



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



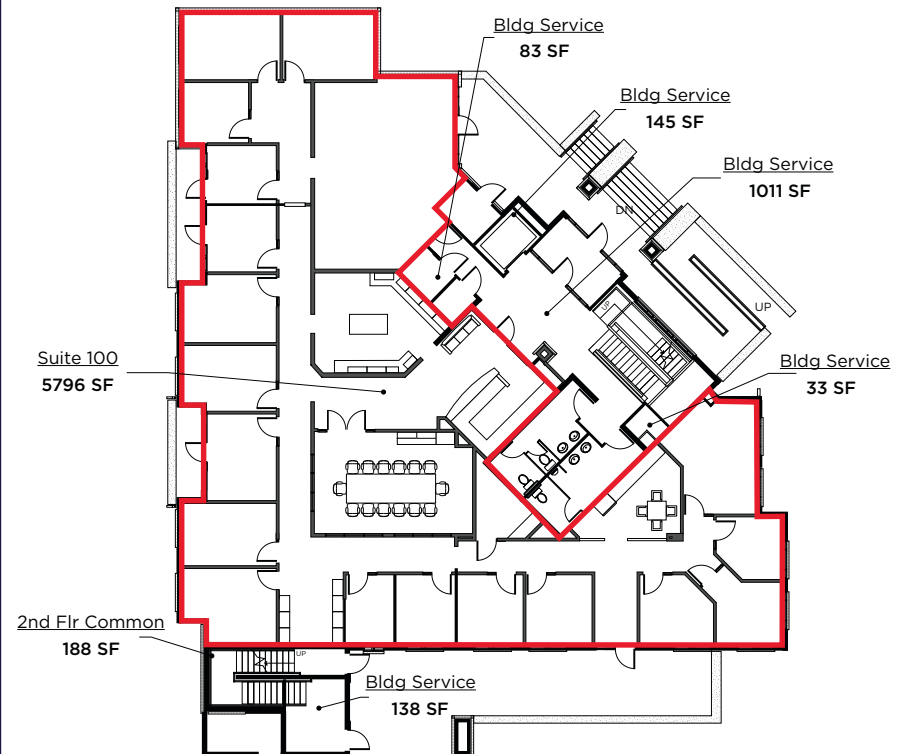
PROPERTY HIGHLIGHTS

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**

E Prospect Rd.

W Drake Rd.

E Drake Rd.

W Horsetooth Rd.

E Horsetooth Rd.

W Harmony Rd.

E Harmony Rd.

Ziegler Rd.

Warren Park

Warren Lake

Fort Collins High School

Fox Meadow Office Park

CONTACT INFORMATION

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