

2001 S SHIELDS ST
FORT COLLINS, CO



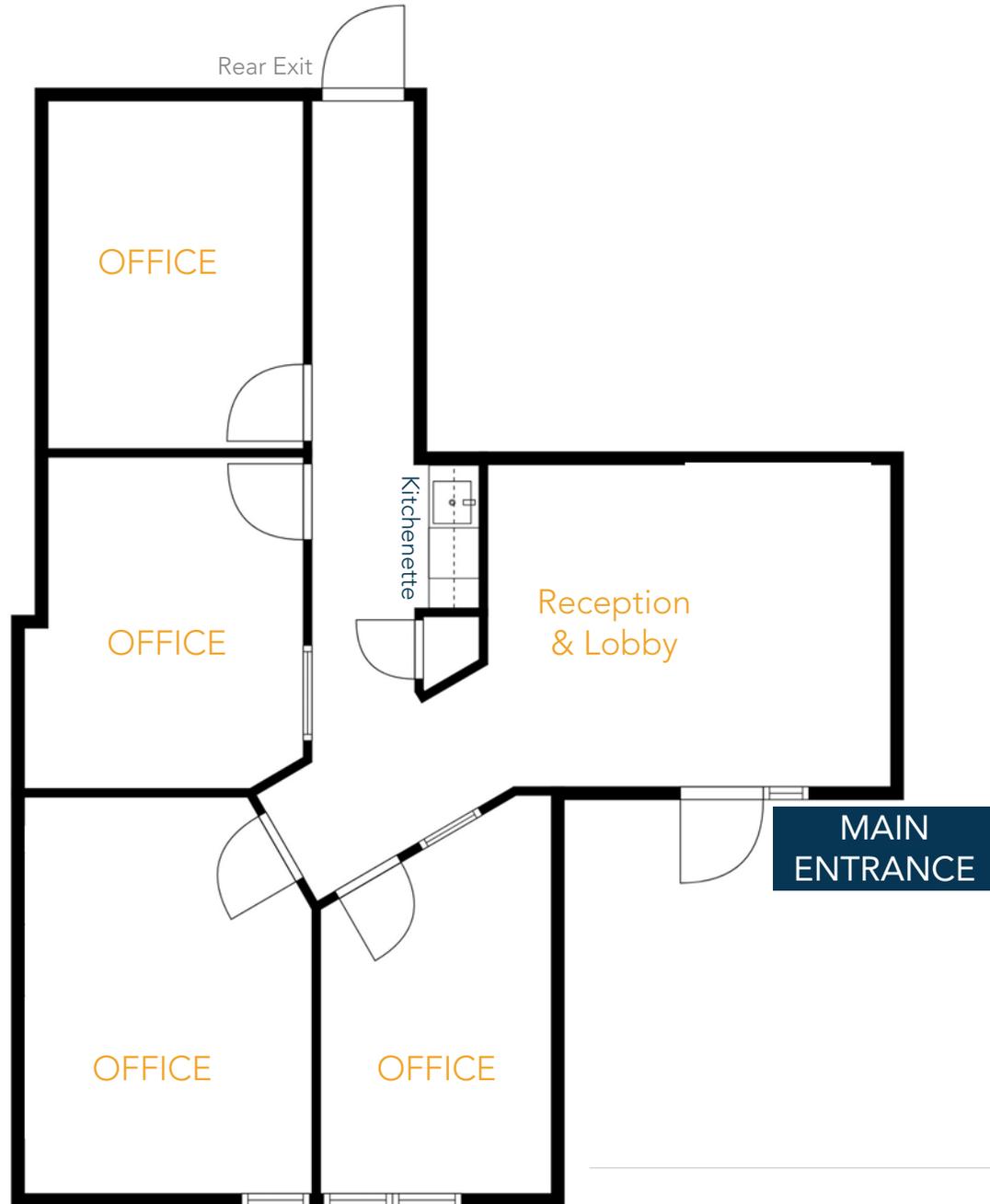
Space Available:	Lease Rate:	NNN Rate:	Equivalent Gross Monthly Rate:
Suite 101 1,359 SF	\$14.00/SF NNN	\$14.25 SF*	\$3,199.31
Suite 103 1,793 SF	\$14.00/SF NNN	\$15.67 SF* <i>*2026 estimate</i>	\$4,433.19

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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 [Link to Google Maps](#)

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