

PRIME HORSETOOTH OWNER-USER OFFICE 2,025 SF MAIN FLOOR + ADDITIONAL BASEMENT SPACE



OWNER-USER OFFICE / MEDICAL

1424 East Horsetooth Rd., Suite 1
Fort Collins, CO

Offering Highlights

- \$456,000 (\$225/SF)
- Rare Horsetooth professional office opportunity
- 2,025 SF main-level professional office
- Prominent monument sign

Rhett Strom

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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



Flexible Space



Precise Square Footage:

Suite 1

- Main Floor: 2,025 SF
- Partly-Finished Basement: 2,025 SF

Property Details:

- 2,025 SF main-level office
- Additional 2,025 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



Full Basement Kitchen



Basement lounge with abundant natural light

Additional Options:

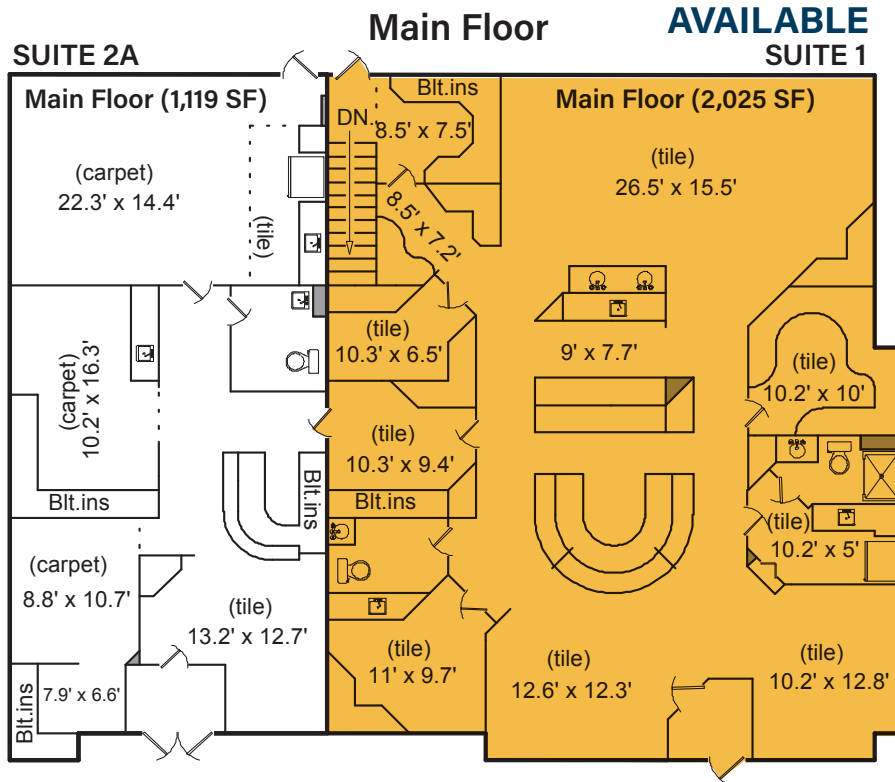
- Suite 2A (1,119 SF) is also available for \$252,000 (\$225/SF)
- Both suites (3,144 SF total) for \$708,000 (\$225/SF)



Open Space

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Basement Storage



Lab

