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RETAIL · FOR LEASE



2561 S Shields St, Suite 3A

Fort Collins, CO 80526

A 2,346 SF turnkey retail and service suite in Raintree Village

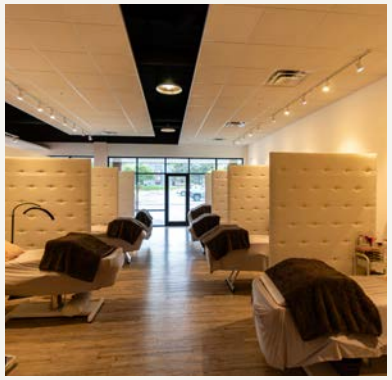
SPACE AVAILABLE	LEASE RATE	NNN RATE	GROSS MONTHLY RENT
2,346 SF	$22.00/SF NNN	$10.76/SF Plus trash & water	$6,404.58

PROPERTY OVERVIEW

2561 S Shields St, Suite 3A
Fort Collins, CO 80526









THE SPACE

- 2,346 SF, Suite 3A
- Full-height storefront glass on two elevations
- Turnkey retail and service

AMENITIES

- Kitchenette and break room
- Dedicated restrooms
- Back-of-house storage and private office

SIGNAGE & PARKING

- Building and monument signage available
- Shared surface parking

PROPERTY TYPE

Retail · multi-tenant center

ZONING

N-C, Neighborhood Commercial District

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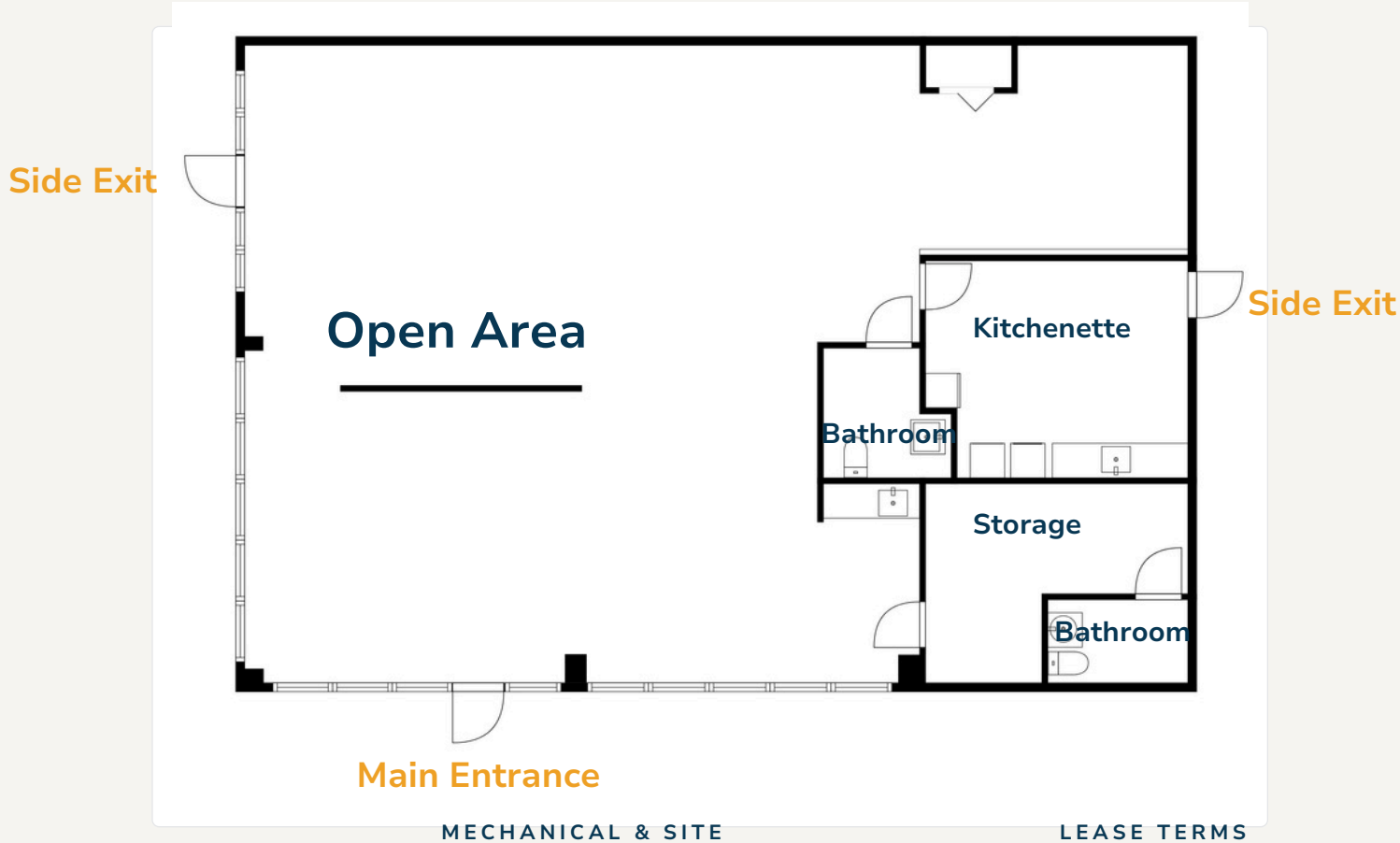
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FLOOR PLAN & DETAILS

View on Google Maps ↗

SUITE 3A — AVAILABLE **2,346 SF**



SUITE		MECHANICAL & SITE		LEASE TERMS	
AVAILABLE SF	2,346 SF	HEAT TYPE	Forced air, gas furnace	LEASE RATE	$22.00/SF NNN
SUITE	3A	AIR CONDITIONING	Yes	NNN RATE	$10.76/SF
STRUCTURE	Wood frame	PARKING	Shared surface	UTILITIES	Separately metered
RESTROOMS	Dedicated, in suite	PARCEL #	9722415002	TENANT PAYS	Electric and gas
SIGNAGE	Building and monument			ZONING	N-C

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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.