

POUDRE VALLEY PLAZA

1015 W Horsetooth Rd
Fort Collins 80526

OFFERING
6 Months Free Base Rent



SPACE AVAILABLE:

107 | 3,018 SF

211 | 2,328 SF

LEASE RATE:

\$15.00/SF NNN

\$15.00/SF NNN

NNN RATE:

\$12.08/SF*

\$13.84/SF*

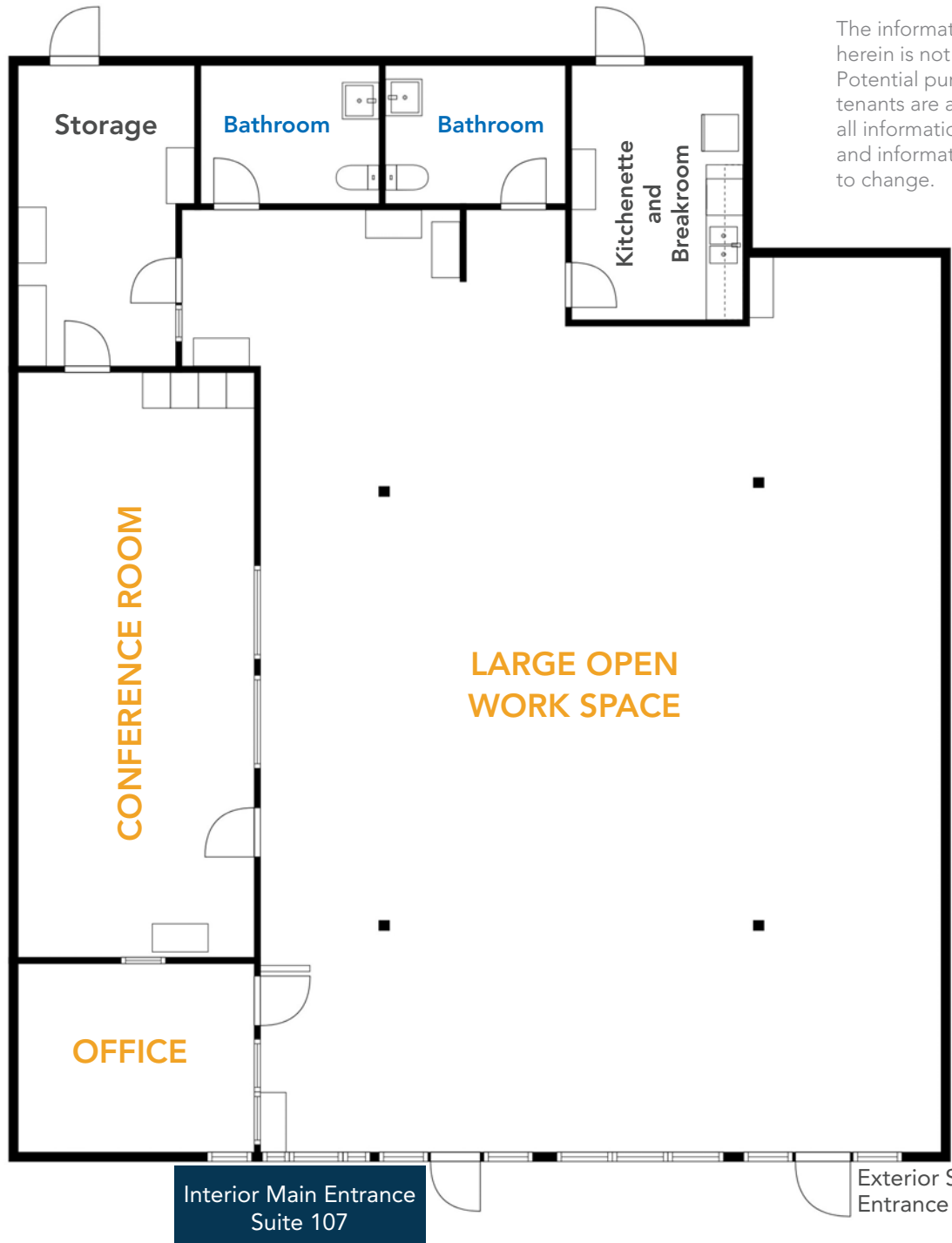
*Utilities included
*2026 estimate

PROFESSIONAL OFFICE SUITES AVAILABLE FOR LEASE ALONG HORSETOOTH CORRIDOR

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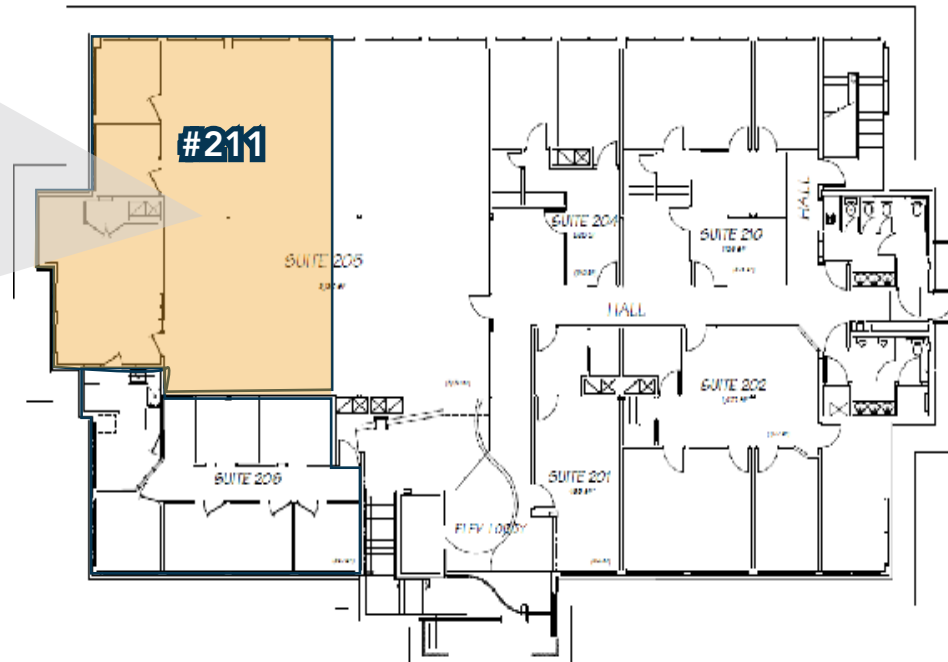
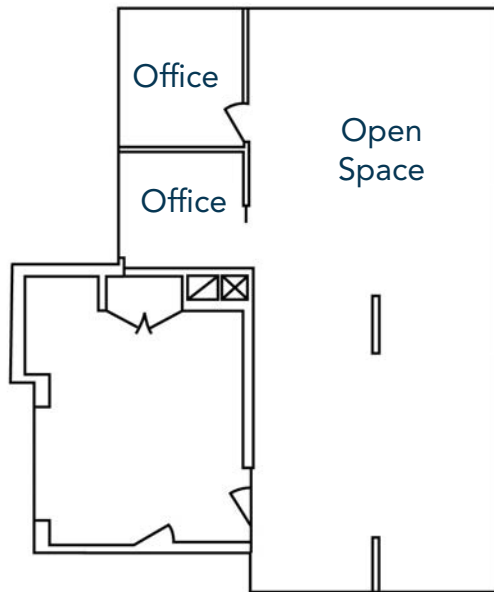


SUITE 107 | 3,018 SF



The information contained herein is not guaranteed. Potential purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

SUITE 211 | 2,328 SF



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PROPERTY INFORMATION

