



# POUDRE VALLEY PLAZA

1075 W HORSETOOTH RD  
FORT COLLINS 80526

OFFERING  
6 Months Free Base Rent

**Space Available:**  
Unit 105: 1,983 SF

**Lease Rate:**  
\$15.00/SF NNN

**NNN Rate:**  
\$10.95/SF  
*Utilities included*  
*\*2026 estimate*

Unit 204: 1,086 SF\*

\$15.00/SF NNN

\$11.53/SF  
*Utilities included*  
*\*2026 estimate*

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 W Horsetooth Road and S Shields Street
- 3rd busiest intersection in Fort Collins & 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: BDG 1075, STE 105

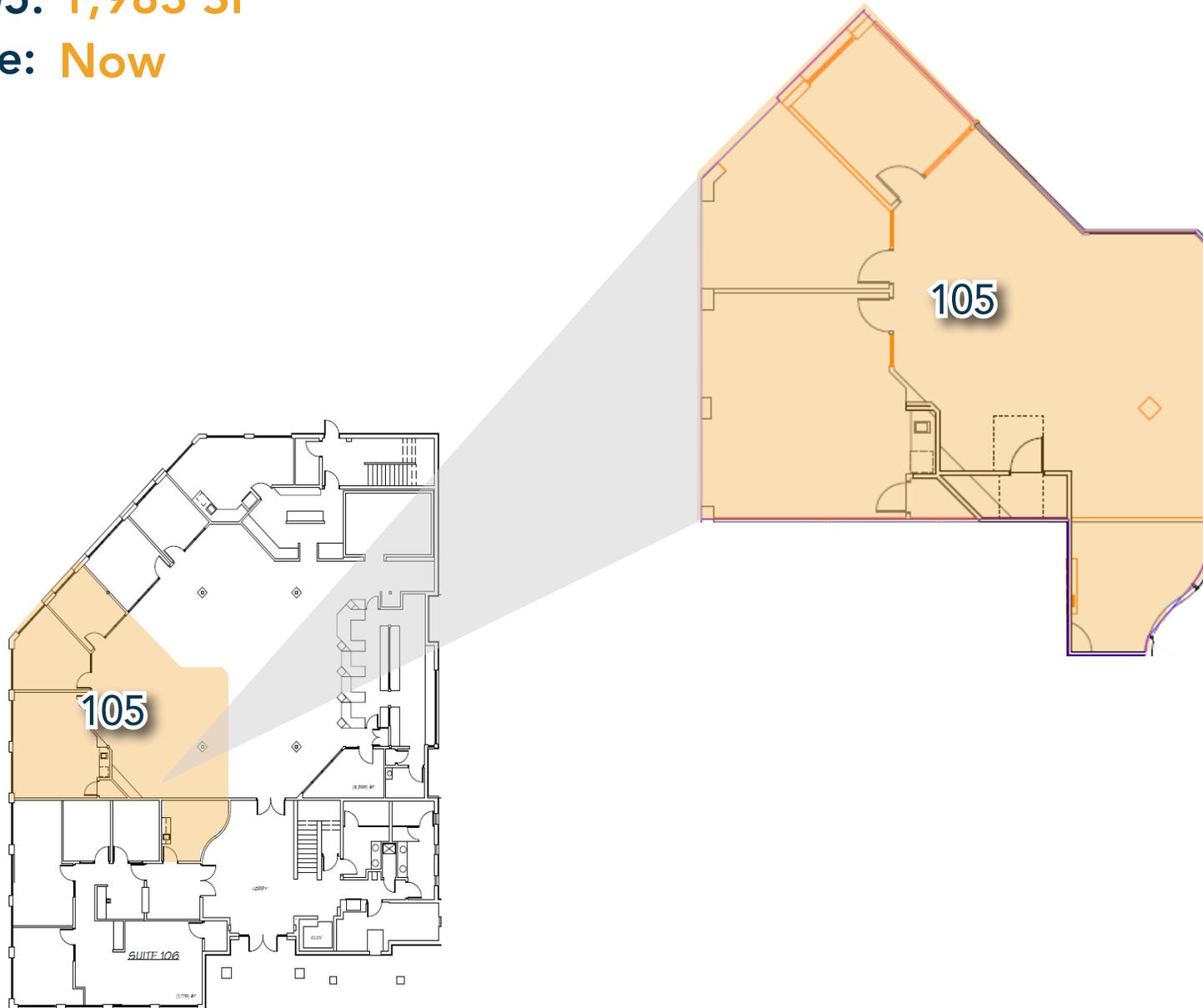


Suite #105 Entrance

