



OFFICE AVAILABLE FOR SUBLEASE  
**375 EAST HORSETOOTH ROAD**  
**BUILDING 5 | FORT COLLINS, CO 80525**



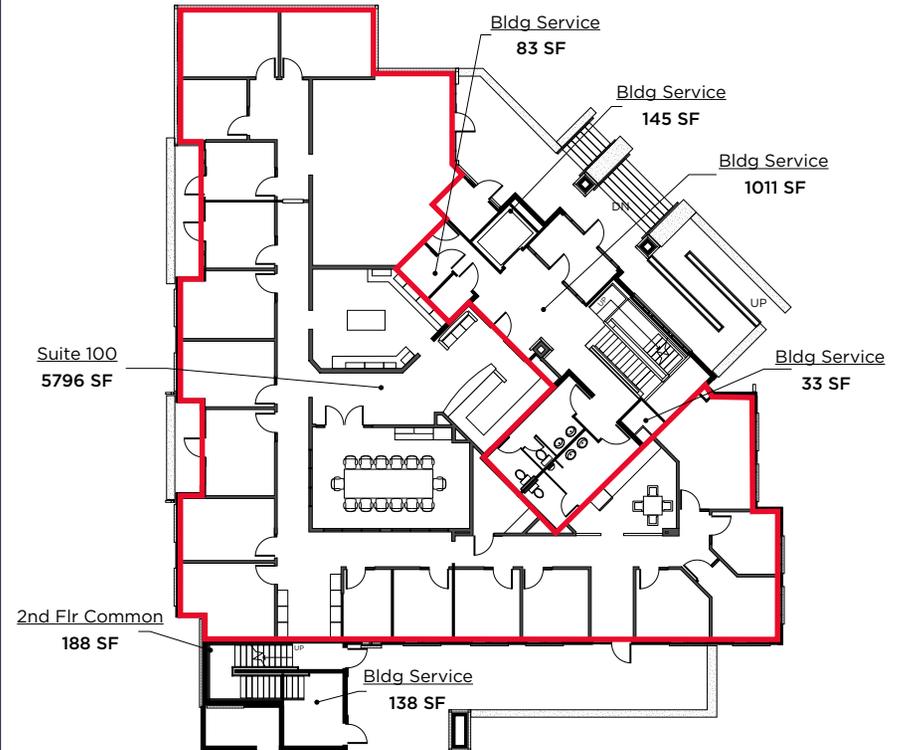
# PROPERTY HIGHLIGHTS

Located in the well-established Shores Office Park, this 6,775 SF office space offers a prime central Fort Collins location with convenient access to retail, dining, shopping, banking, and the Fort Collins U.S. Post Office. The property features flexible floorplans and suite configurations ideal for a range of office users. The space includes a welcoming reception area, a kitchenette, and a large work room. An additional 623 SF storage space on the second floor is also available.

Sublease Expiration:	November 30, 2027
Lease Rate:	Suite 100: \$18.77/SF NNN Storage Area: \$11.91/SF NNN
NNN Expenses:	\$13.82/SF
Building SF:	13,118 SF
Suite 100:	6,775 SF
Storage Area:	623 SF (Second Floor)
YOC:	2008
Parking:	4 : 1,000

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## FIRST FLOOR



ADDITIONAL STORAGE SPACE (SECOND FLOOR)

# SUITE 100 PHOTOS

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- ### Shores Office Park Neighbors
- Brighter Future Vision Clinic
  - The Mountain Centre of Healing, Inc
  - Trace First
  - LifeStance Therapists & Psychiatrists
  - EpiX Analytics
  - Full House Realty Group

**SUBJECT  
PROPERTY**

## CONTACT INFORMATION

**COLE HERK**, CCIM  
 Director  
 +1 970 690 6005  
 cole.herk@cushwake.com

772 Whalers Way, Suite 200,  
 Fort Collins, CO 80525  
 +1 970 776 3900  
 cushmanwakefield.com

