

OFFICE AVAILABLE FOR SUBLEASE

375 EAST HORSETOOTH ROAD

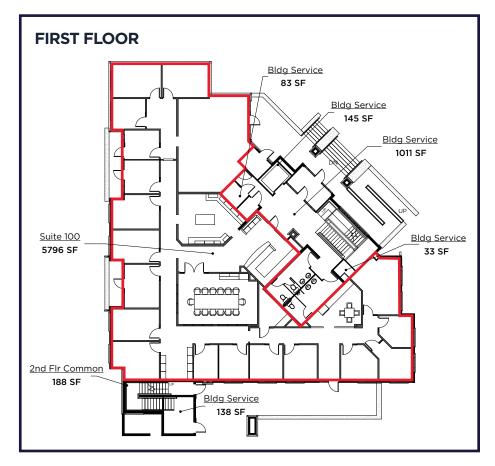
BUILDING 5 | FORT COLLINS, CO 80525



PROPERTY HIGHLIGHTS

Located in the well-established Shores Office Park, this 6,775 SF office space offers a prime central Fort Collins location with convenient access to retail, dining, shopping, banking, and the Fort Collins U.S. Post Office. The property features flexible floorplans and suite configurations ideal for a range of office users. The space includes a welcoming reception area, a kitchenette, and a large work room. An additional 623 SF storage space on the second floor is also available.

Sublease Expiration:	November 30, 2027
Lease Rate:	Suite 100: \$18.77/SF NNN Storage Area: \$11.91/SF NNN
NNN Expenses:	\$13.82/SF
Building SF: Suite 100: Storage Area:	13,118 SF 6,775 SF 623 SF (Second Floor)
YOC:	2008
Parking:	4: 1,000





SUITE 100 **PHOTOS**

















CONTACT INFORMATION

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