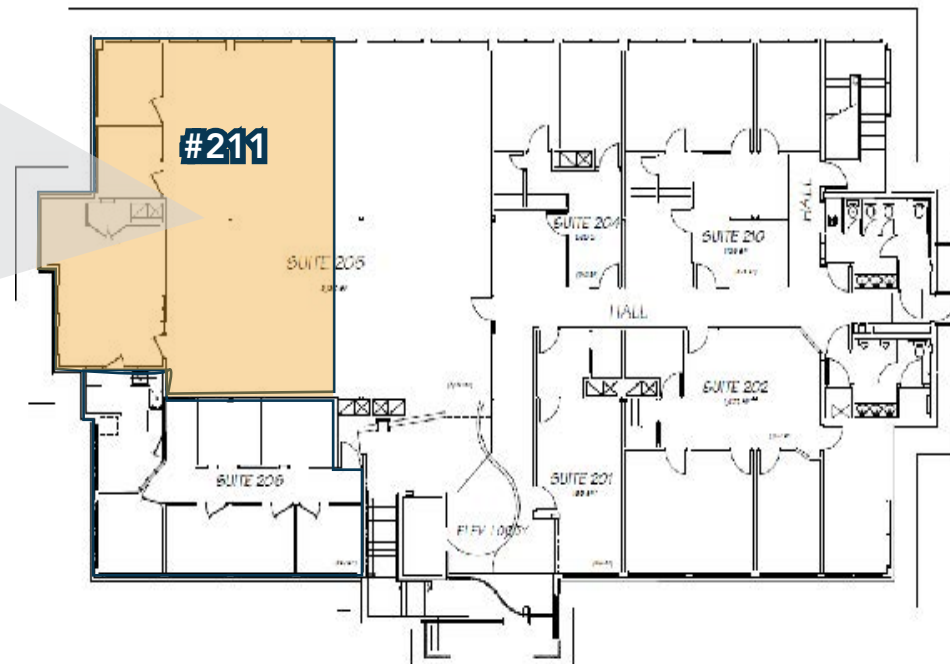
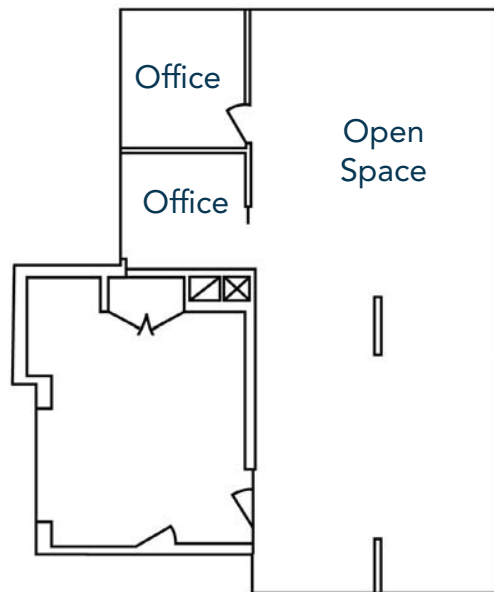


# SUITE 107 | 3,018 SF



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](#)



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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**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



