

# 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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WEST HORSETOOTH ROAD | FORT COLLINS, COLORADO 80526



**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**

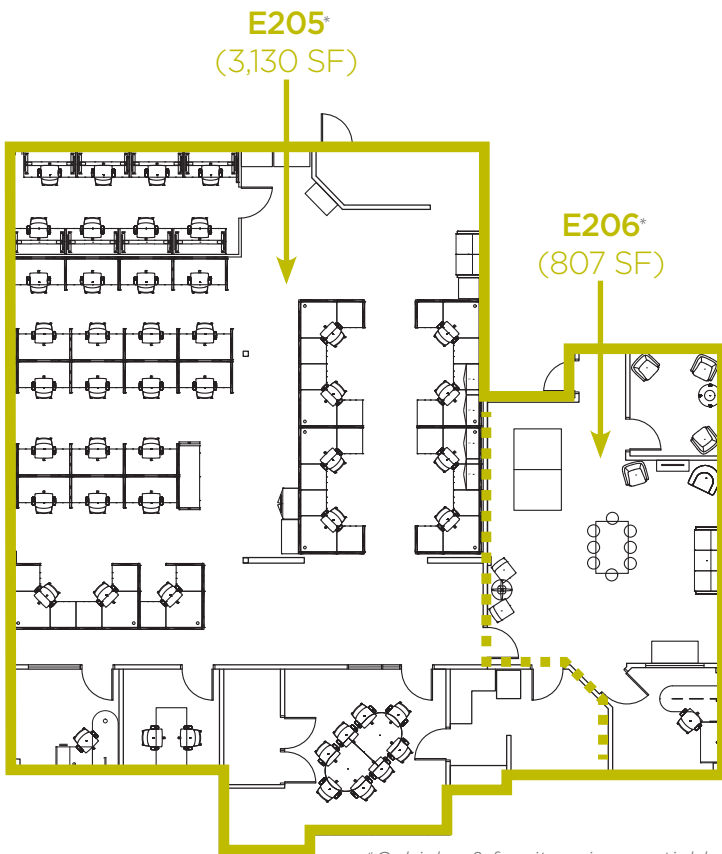
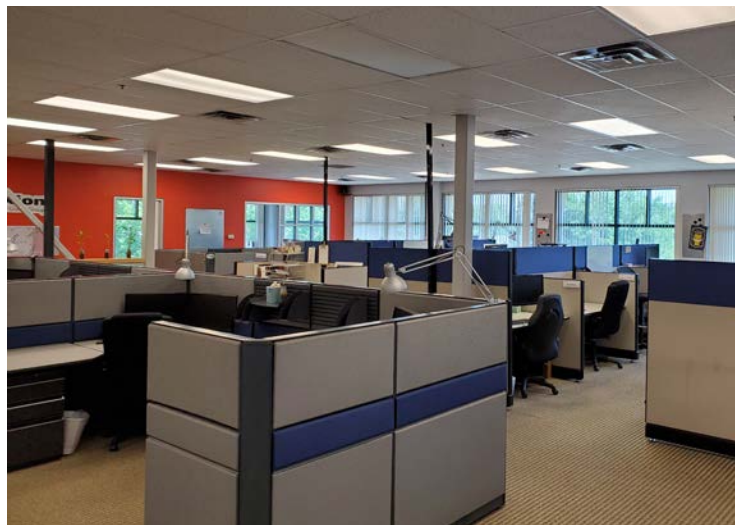
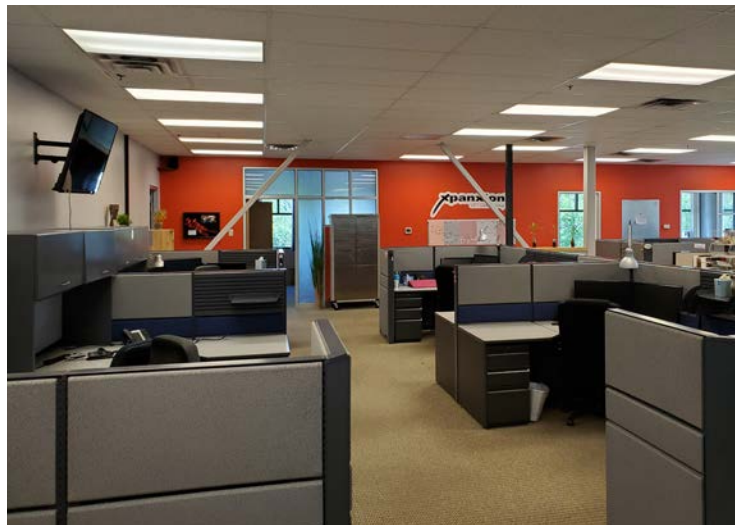
256 Surface spaces  
3.7 : 1,000 SF Ratio  
(Shared by all buildings)

