waypoint REAL ESTATE

OFFICE · FOR LEASE



2519 S Shields St, Ste 1P

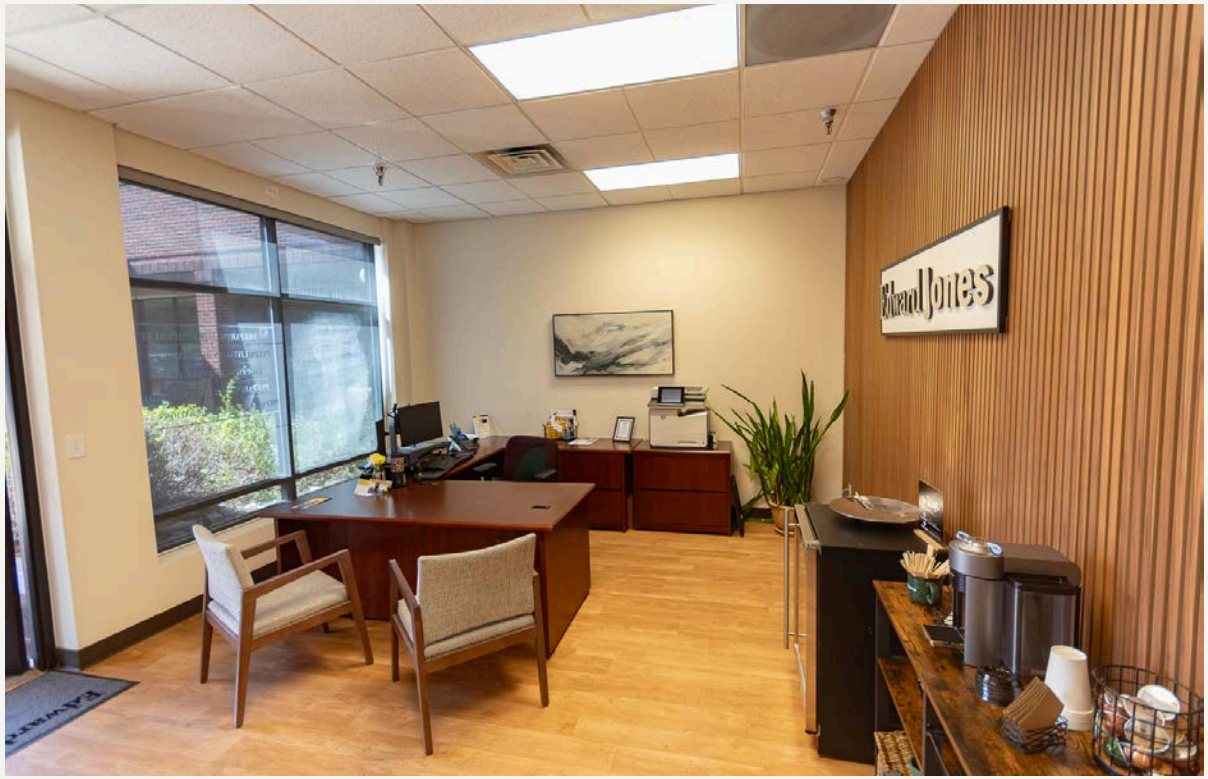
Fort Collins, CO 80526

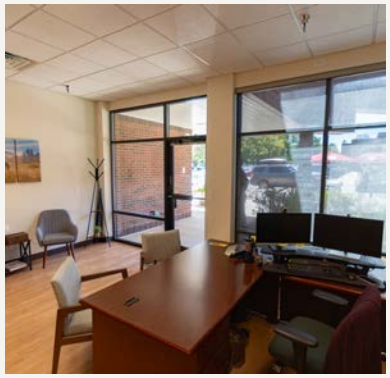
Office space for lease in Raintree Village shopping center

AVAILABLE	LEASE RATE	NNN RATE	GROSS MONTHLY RENT
1,046 SF	$22.00/SF	$10.76/SF Plus trash & water	$2,855.58

PROPERTY OVERVIEW

2519 S Shields St, Ste 1P
Fort Collins, CO 80526









SPACE PLAN

- Private offices with reception area
- Dedicated restrooms — private to the suite
- On-site property management

BUILDING & SITE

- Established multi-tenant center
- Surrounded by Raintree Athletic Club, Burke Cleaners and several restaurants
- Monument and building signage available

