

2001 S SHIELDS ST
FORT COLLINS, CO



Space Available:

Lease Rate:

NNN Rate:

Equivalent
Gross Monthly Rate:

Suite 101 | 1,348 SF

\$14.00/SF NNN

\$16.01 SF*

\$3,371.12

Suite 103 | 2,108 SF

\$14.00/SF NNN

\$15.94 SF*

\$5,259.46

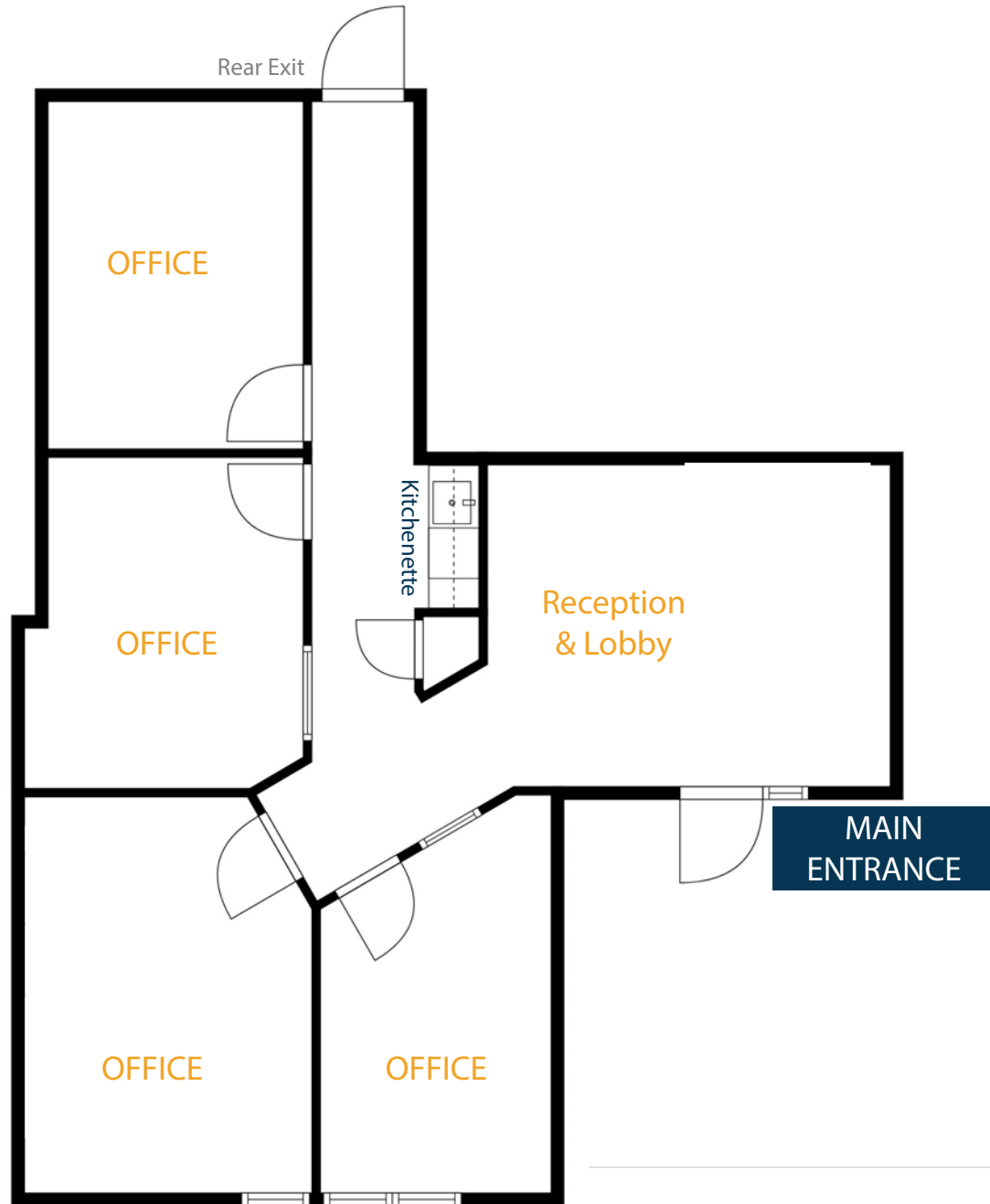
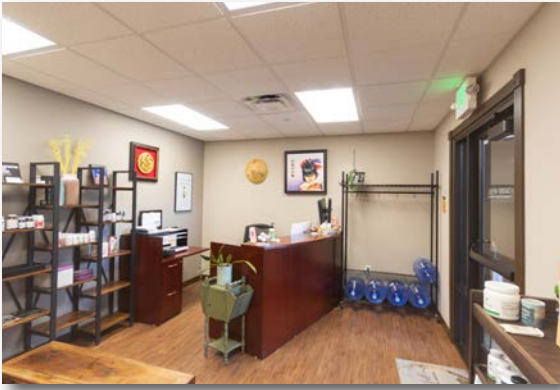
*2026 estimate

