

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.

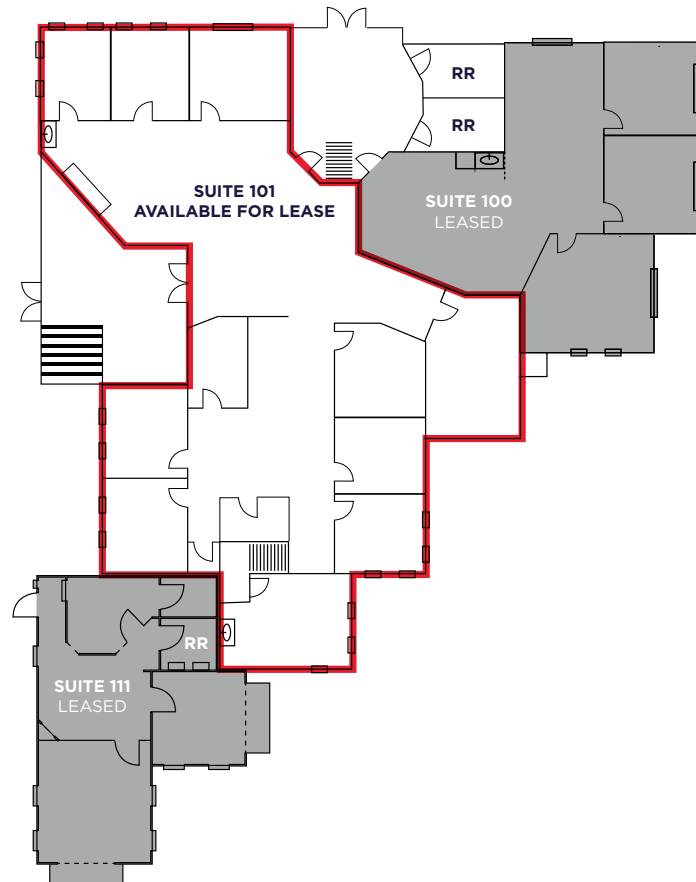
**375 E.  
HORSETOOTH RD.  
BUILDING 2**

# RENT ROLL

\*Expenses include all utilities

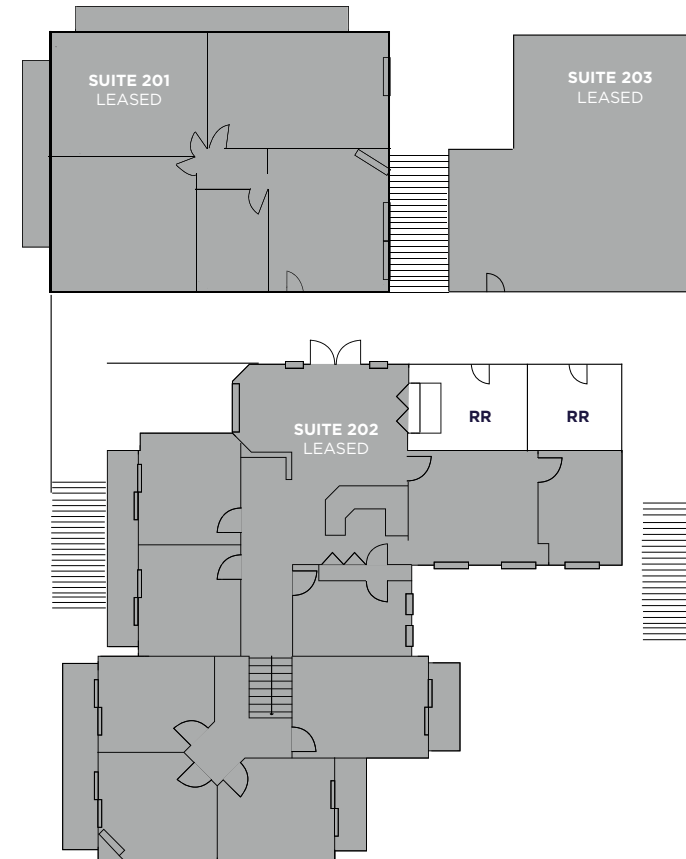
Tenant	Unit	SQ FT	Start	End	Gross Rent/ SF	Annual Gross	NNN/SF	Annual Escalations	Options
EpiX Analysis LLC	100	1,300	11/1/2022	10/31/2025	\$22.05	\$28,665.00	\$12.82/SF	3.00%	1-3 year at 3%
Vacant	101	3,600	-	-	\$0.00	\$0.00	\$12.82/SF	-	-
Blue Phoenix Massage & Wellness, LLC	111	862	9/1/2024	8/31/2029	\$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%
<b>TOTAL</b>		<b>10,181</b>							

## BUILDING FLOOR PLAN



**First Floor**

## Second 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



W Drake Rd.

E Drake Rd.



Fort Collins High School

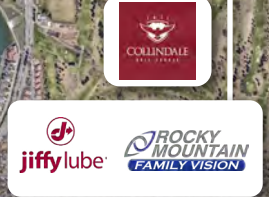
W Horsetooth Rd.

E Horsetooth Rd.



Warren Park

Warren Lake



Fox Meadow Office Park



Ziegler Rd.

W Harmony Rd.

E Harmony Rd.

E Harmony Rd.



**375 E.  
HORSETOOTH RD.**

**BUILDING 2  
FORT COLLINS, CO 80525**

**SHORES OFFICE PARK**

EXCLUSIVE LEASING AGENT



**NATE HECKEL  
SENIOR DIRECTOR  
+1 970 267 7724  
NATE.HECKEL@CUSHWAKE.COM**

**TY MASHEK  
SENIOR ASSOCIATE  
+1 303 525 3125  
TY.MASHEK@CUSHWAKE.COM**

**CUSHMANWAKEFIELD.COM**

©2024 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.