

POUDRE VALLEY PLAZA

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

E205 & 206: \$16 - \$18/SF NNN
NNN Expenses: \$8.63/SF

Available For Lease

E205: 3,130 SF
E206: 807 SF
Contiguous for 3,937 SF

Year Built

1998

Elevator Access

Parking

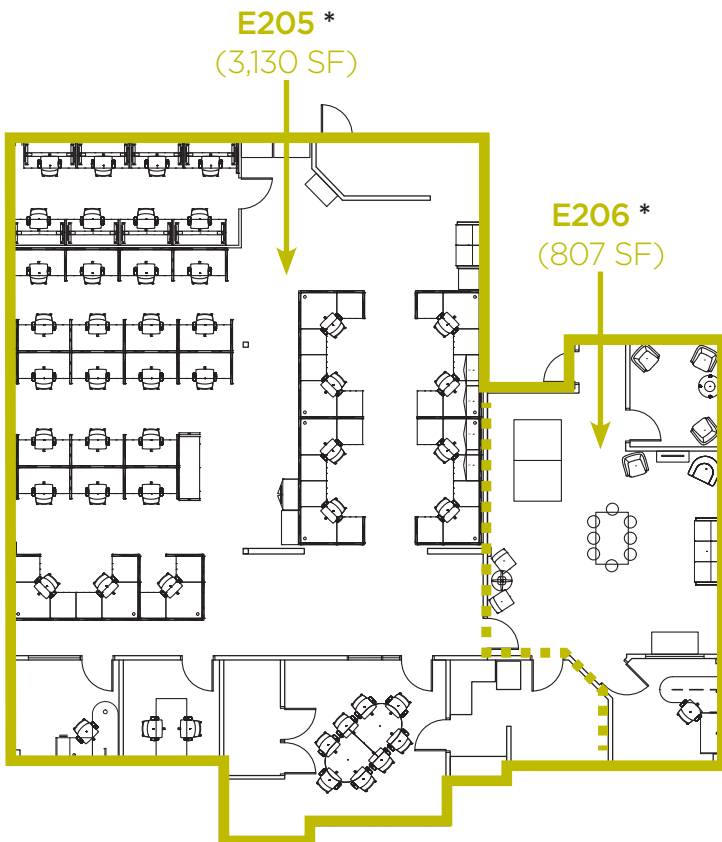
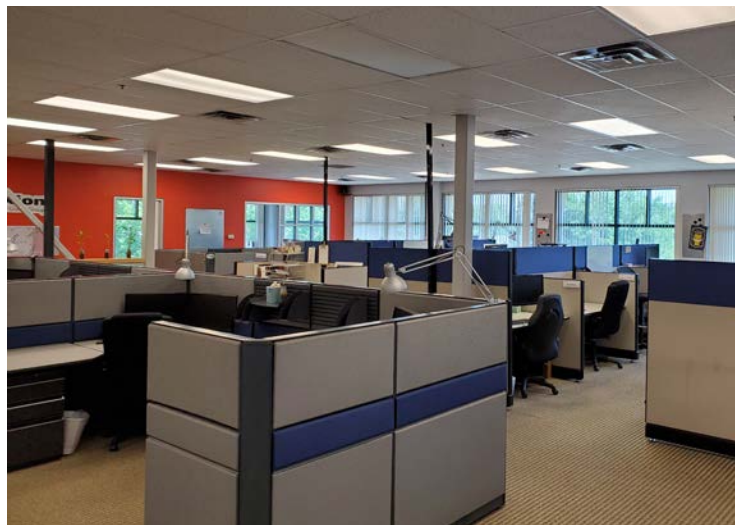
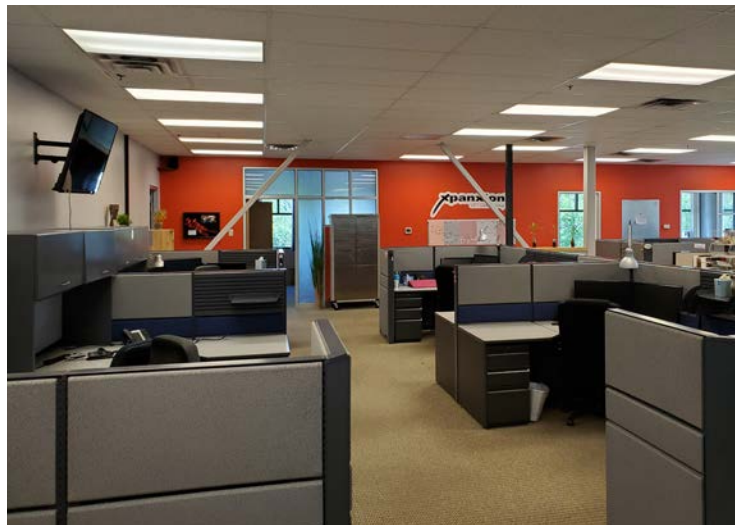
256 Surface spaces
3.7 : 1,000 SF Ratio
(Shared by all buildings)

Net Leasable Area

16,420 SF

Neighboring Tenants

Bison Liquor
Inspire BJJ
Orchidee Salon
Edward Jones
Ameri Quote
State Farm Insurance



* Cubicles & Furniture is negotiable

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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

Net Leasable Area

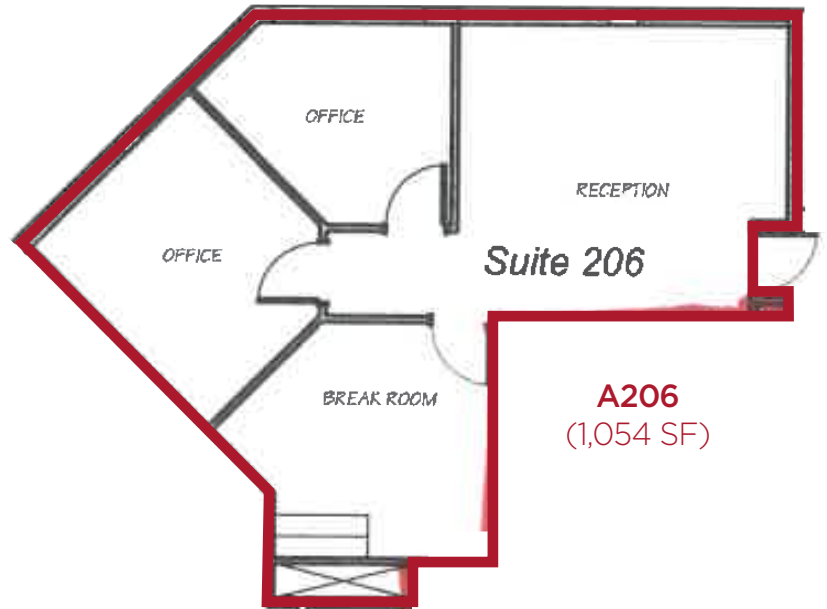
17,582 SF

Parking

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

Neighboring Tenants

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



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DEMOGRAPHICS

CoStar, 2020

	1 Mile	3 Miles	5 Miles
2020 Population	17,199	102,530	174,137
Pop. Growth (2020-2025)	6.63%	6.49%	6.85%
2020 Households	6,904	42,108	70,271
Daytime Population	4,856	45,341	95,844
2020 Average HH Income	\$81,945	\$79,552	\$85,883



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