OFFICE SPACES FOR LEASE IN FORT COLLINS

CONTACT: Jake Arnold • 970-294-5331 • jarnold@waypointRE.com
Nick Norton, CCIM • 970-213-3116 • nnorton@waypointRE.com

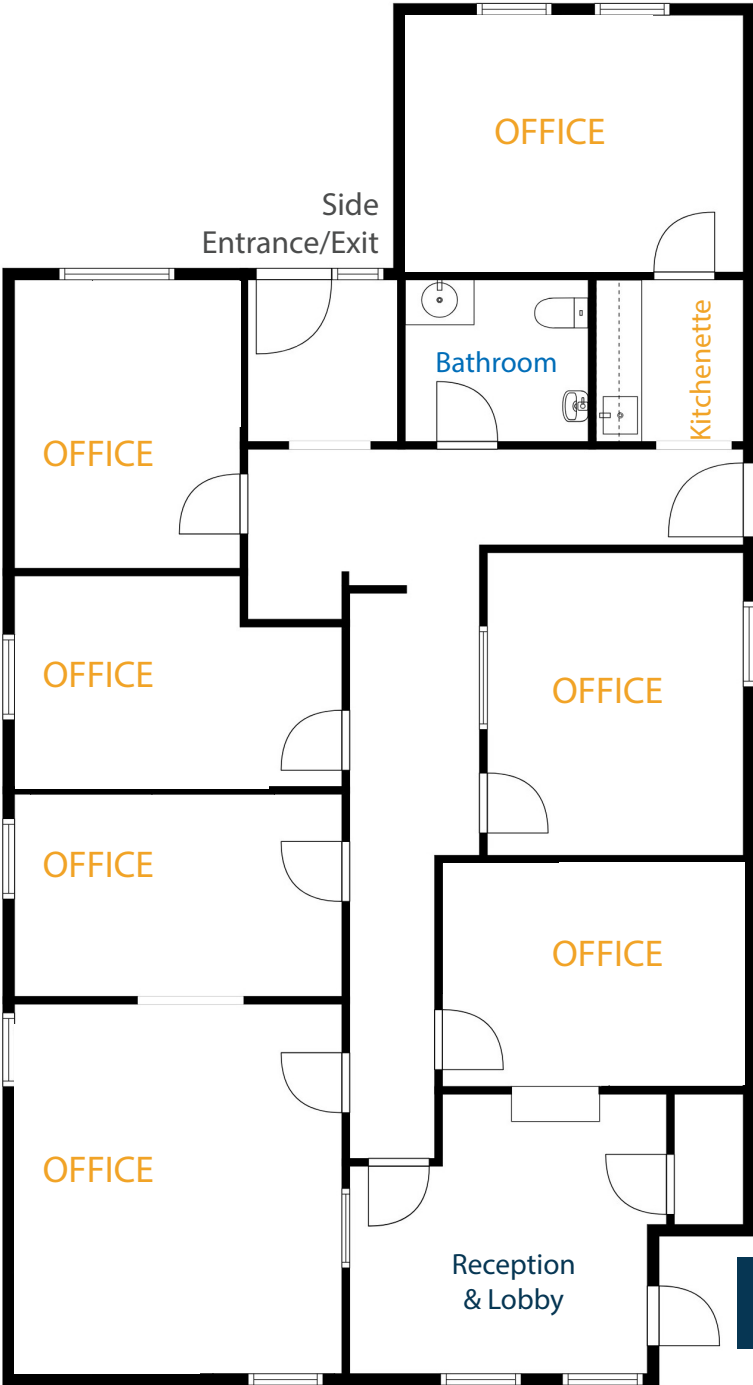


SUITE 101 - PHOTOS & FLOORPLAN



SUITE 103 - PHOTOS & FLOORPLAN

Storage



**MAIN
ENTRANCE**



JAKE ARNOLD / NICK NORTON
125 S Howes Street Suite 500, Fort Collins,
CO 80521
970-632-5050

PROPERTY DETAILS

Utility Providers

Electric	Xcel Energy
Gas	Xcel Energy
Water & Sewer	Boxelder Sanitation District East Larimer CO Water District Eldorado Water
Trash	Waste Management
Internet	Century Link/Lumen

Systems

Fully Sprinkled	No
Security System	Yes

Building & Building Amenities

Parcel #	8707406027
Total Building Size	6,445 SF
Acres	0.54
Fenced Yard	Limited
Building Signage	Yes
Break Room(s)	Yes
Kitchenette	Yes
Restroom Count	Two
Conference Room	Yes



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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.