

2519 S SHIELDS ST,
SUITE 1M
FORT COLLINS, CO 80526



Suite 1M
1,213 SF

Lease Rate
\$22.00/SF NNN

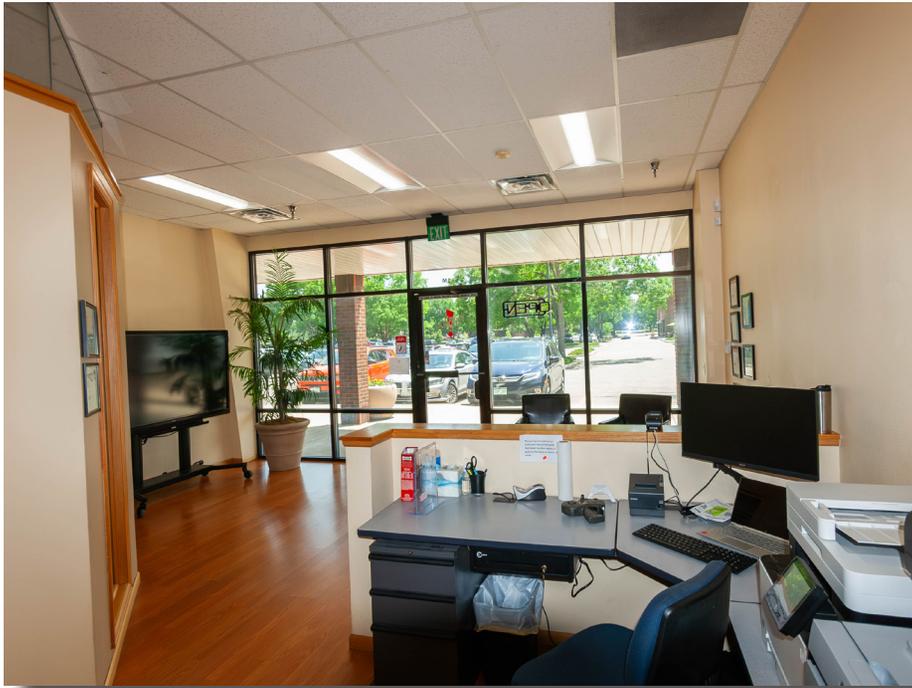
NNN Rate
\$9.99/SF
(plus trash & water)
*2025 estimate

HIGH-VISIBILITY AND HIGH-TRAFFIC SHOPPING CENTER AT RAINTREE VILLAGE

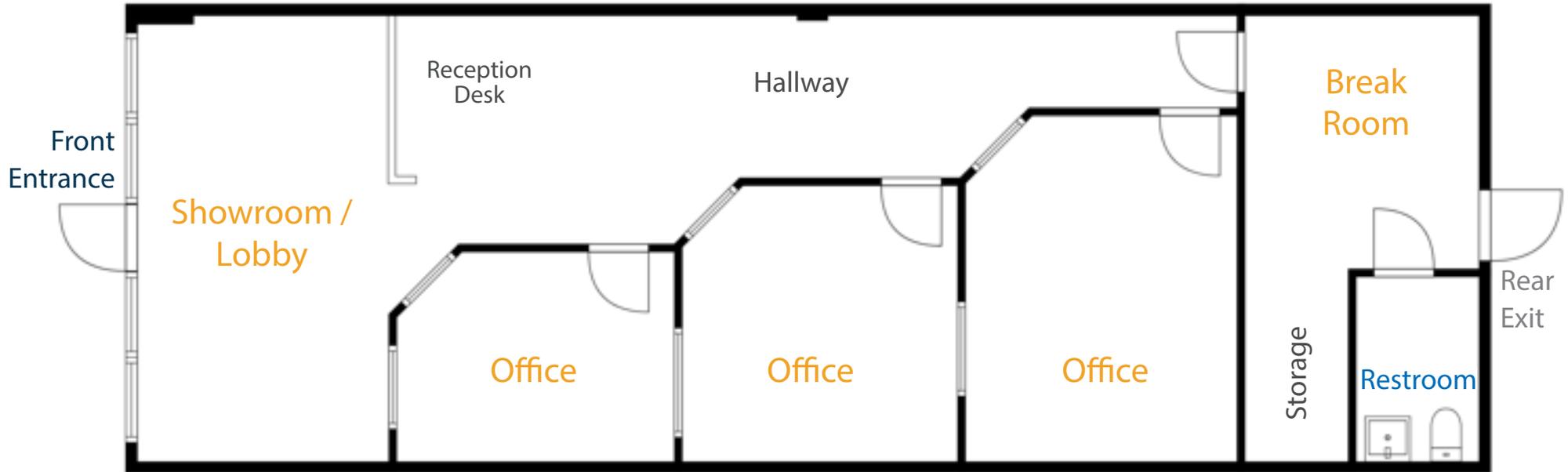
- Retail/office suite in Raintree Village Shopping Center consists of reception/open area, (3) offices, a private restroom, storage, and breakroom.
- Located in a center of many restaurants and retailers with easy access on the northwest corner of Shields Street and Drake Road in Midtown Fort Collins.
- High-visibility location with building and monument signage.
- Abundance of parking.
- Available September 1, 2025.



