



AVAILABLE FOR LEASE

POUDRE VALLEY PLAZA

1015 & 1075 WEST HORSETOOTH ROAD
FORT COLLINS, COLORADO 80526



CLASS A OFFICE OPPORTUNITIES **OUTSTANDING MIDTOWN FORT COLLINS LOCATION**

Poudre Valley Plaza is located in Fort Collins, Colorado, at the corner of West Horsetooth Road and South Shields Street. This is the third busiest intersection in southwest Fort Collins. The city is approximately one hour North of Denver and is a major anchor to the Northern Colorado region. Northern Colorado's attractive lifestyle and sunny climate draws professionals and their families from all over the world. Fort Collins is home to Colorado State University, and many high-tech companies including Hewlett Packard, Intel, AMD, and so many others that have relocated to the area to take advantage of the resources of CSU and its research facilities.

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1015 WEST HORSETOOTH ROAD | BLDG E

Lease Rates

E204: \$1,600/Month Gross

Available For Lease E204:
826 SF

Year Built
1998

Elevator Access

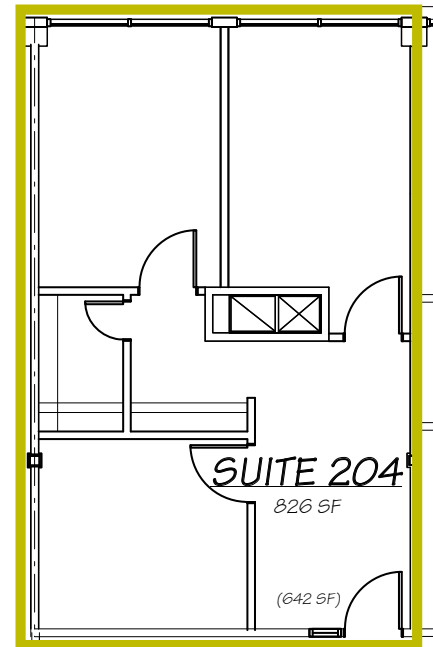
Parking

256 Surface spaces
3.7 : 1,000 SF Ratio
(Shared by all buildings)

Net Leasable Area
16,420 SF

Neighboring Tenants

Bison Liquor
Inspire BJJ
Orchidee Salon
Edward Jones
Ameri Quote
Xpanxion



E204
(826 SF)



1075 WEST HORSETOOTH ROAD | BLDG A

Lease Rate

A206: \$2,000/Month Gross

Available For Lease A206:
1,054 SF

Year Built
1997

Elevator Access

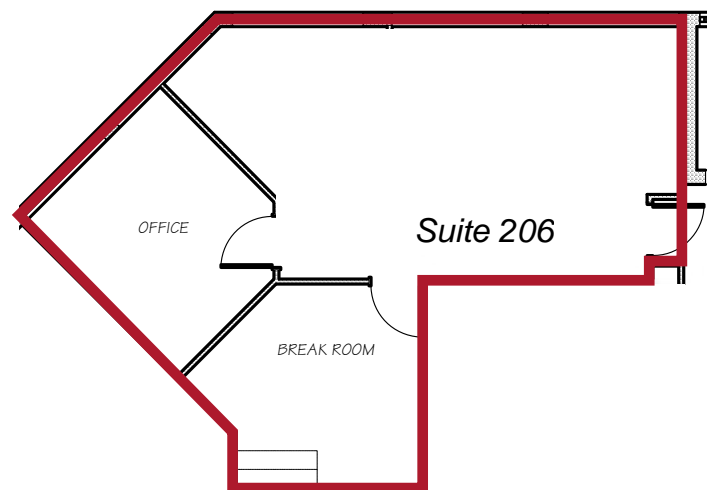
Parking

256 Surface spaces
3.7 : 1,000 SF Ratio
(Shared by all buildings)

Net Leasable Area
17,582 SF

Neighboring Tenants

Bank of the West
Country Financial
Paychex
Fort Collins Chiropractic
Volt Information Sciences, Inc.



A206
(1,054 SF)

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DEMOGRAPHICS	CoStar, 2019		
	1 Mile	3 Miles	5 Miles
2019 Population	16,313	102,034	171,851
Pop. Growth (2019-2024)	7.23%	8.29%	8.48%
2019 Households	6,342	41,790	69,241
Daytime Population	4,359	56,953	108,935
2019 Average HH Income	\$76,789	\$72,291	\$78,739



For more information, please contact:

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