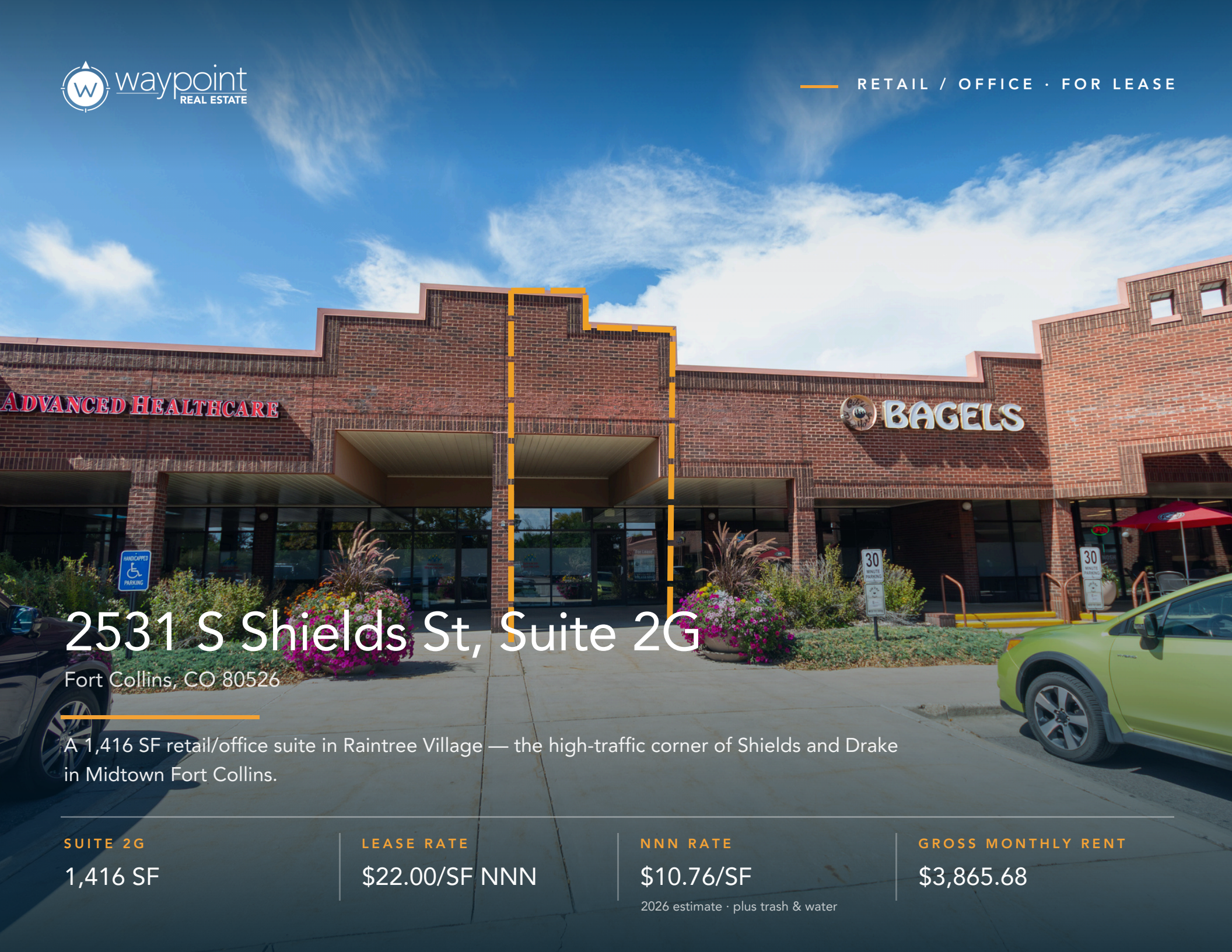
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RETAIL / OFFICE · FOR LEASE



