

2001 S SHIELDS ST  
FORT COLLINS, CO



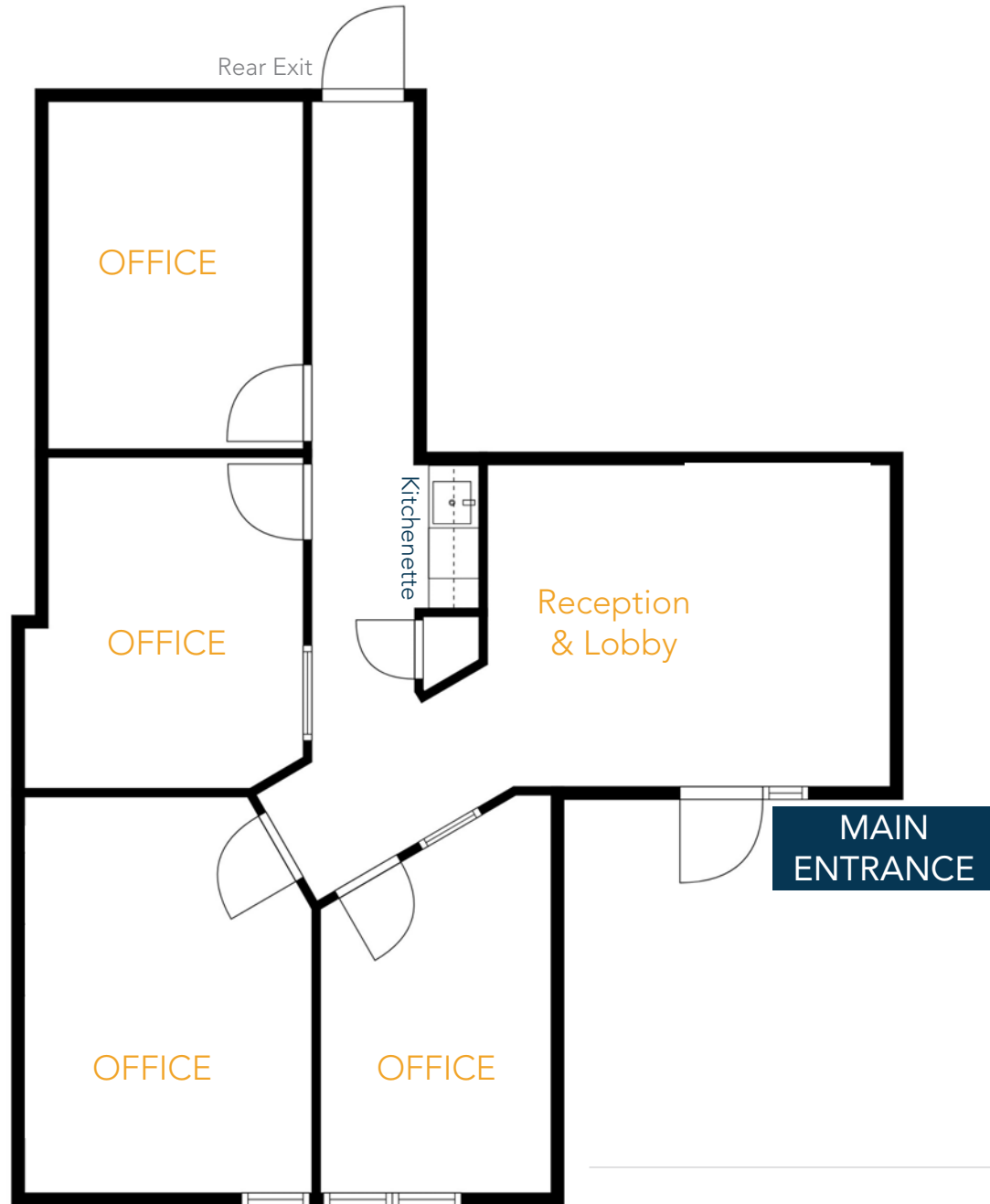
Space Available:	Lease Rate:	NNN Rate:	Equivalent Gross Monthly Rate:
Suite 101   1,348 SF	\$14.00/SF NNN	\$14.25 SF*	\$3,173.45
Suite 103   2,108 SF	\$14.00/SF NNN	\$15.67 SF* <i>*2026 estimate</i>	\$5,212.03