# FLOORPLAN: BDG 1075, STE 105

Suite 105: **1,983 SF**

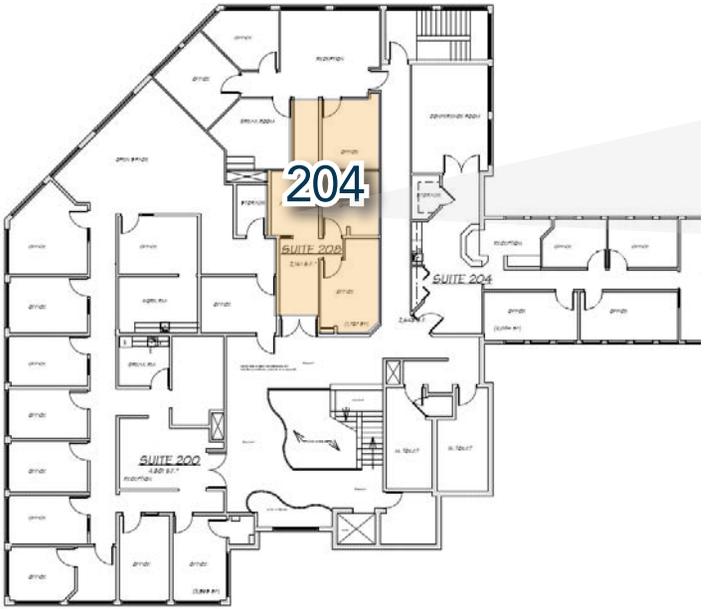
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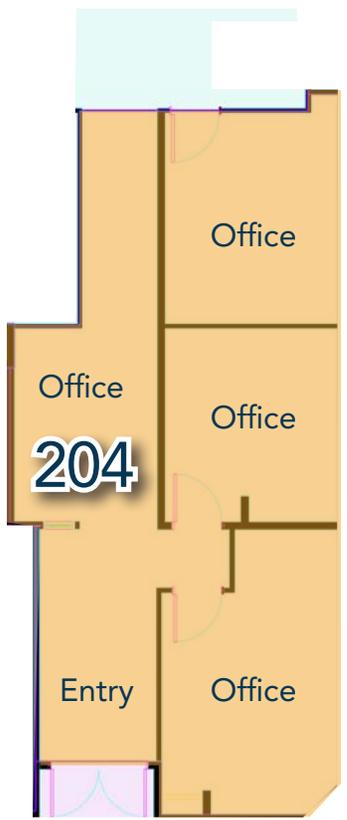
# PROPERTY PHOTOS: SUITE 204



# FLOORPLAN: BDG 1075, STE 204



Suite 204: 1,086 SF\*



# POUDRE VALLEY PLAZA — AERIAL MAP



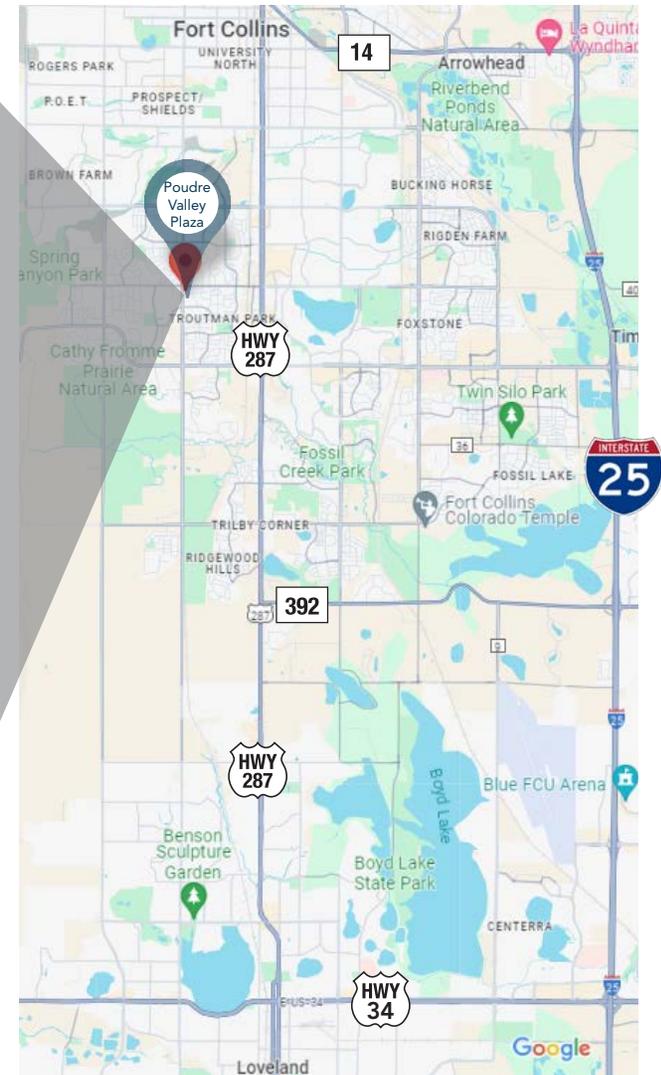
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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.

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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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