PROPERTY PHOTOS



FLOORPLAN



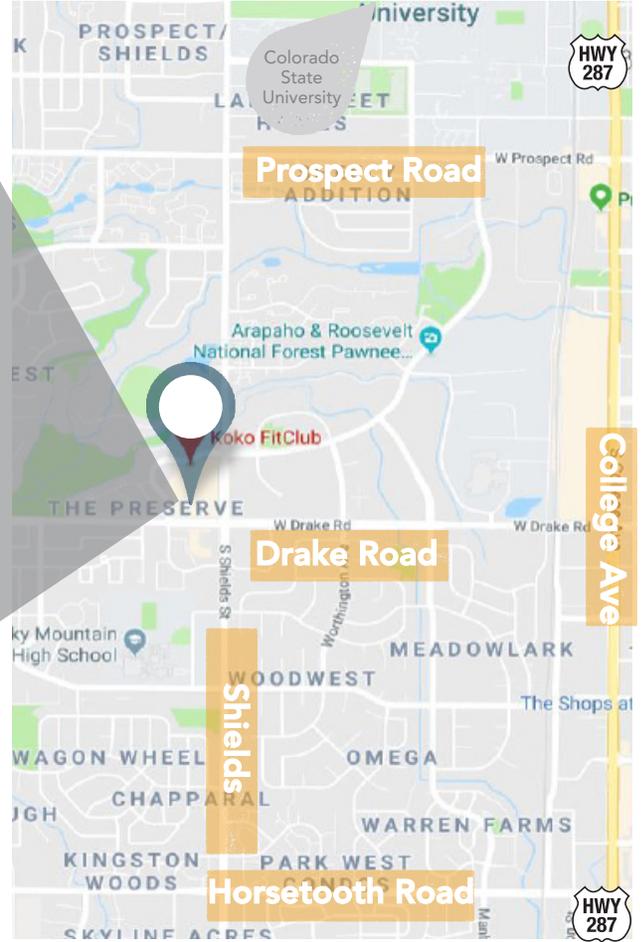
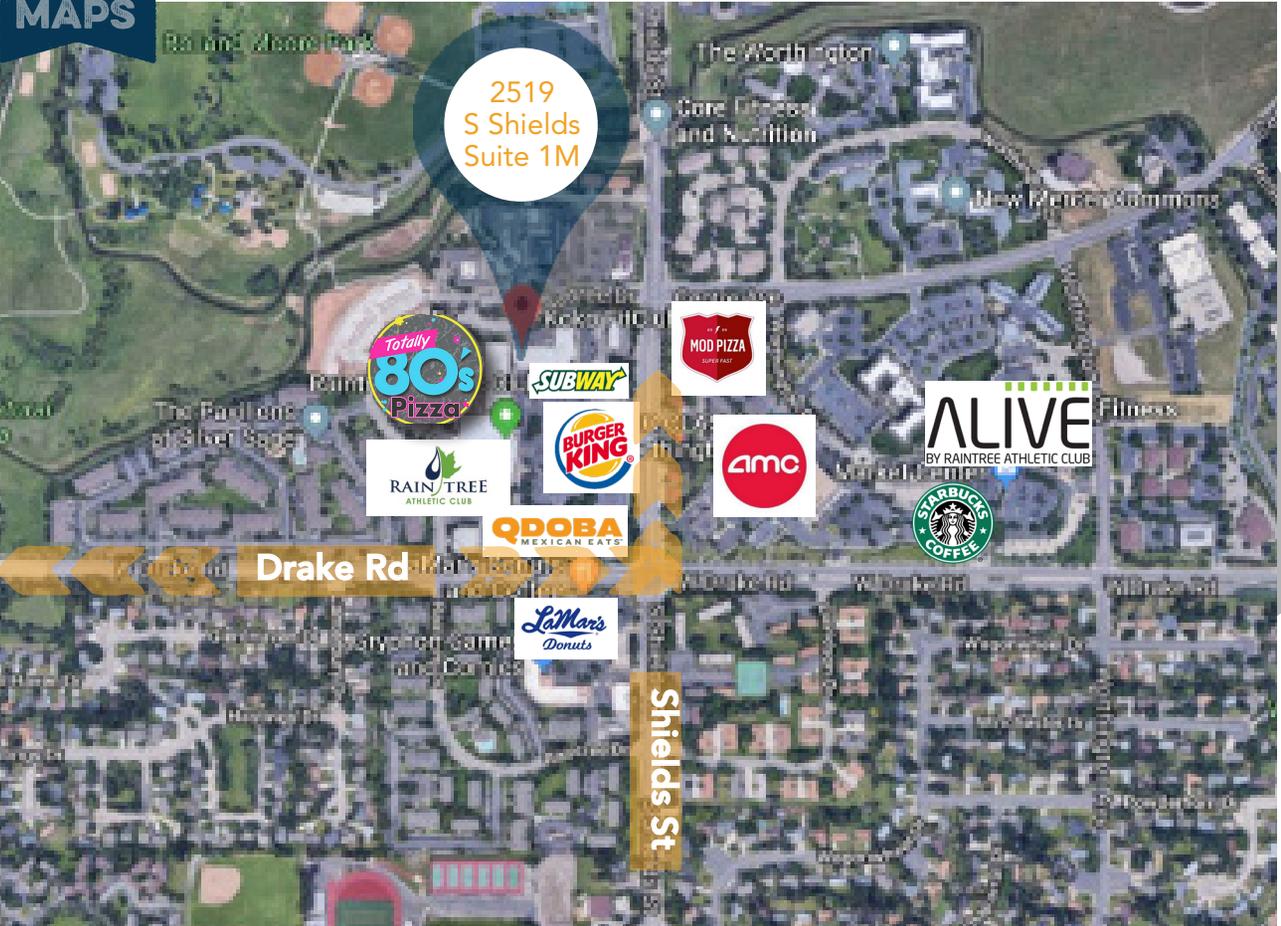
LOCATION IN RAIN TREE VILLAGE SHOPPING CENTER



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AREA 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.