

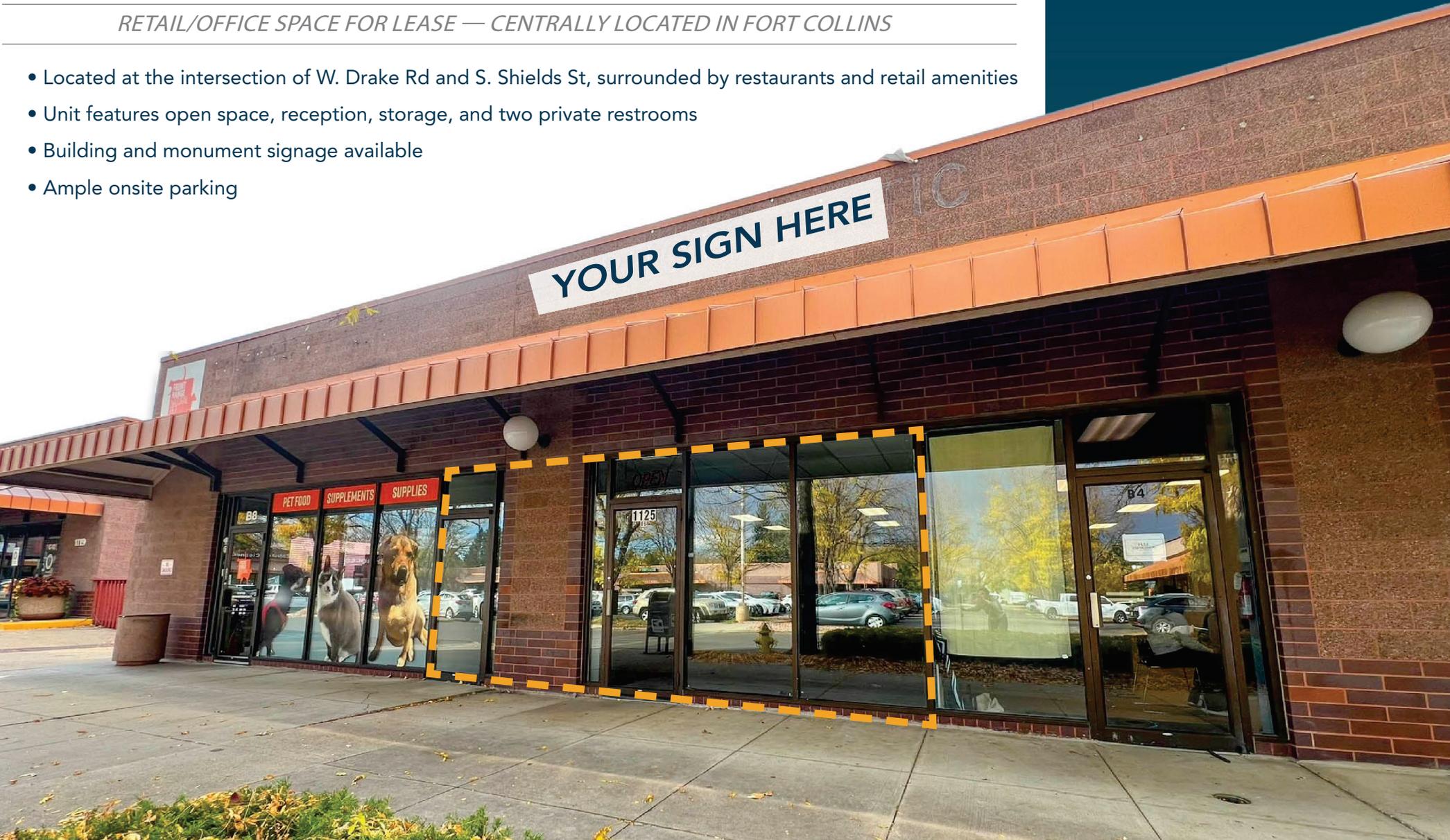
Suite B6
1,440 SF

Lease Rate
\$16.00/SF NNN

NNN Rate
\$10.06/SF*
*2025 estimate

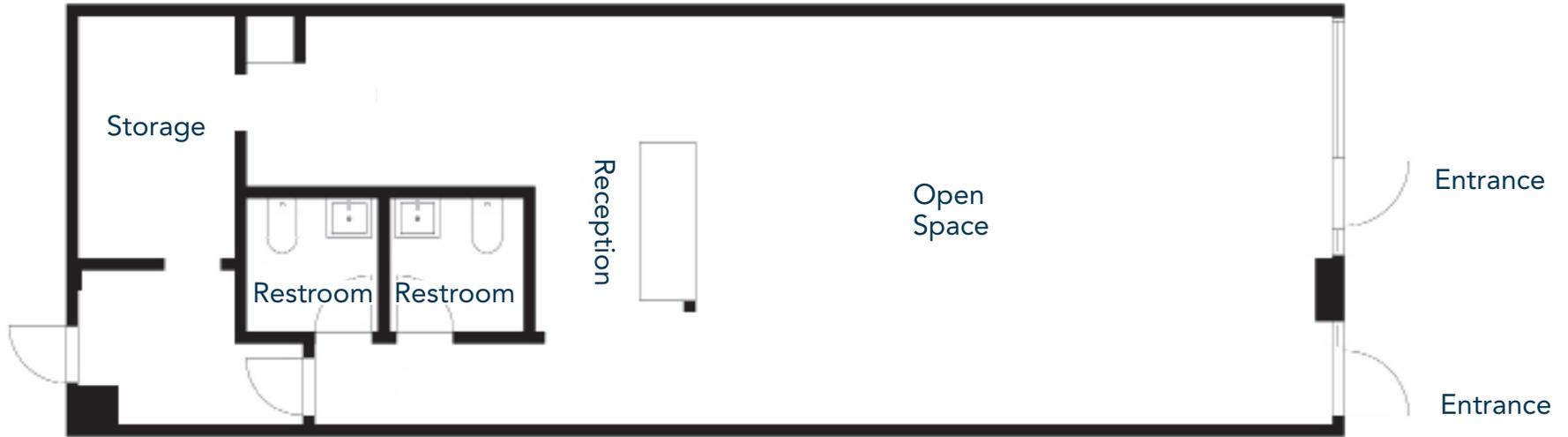
RETAIL/OFFICE SPACE FOR LEASE — CENTRALLY LOCATED IN FORT COLLINS

- Located at the intersection of W. Drake Rd and S. Shields St, surrounded by restaurants and retail amenities
- Unit features open space, reception, storage, and two private restrooms
- Building and monument signage available