2531 S Shields St, Suite 2G

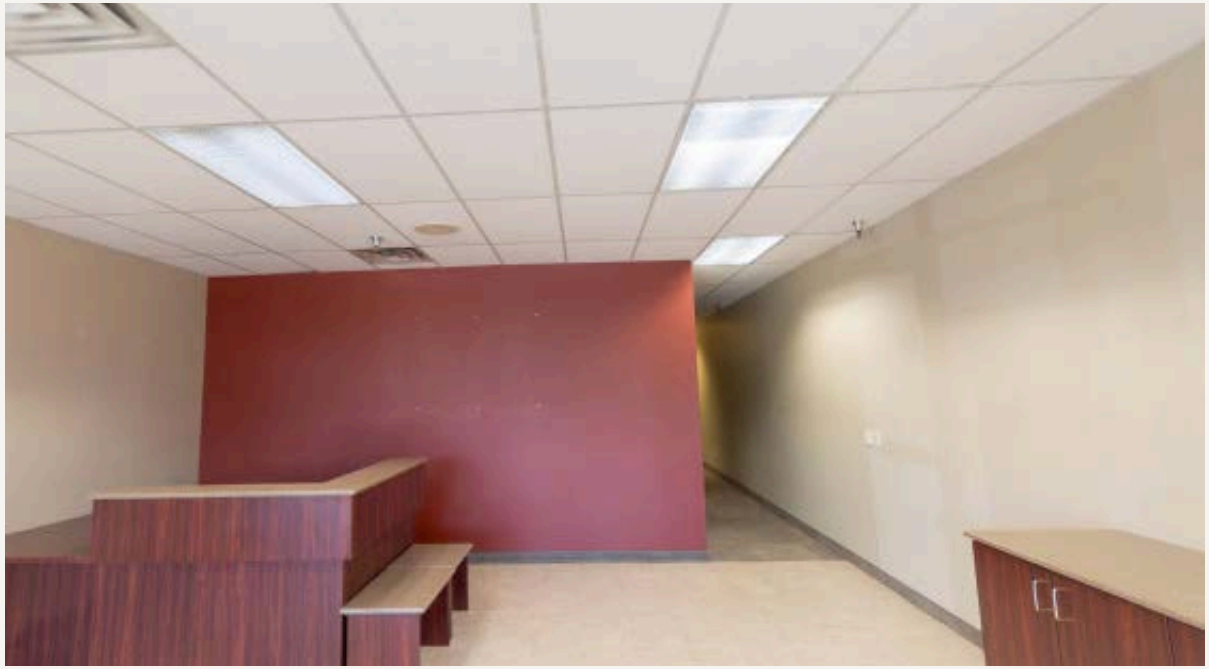
Fort Collins, CO 80526

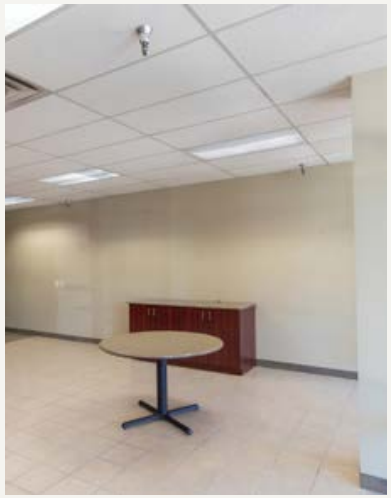
A 1,416 SF retail/office suite in Raintree Village — the high-traffic corner of Shields and Drake in Midtown Fort Collins.

SUITE 2G	LEASE RATE	NNN RATE	GROSS MONTHLY RENT
1,416 SF	$22.00/SF NNN	$10.76/SF 2026 estimate · plus trash & water	$3,865.68

PROPERTY OVERVIEW

2531 S Shields St, Suite 2G
Fort Collins, CO 80526









SUITE LAYOUT

- Reception / open area
- Two offices
- Two private restrooms
- Storage and breakroom

LOCATION

- Northwest corner of Shields Street and Drake Road, Midtown Fort Collins
- Surrounded by restaurants and retailers with easy access

