

**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

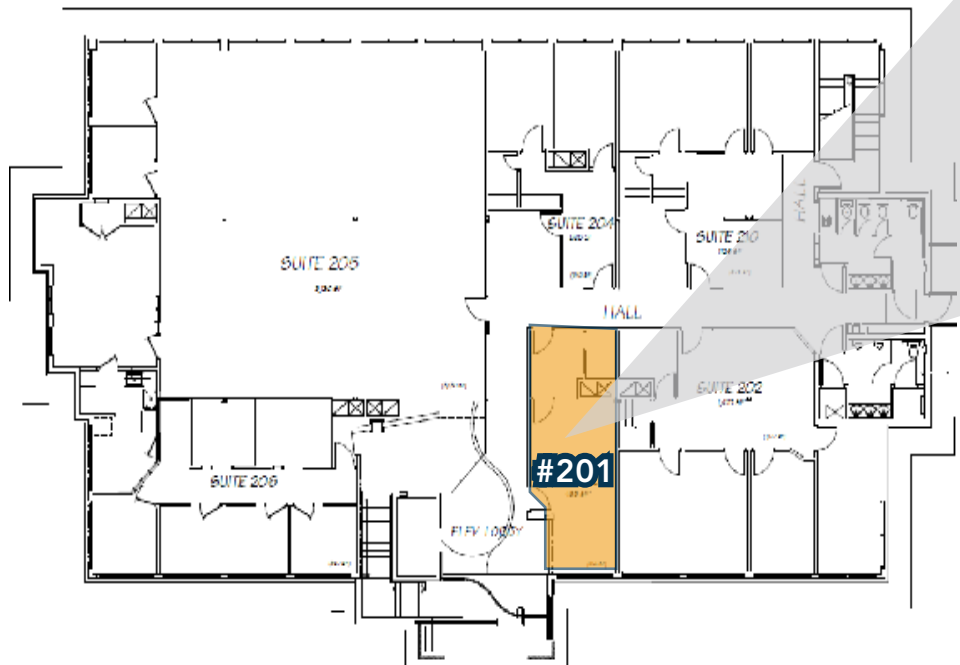


# PROPERTY PHOTOS - SUITE 201



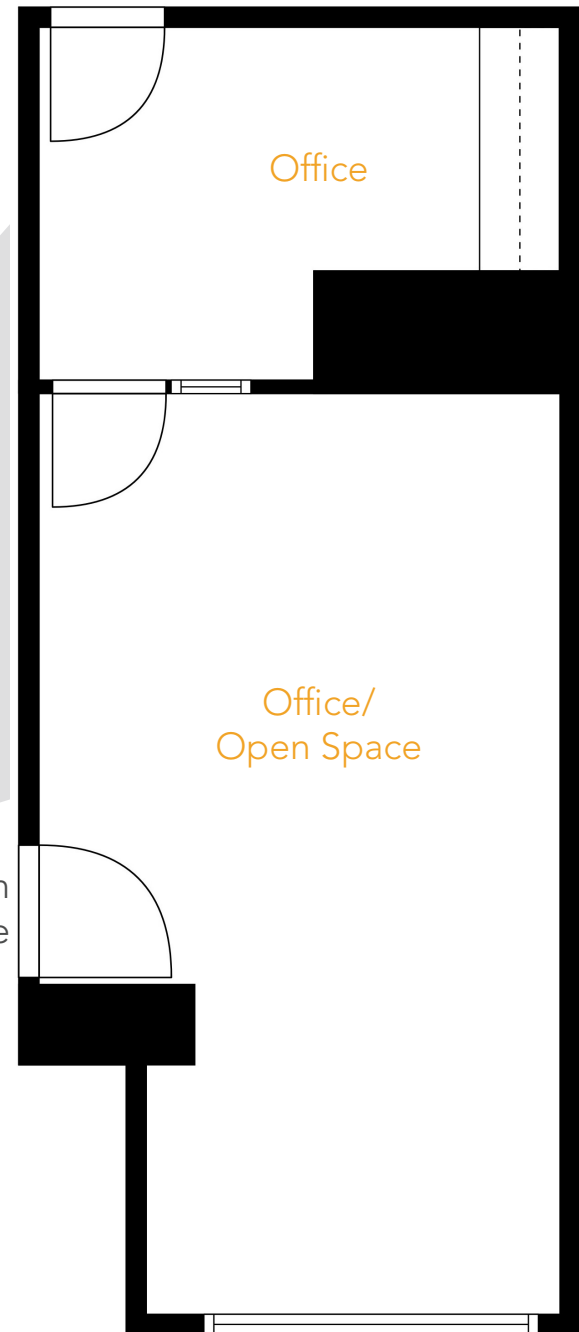