- Ample onsite parking



PROPERTY PHOTOS

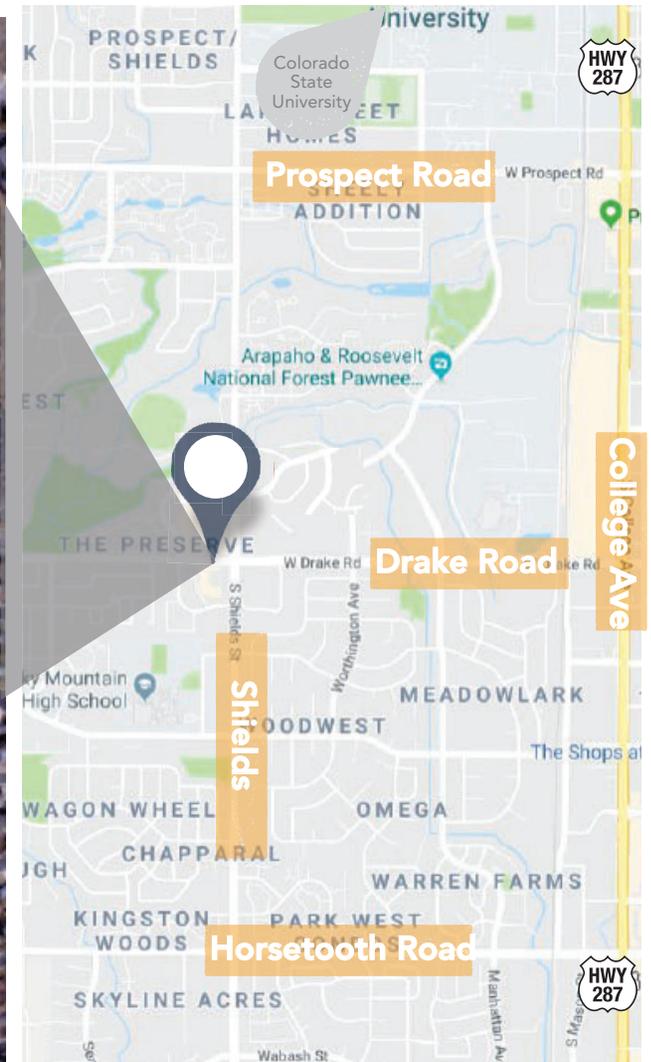




Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

AREA MAP

AREA MAPS



CONTACT: Jake Arnold • 970-294-5331 • jarnold@waypointRE.com

Nick Norton • 970-213-3116 • nnorton@waypointRE.com



JAKE ARNOLD / NICK NORTON

125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com

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.