**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



AVAILABLE FOR LEASE

# POUDRE VALLEY PLAZA

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1027 WEST HORSETOOTH ROAD | BLDG F

**Lease Rates**

\$16.00/SF NNN  
NNN: \$8.63/SF

**Available For Lease**

F204: 1,501 SF

**Year Built**

1998

**Elevator Access**

**Parking**

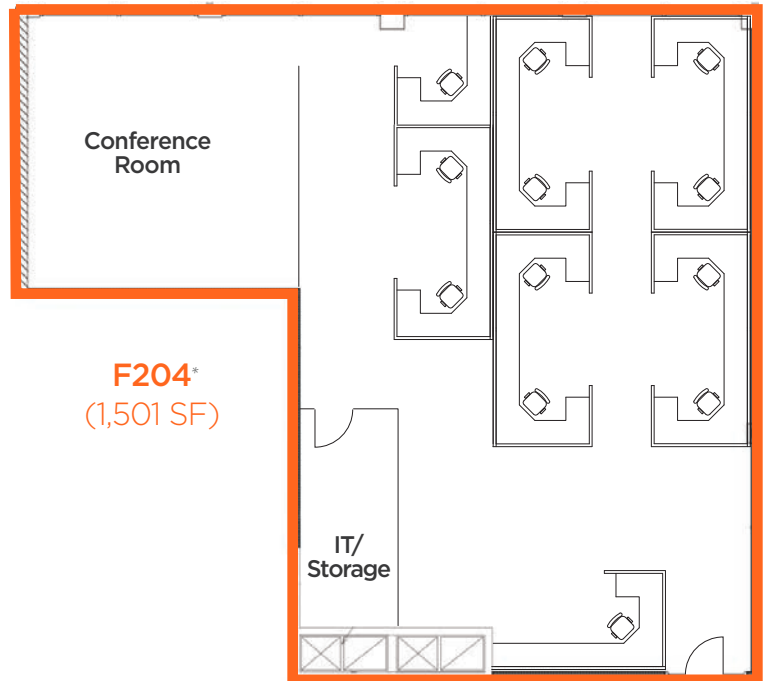
256 Surface spaces  
3.7 : 1,000 SF Ratio  
(Shared by all buildings)

**Net Leasable Area**

14,901 SF

**Neighboring Tenants**

Red Sage  
Worthington Miller



\*Cubicles & furniture is negotiable



1075 WEST HORSETOOTH ROAD | BLDG A

**Lease Rate**

A206: \$2,000/Month Gross

**Available For Lease**

A206: 1,054 SF

**Year Built**

1997

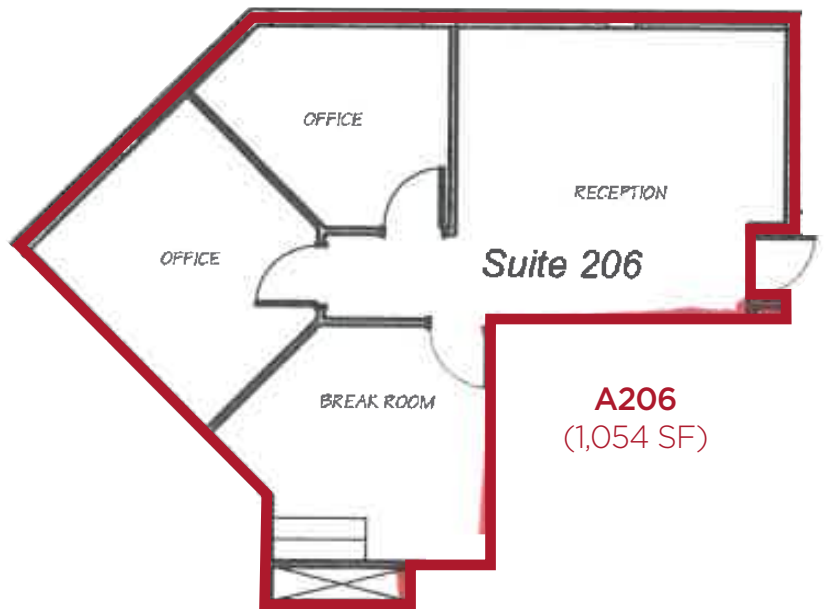
**Elevator Access**

**Parking**

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

**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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