

375 E.
HORSETOOTH RD.

BUILDING 2
FORT COLLINS, CO 80525

SHORES OFFICE PARK

EXCLUSIVE LEASING AGENT



FOR SALE

375 E.
HORSETOOTH RD.
BUILDING 2

CENTRALLY LOCATED OFFICE BUILDING FEATURING 6 TOTAL UNITS

SALE PRICE: \$1,890,000.00

TOTAL SQUARE FOOTAGE: 10,413 SF

LAND ACRES: 0.19 AC

ZONING: [\(EMPLOYMENT DISTRICT\)](#)

Located in a prime Fort Collins location, 375 E Horsetooth Building 2 is a professional office building offering six versatile units, ideal for businesses of all sizes. The building features fireplaces and private patios throughout, adding unique character and functionality to the space. Surrounded by mature landscaping and equipped with ample parking, the property provides a peaceful and convenient setting for employees and clients alike. With easy access to major thoroughfares, dining, and shopping, this building is perfectly suited to meet the needs of today's businesses.

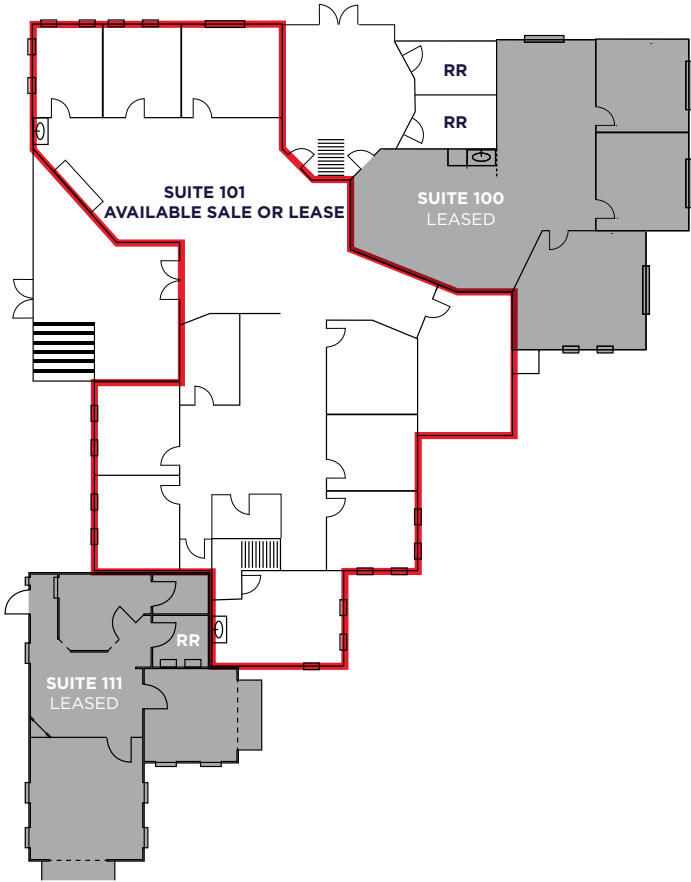
375 E.
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BUILDING 2

RENT ROLL

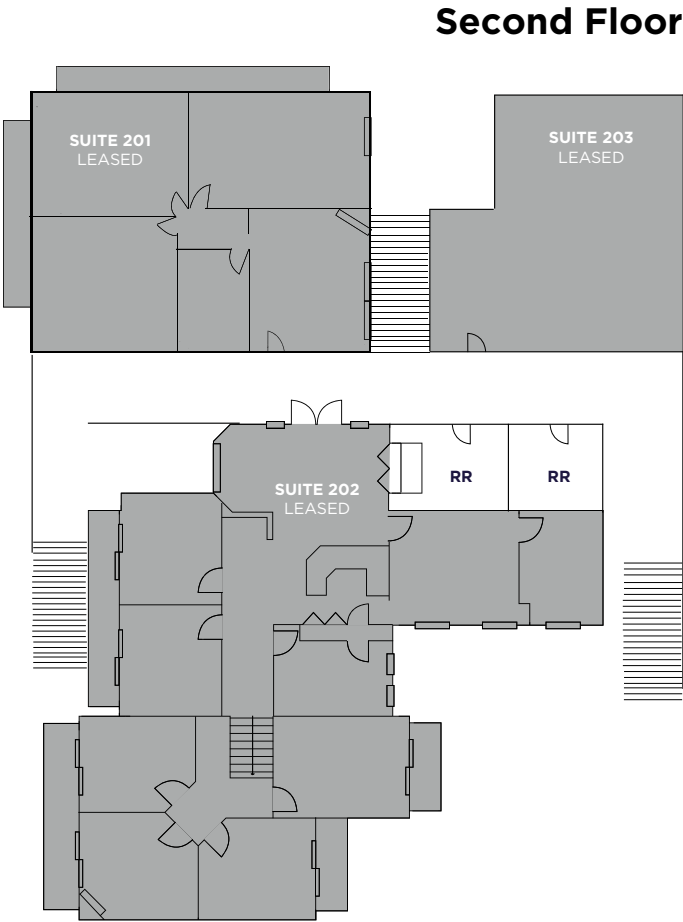
*Expenses include all utilities

Tenant	Unit	SF	Start	End	Gross Rent/ SF	Annual Gross	NNN/SF	Annual Escalations	Options
EpiX Analysis LLC	100	1,300	11/1/2022	10/31/2025	\$22.05	\$28,665.00	\$12.82/SF	3.00%	1-3 year at 3%
Vacant	101	3,600	-	-	\$0.00	\$0.00	\$12.82/SF	-	-
Blue Phoenix Massage & Wellness, LLC	111	862	9/1/2024	8/31/2029	\$23.32	\$20,101.84	\$12.82/SF	3.00%	3-3 years at 3%
Jennifer Meyer Counselling, LLC	201	1,054	10/1/2022	9/30/2025	\$24.49	\$25,812.46	\$12.82/SF	3.00%	1-3 year at 3%
SHORES II, LLC	202	2,546	6/1/2021	5/31/2026	\$24.84	\$63,242.64	\$12.82/SF	3.00%	2-5 years at 3%
Michael Griffith	203	819	4/1/2021	3/31/2026	\$22.71	\$18,599.49	\$12.82/SF	3.00%	1-3 year at 3%
TOTAL		10,181							

