

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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Lease Rates

E204: \$1,600/Month Gross

Available For Lease E204: 826 SF

Year Built 1998

Elevator Access

Parking

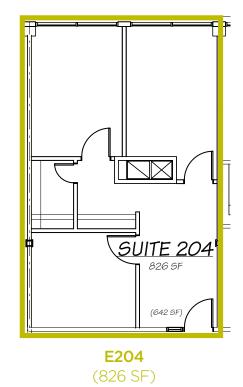
256 Surface spaces 3.7 : 1,000 SF Ratio (Shared by all buildings)

Net Leasable Area

16,420 SF

Neighboring Tenants

Bison Liquor Inspire BJJ Orchidee Salon Edward Jones Ameri Quote Xpanxion





Lease Rate

A206: \$2,000/Month Gross

Available For Lease A206: 1,054 SF

Year Built 1997

Elevator Access

Parking

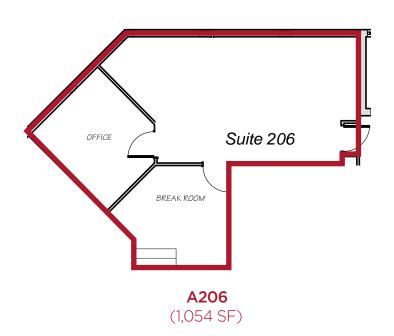
256 Surface spaces 3.7:1,000 SF Ratio (Shared by all buildings)

Net Leasable Area

17.582 SF

Neighboring Tenants

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





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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 |



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