SIGNAGE & PARKING

- Building and monument signage available
- Abundance of parking

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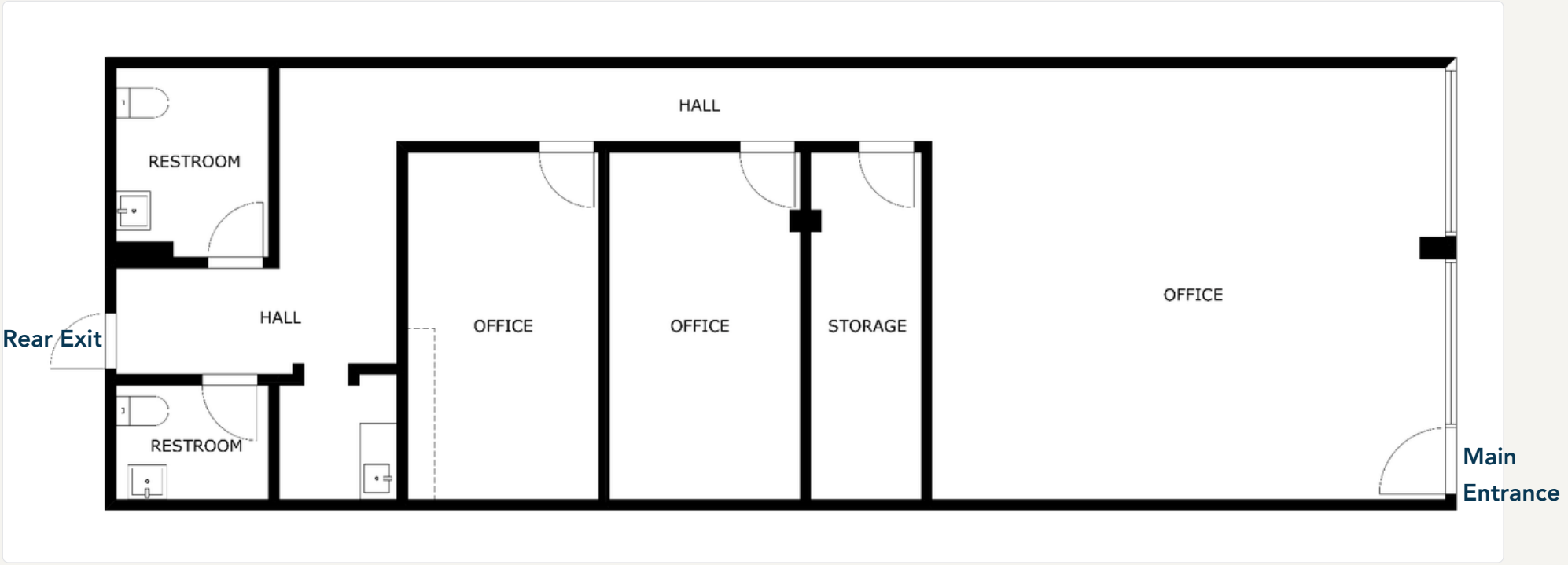
Nick Norton, CCIM· 970.213.3116 · nnorton@waypointRE.com

Jake Arnold· 970.294.5331 · jarnold@waypointRE.com

FLOOR PLAN — SUITE 2G

View on Google Maps ↗

SUITE SIZE **1,416 SF**



SUITE

RENTABLE AREA	1,416 SF
PRIVATE OFFICES	2
RESTROOMS	2, private to the suite
ALSO INCLUDES	Reception / open area, storage, breakroom

CENTER & LOCATION

CENTER	Raintree Village Shopping Center
CROSS STREETS	S Shields St & W Drake Rd, NW corner
SUBMARKET	Midtown Fort Collins
SIGNAGE	Building and monument

LEASE TERMS

BASE RATE	$22.00/SF NNN
NNN RATE	$10.76/SF plus trash & water
GROSS MONTHLY	**$3,865.68**
TENANT PAYS	Electric & gas
AVAILABILITY	Now

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Jake Arnold · 970.294.5331 · jarnold@waypointRE.com

2531 S Shields St, Suite 2G

FORT COLLINS, COLORADO

Nick Norton, CCIM

970.213.3116

nnorton@waypointRE.com

Jake Arnold

970.294.5331

jarnold@waypointRE.com

waypoint REAL ESTATE

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.