

# PRIME HORSETOOTH OWNER-USER OFFICE 3,144 SF MAIN FLOOR + ADDITIONAL BASEMENT SPACE



## OWNER-USER OFFICE / MEDICAL

1424 East Horsetooth Rd., Suite 1 & 2A  
Fort Collins, CO

### Offering Highlights

- \$795,000 (\$253/SF)
- Rare Horsetooth professional office opportunity
- 3,144 SF main-level professional office (\$253/SF)
- Prominent monument sign
- See ownership strategy options on next page

#### Rhett Strom

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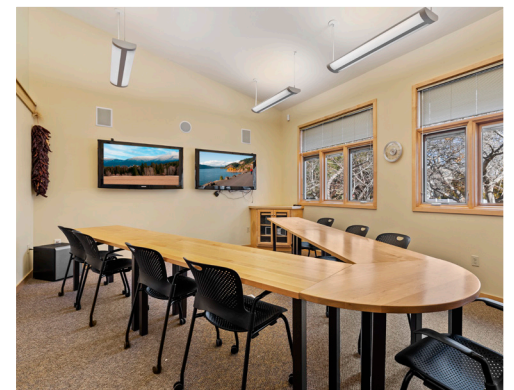
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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 5.26.2026



Reception



Conference Room



## Precise Square Footage:

### Suite 1

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

### Suite 2A

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



Full Basement Kitchen

## Ownership Strategy Options:

- Owner-User: Occupy one suite and Lease the other
- Single User: Combine both suites for 3,144 SF main-level office



Basement lounge with abundant natural light

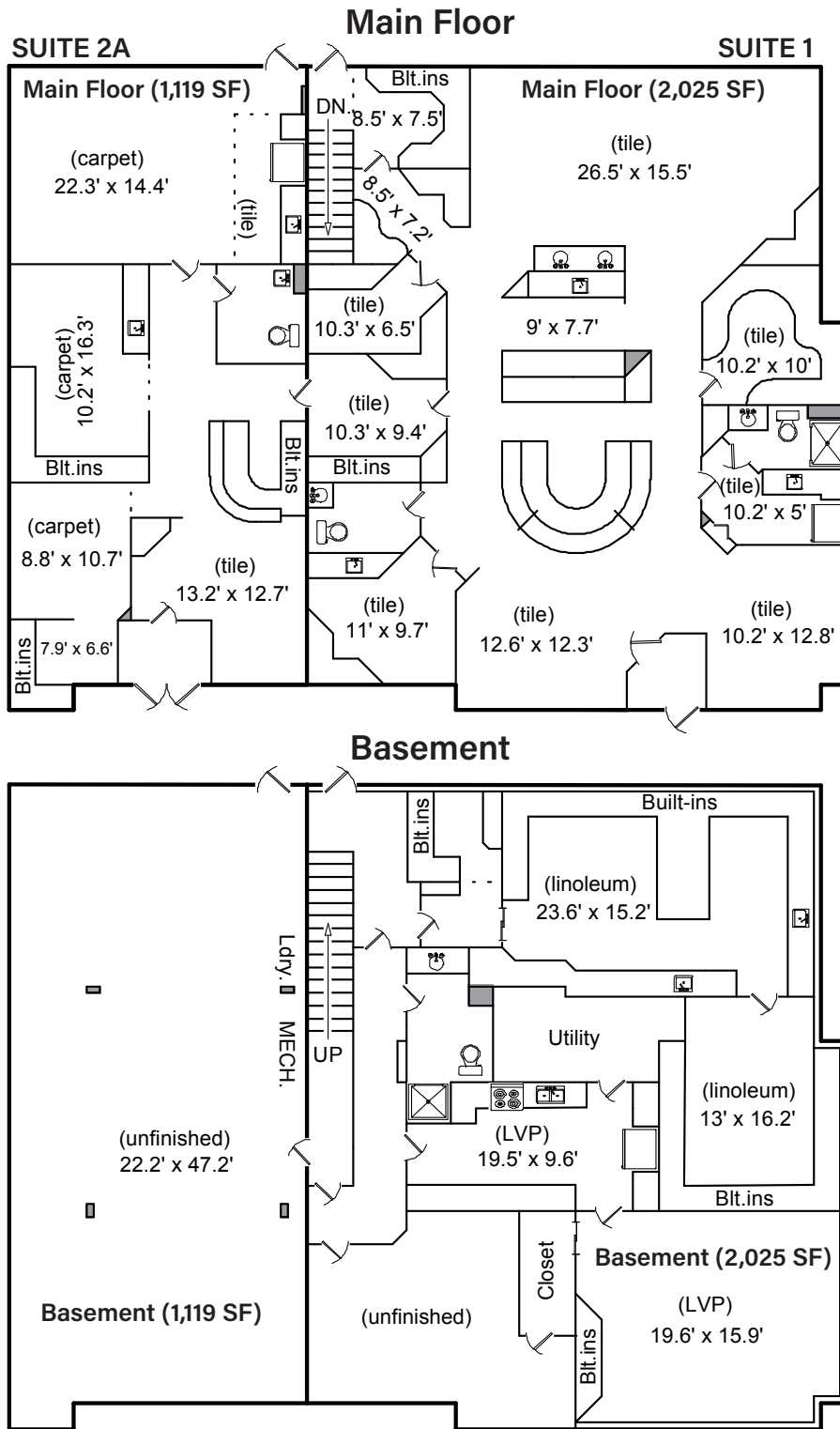
## Property Details:

- 3,144 SF main-level office across two units
- Additional 3,144 SF of basement space - partly finished in Suite 1, unfinished in Suite 2A - suitable for storage, lab, or support use
- Well-maintained professional office environment
- Located across from the Collindale Golf Course / C.B. & Potts
- Source of square footages: Larimer County Assessor



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Basement Storage



Lab

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