CUSHMAN & WAKEFIELD

AVAILABLE FOR LEASE

400 EAST HORSETOOTH ROAD

SUITES 201 & 202 | FORT COLLINS, CO 80525

2,032 - 4,064 SF OFFICE SPACE





LEASE RATE: $17.00/SF NNN | ESTIMATED NNN $11.36/SF + UTILITIES

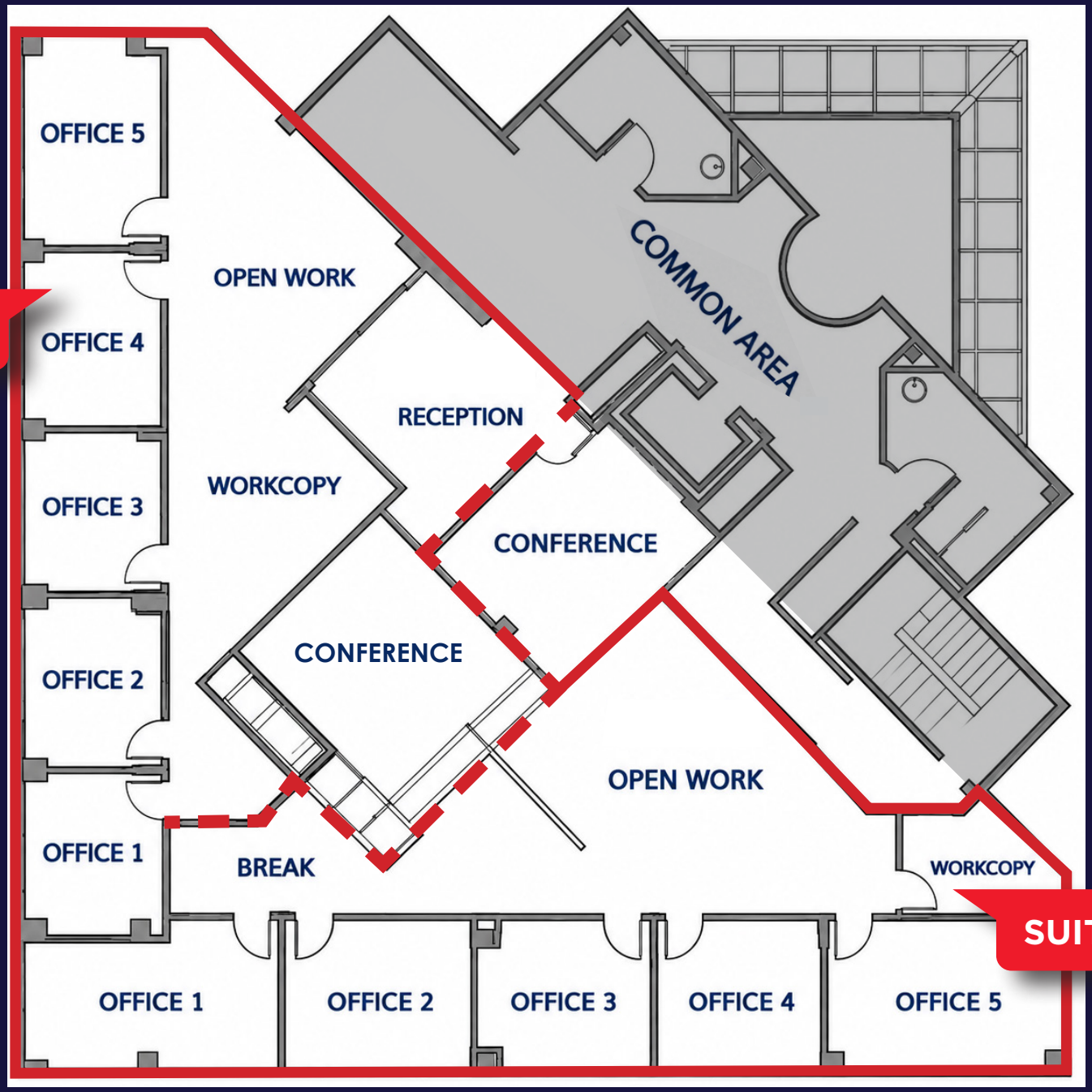
PROPERTY DETAILS

Available Size	Suite 201: 2,032 SF Suite 202: 2,032 SF *Suites can easily be combined for a total of 4,064 SF
Number of Floors	3
Year Renovated	2014
Parking	Cross Parking with Marriott and Development

PROPERTY OVERVIEW

Located one block from College Avenue on East Horsetooth Road, this building is within walking distance to the newly redeveloped Foothills Mall and many restaurants. The second floor has 10 Offices Total, Reception Area, Break Area, Conference Room, Copy Room, and Open Work Areas.

// FLOORPLAN


SUITE 201
OFFICE 5
OFFICE 4
OFFICE 3
OFFICE 2
OFFICE 1
OPEN WORK
WORKCOPY
RECEPTION
CONFERENCE
CONFERENCE
COMMON AREA
OPEN WORK
BREAK
WORKCOPY
SUITE 202
OFFICE 1
OFFICE 2
OFFICE 3
OFFICE 4
OFFICE 5



DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
2030 Population Projection	52,907	188,686	321,767
2025 Households	22,924	73,558	123,831
2030 Household Projection	23,634	76,427	129,035
Avg HH Income	$107,028	$107,660	$113,637

CONTACT INFO

Aki Palmer
Executive Managing Director
Direct: +1 720 299 8733
aki.palmer@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, CO 80525
+1 970 776 3900
cushmanwakefield.com

CUSHMAN & WAKEFIELD

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-151885-V13