

# PRIME HORSETOOTH OWNER-USER OFFICE 1,119 SF MAIN FLOOR + ADDITIONAL BASEMENT SPACE



## OWNER-USER OFFICE / MEDICAL

1424 East Horsetooth Rd. #2A  
Fort Collins, CO

### Offering Highlights

- \$252,000 (\$225/SF)
- Rare Horsetooth professional office opportunity
- 1,119 SF main-level professional office
- Prominent monument sign

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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 5.26.2026



Reception



Conference Room



## Precise Square Footage:

### Suite 2A

- Main Floor: 1,119 SF
- Unfinished Basement: 1,119 SF

## Property Details:

- 1,119 SF main-level office
- Additional 1,119 SF of basement space
- Well-maintained professional office environment
- Located across from the Collindale Golf Course / C.B. & Potts
- Source of square footages: Larimer County Assessor



Abundant Natural Light Throughout



Kitchen

## Additional Options:

- Suite 1 (2,025 SF) is also available for \$456,000 (\$225/SF)
- Both suites (3,144 SF total) for \$708,000 (\$225/SF)



Basement Storage

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**AVAILABLE**