*OFFICE SPACES FOR LEASE IN FORT COLLINS*

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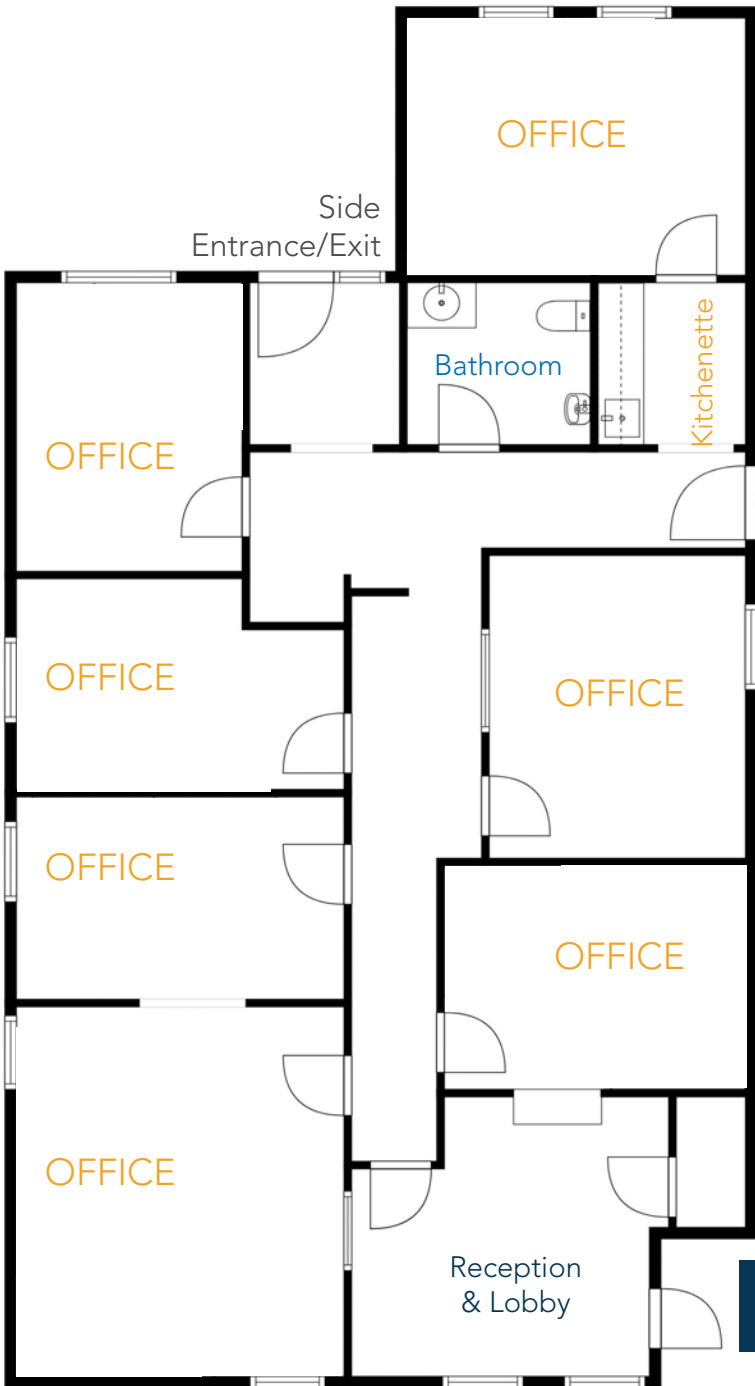


# SUITE 101 - PHOTOS & FLOORPLAN



# 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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 [Link to Google Maps](#)

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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.