PARKING & ACCESS

- Shared surface parking lot
- Direct storefront entry off the parking field

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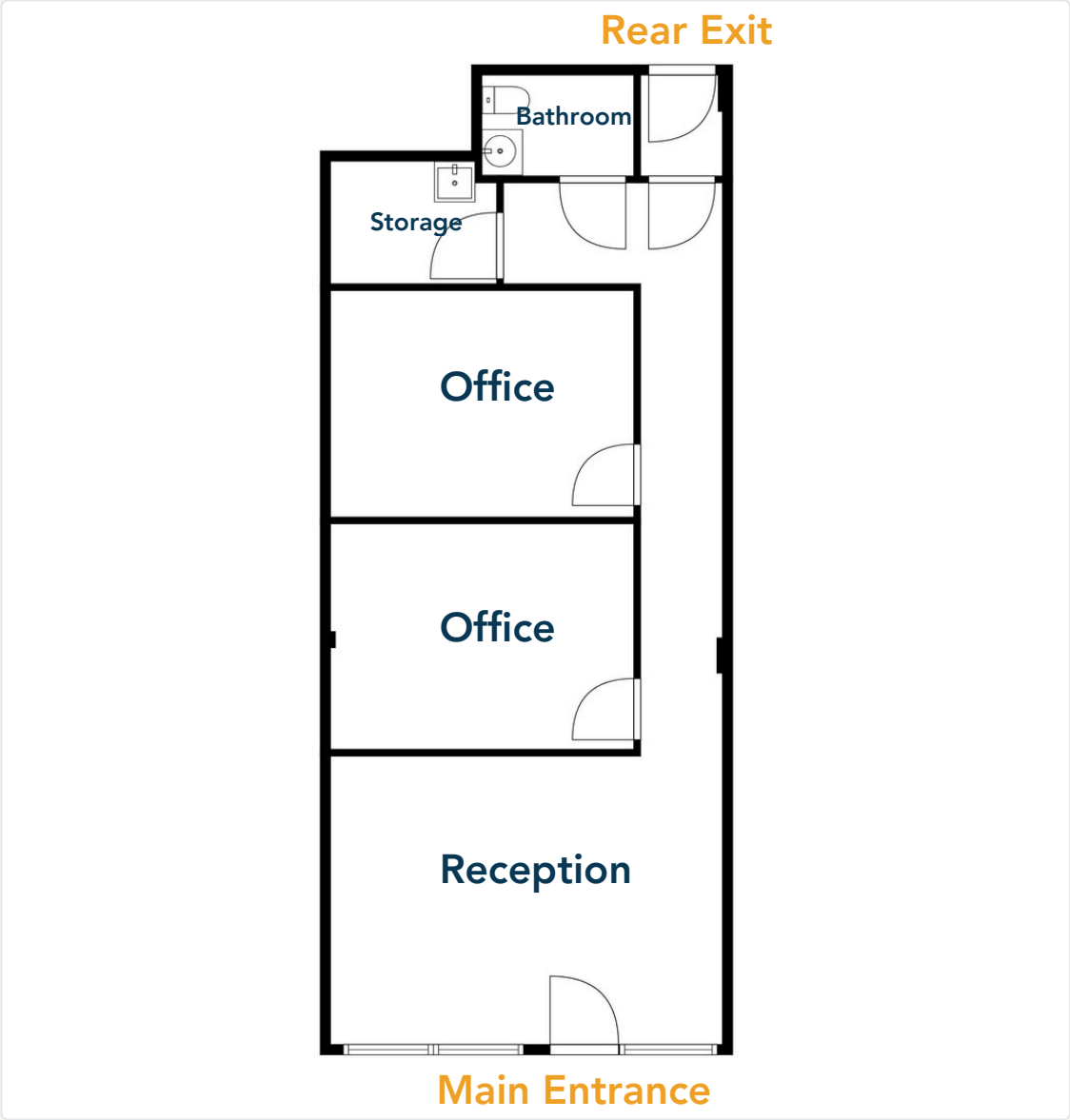
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FLOOR PLAN & DETAILS

2519 S Shields St, Suite 1P
Not to scale — dimensions approximate



SUITE

RENTABLE AREA	1,046 SF
PROPERTY TYPE	Office
HEAT	Forced air — gas furnace

LEASE TERMS

LEASE TYPE	NNN
BASE RATE	$22.00/SF
NNN RATE	$10.76/SF

*Plus trash & water

BUILDING & SITE

ZONING	NC — Neighborhood Commercial
STRUCTURE	Wood frame
PARCEL	9722416006

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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.