# FLOORPLAN - SUITE 201

Suite 201: 507 SF



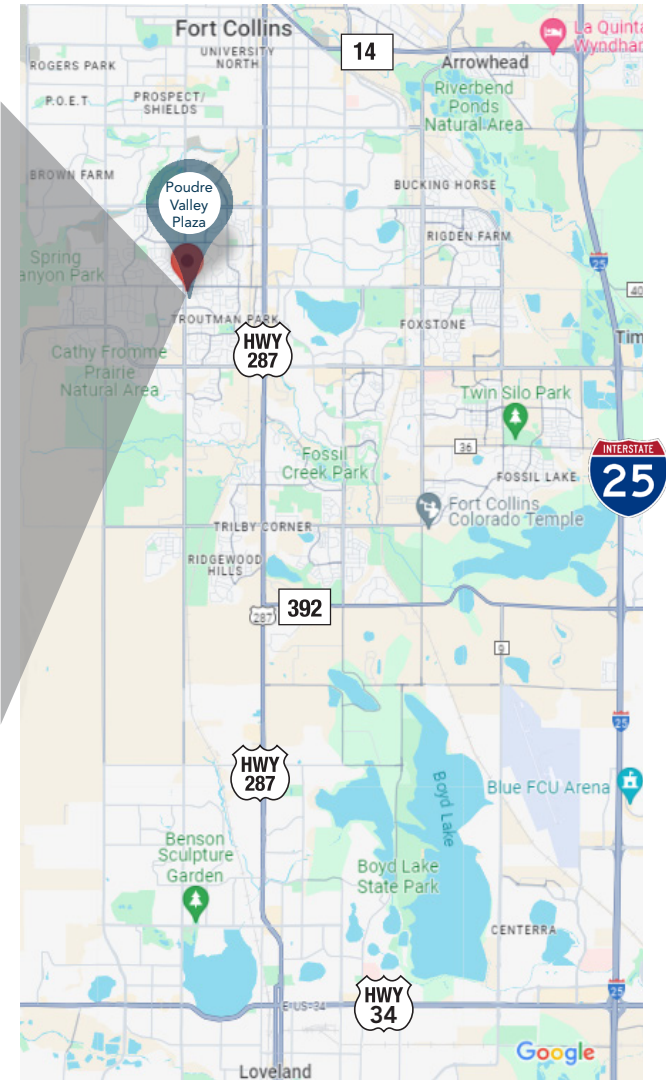
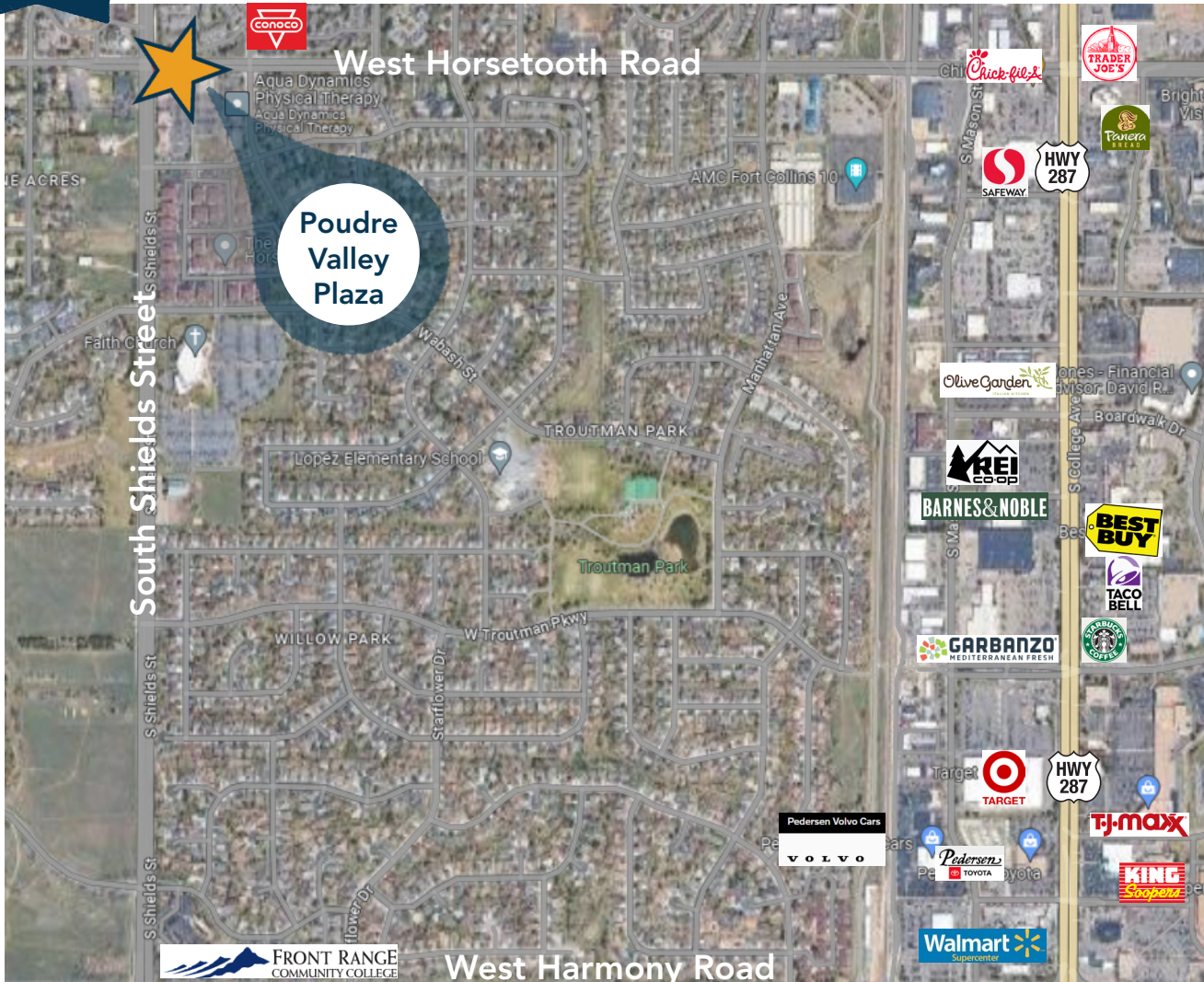
Main Entrance

Rear Exit



# 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.