Utility Providers

Electric	City of Fort Collins
Gas	Excel
Water & Sewer	City of Fort Collins
Trash	Republic
Internet	Comcast

Systems

Fully Sprinkled	Yes
Security System	Yes

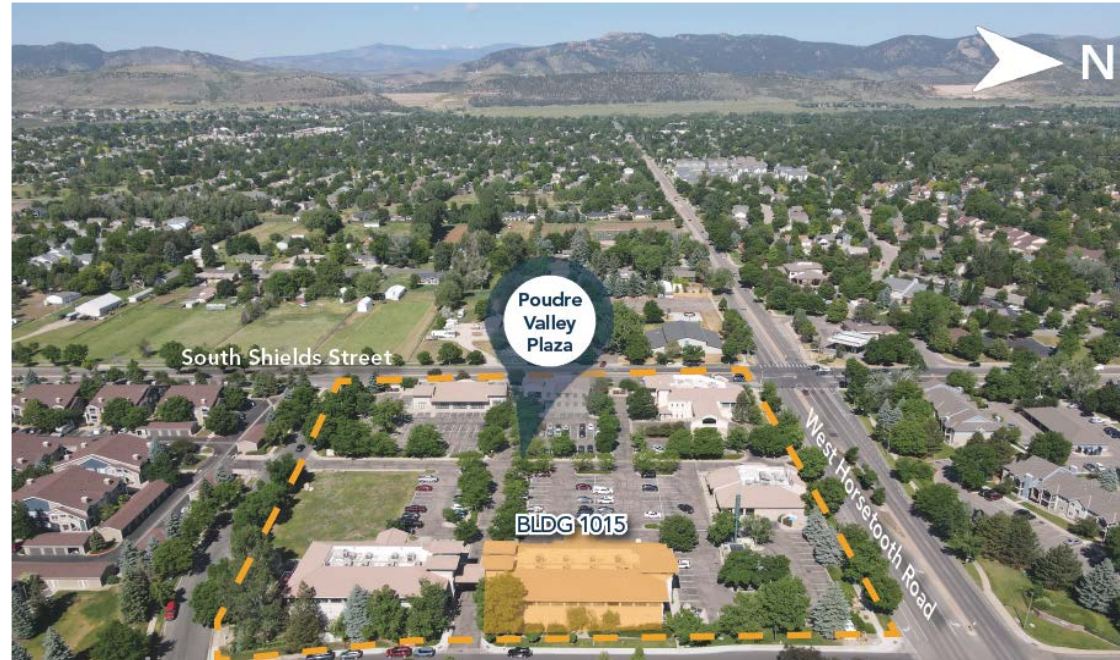
Construction

Heat Type	Forced Air
Air Conditioning	Yes
Elevator	Yes
Parking	Onsite Shared Parking
Signage	Building & Monument available

Demographics & Traffic Counts

Median Household Income	\$65,931 (3-mi radius)*
Traffic Count	24,372 approx VPD S Shields St*

*Source: CoStar 2026



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[Click Here to access Google Maps](#)



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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.