

375 E.  
HORSETOOTH RD.

UNIT 101  
FORT COLLINS, CO 80525

SHORES OFFICE PARK

EXCLUSIVE LEASING AGENT



FOR SALE OR LEASE



375 E.  
HORSETOOTH RD.  
UNIT 101

## OFFICE UNIT AVAILABLE FOR SALE OR LEASE

**SALE PRICE:** \$698,000.00

**LEASE RATE:** \$10.50/SF NNN | NNN: \$12.82/SF

**TOTAL SQUARE FOOTAGE:** 3,600 SF

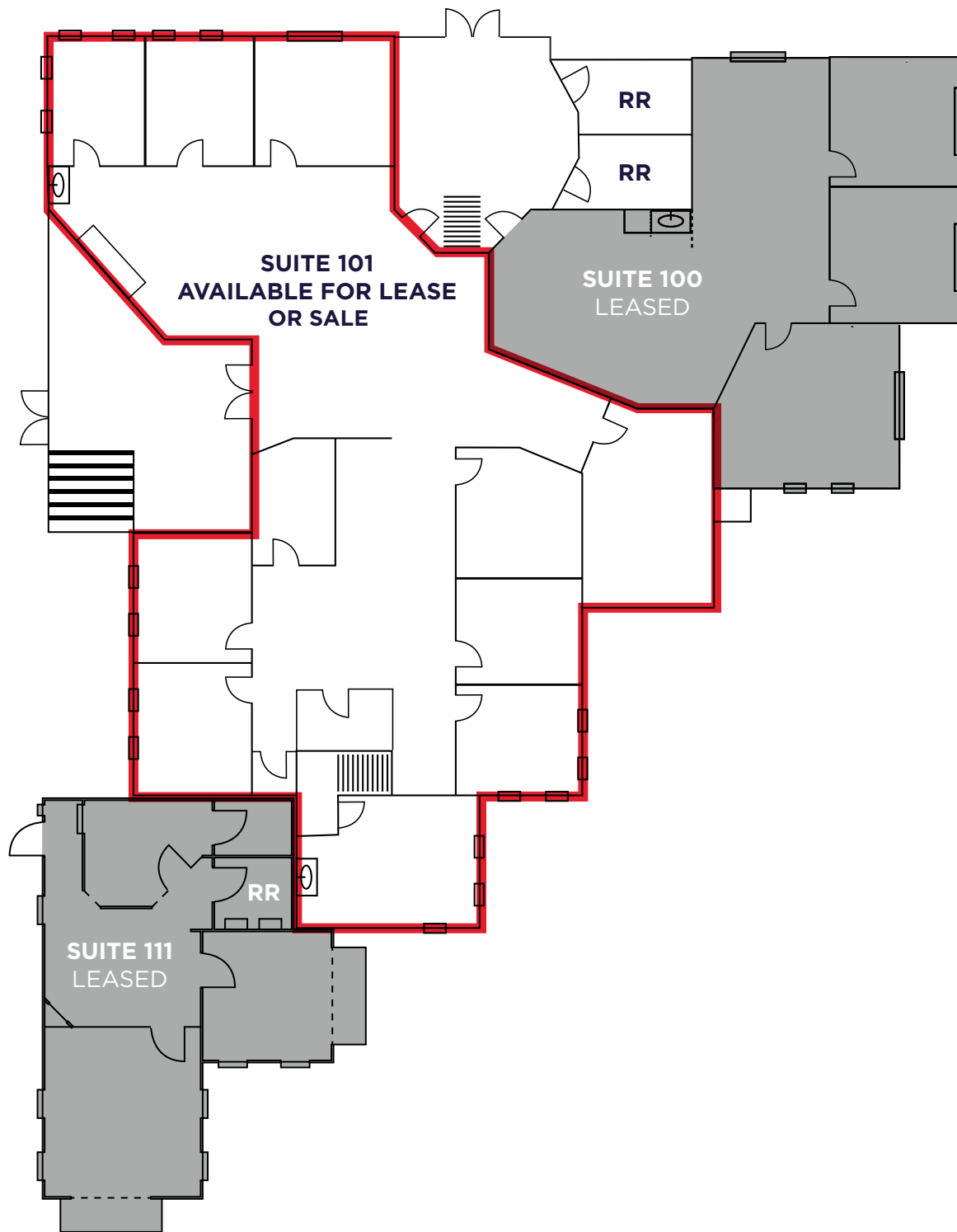
**PARKING:** 25 spaces (non-exclusive 2.40 : 1,000 SF)

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

Located in a prime Fort Collins location, Unit 101 at 375 E Horsetooth Building 2 is a versatile office space available for sale or lease. Surrounded by mature landscaping and featuring ample parking, this unit provides a professional and convenient setting for businesses. When leasing, NNNs include utilities and janitorial services, ensuring a hassle-free experience. With close proximity to major thoroughfares, dining, and shopping, Unit 101 offers an excellent opportunity for businesses looking to establish or expand their presence in Fort Collins.



375 E.  
HORSETOOTH RD.  
UNIT 101



FIRST FLOOR



# PHOTOS





# 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

287

W Drake Rd.

E Drake Rd.

SUBJECT  
PROPERTY



Fort Collins  
High School

Ziegler Rd.

25

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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