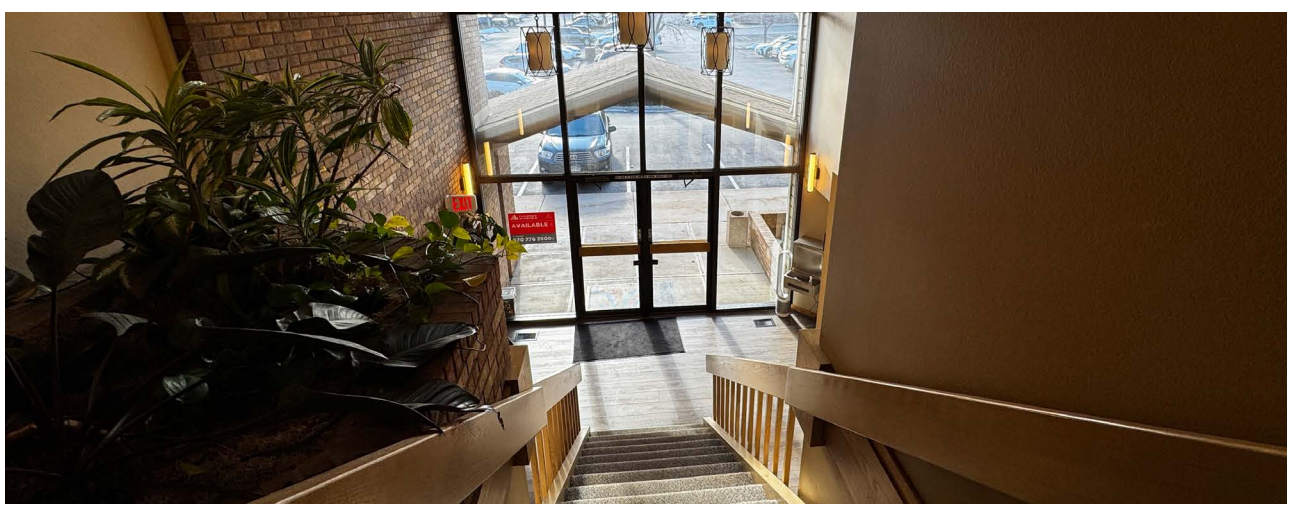
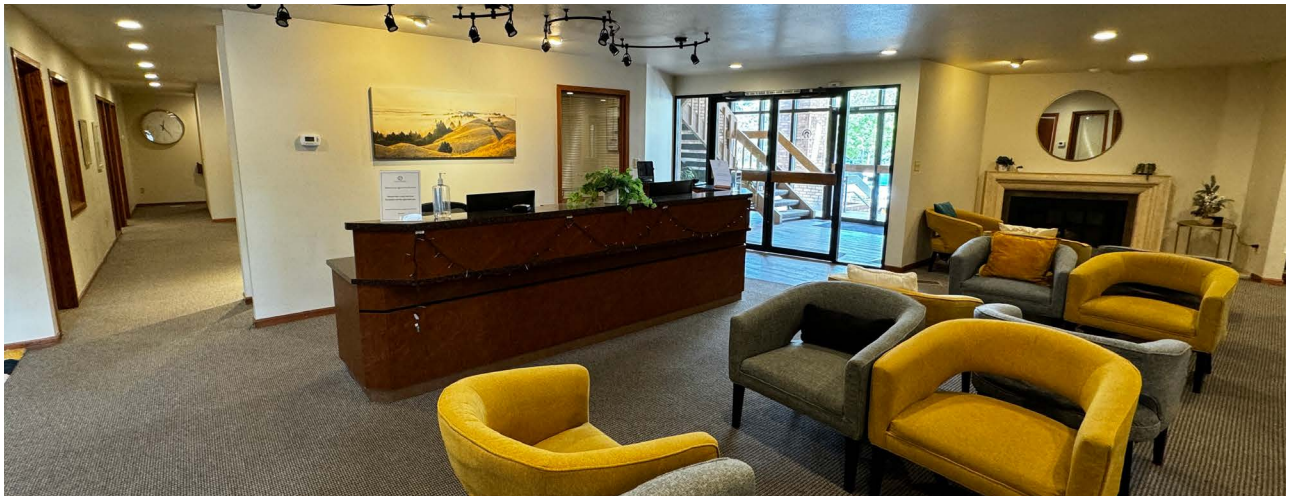
BUILDING FLOOR PLAN



First Floor



Second Floor



LOCATION MAP

E Prospect Rd.

Shores Office Park Neighbors

- Brighter Future Vision Clinic
- The Mountain Centre of Healing, Inc
- Trace First
- LifeStance Therapists & Psychiatrists
- EpiX Analytics
- Full House Realty Group



W Drake Rd.

E Drake Rd.



Fort Collins High School

Ziegler Rd.

W Horsetooth Rd.

E Horsetooth Rd.



Warren Park

Fox Meadow Office Park



Warren Lake



W Harmony Rd.

E Harmony Rd.

E Harmony Rd.

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