



2519 S Shields St, Suite 1M

Fort Collins, CO 80526

High-visibility, high-traffic shopping center at Raintree Village — the northwest corner of Shields Street and Drake Road in Midtown Fort Collins.

SPACE AVAILABLE

1,213 SF

LEASE RATE

\$22.00/SF NNN

NNN RATE

\$10.76/SF

2026 estimate · plus trash & water

GROSS MONTHLY RENT

\$3,311.49

PROPERTY OVERVIEW

2519 S Shields St, Suite 1M
Fort Collins, CO 80526



THE SPACE

- 1,213 SF retail/office suite
- Reception / open area
- Three private offices
- Private restroom
- Storage and breakroom

LOCATION

- Raintree Village Shopping Center, Midtown Fort Collins
- Easy access on the northwest corner of Shields Street and Drake Road
- Surrounded by established restaurants and retailers

SIGNAGE & PARKING

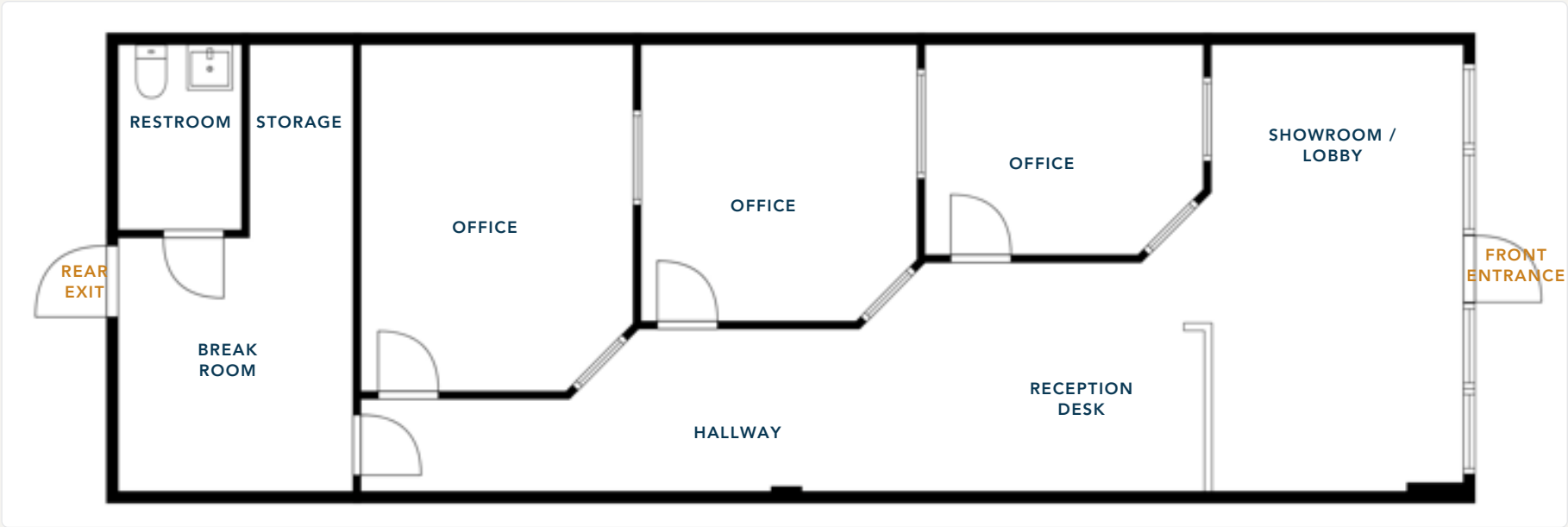
- Building and monument signage
- Abundance of parking



FLOOR PLAN & DETAILS

2519 S Shields St, Suite 1M
Fort Collins, CO 80526

SUITE 1M 1,213 SF



SUITE		LEASE TERMS		BUILDING & SITE	
RENTABLE AREA	1,213 SF	LEASE RATE	\$22.00/SF NNN	CENTER	Raintree Village Shopping Center
USE	Retail / office	NNN RATE	\$10.76/SF — 2026 estimate, plus trash and water	SIGNAGE	Building and monument
OFFICES	Three private	TENANT PAYS	Electric & Gas	PARKING	Abundance of surface parking
RESTROOM	Private, in suite				

2519 S Shields St, Suite 1M

— FORT COLLINS, COLORADO —

Nick Norton, CCIM

970.213.3116

nnorton@waypointRE.com

Jake Arnold

970.294.5331

jarnold@waypointRE.com



125 S Howes Street, Suite 500, Fort Collins, CO 80521 · 970.632.5050 · 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.