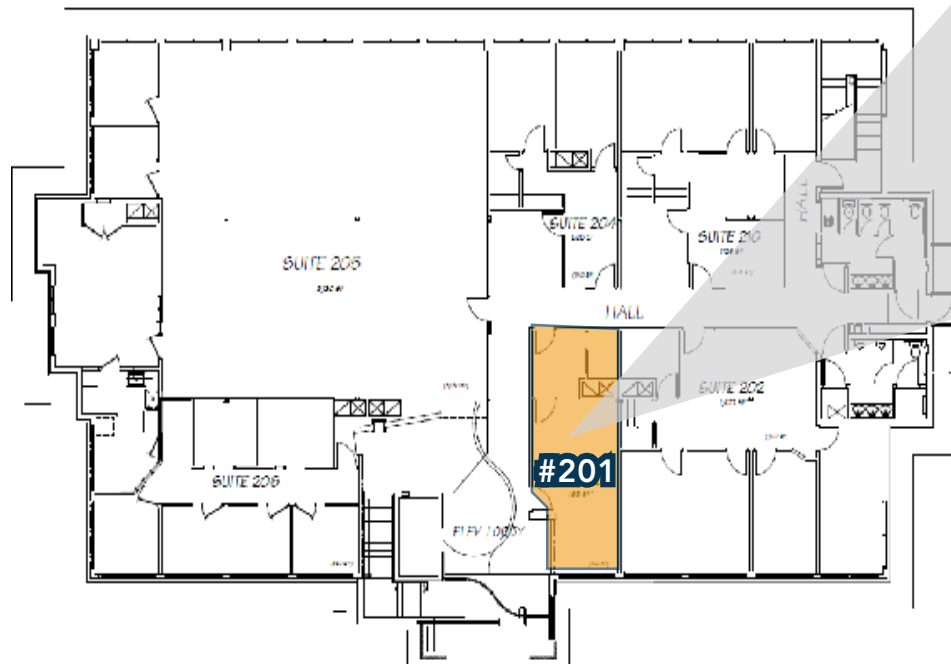


# PROPERTY PHOTOS - SUITE 201



# FLOORPLAN - SUITE 201

Suite 201: 507 SF



Rear Exit

Office

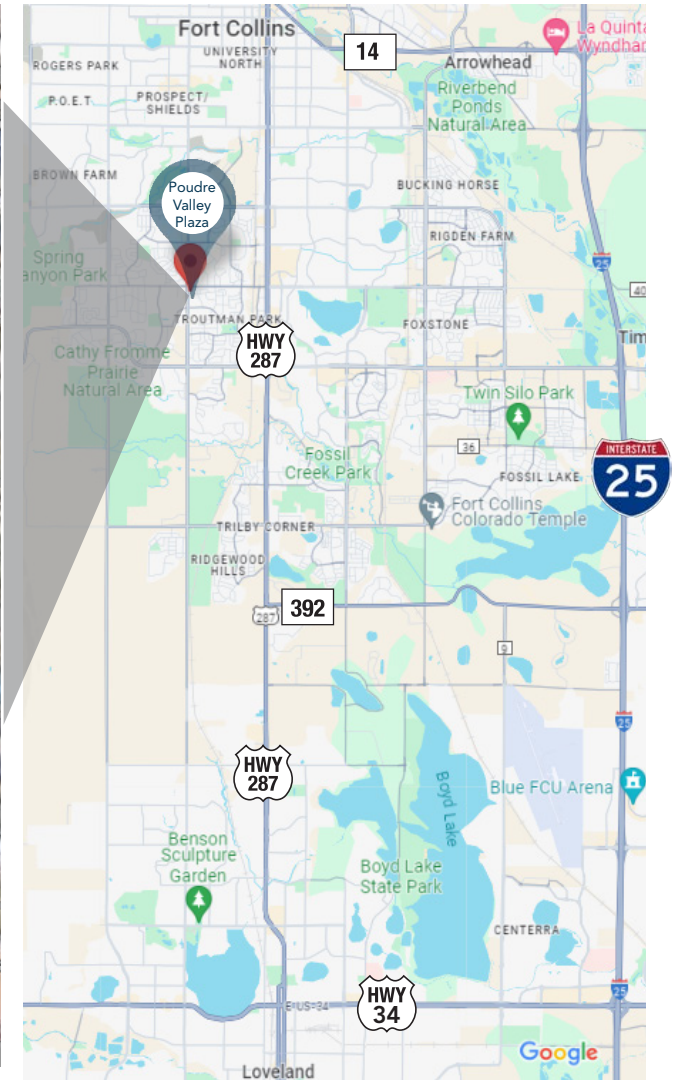
Office/  
Open Space

Main  
Entrance



# POUDRE VALLEY PLAZA

## AREA MAPS



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

Jack Chunko • 970-213-5063 • [jchunko@waypointRE.com](mailto:jchunko@waypointRE.com)



JAKE ARNOLD / NICK NORTON, CCIM / JACK CHUNKO

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