

2001 S SHIELDS ST
FORT COLLINS, CO



Space Available:

Suite 103 | 2,108 SF

Lease Rate:

\$14.00/SF NNN

NNN Rate:

\$15.94 SF*

*2026 estimate

Equivalent
Gross Monthly Rate:

\$5,259.46

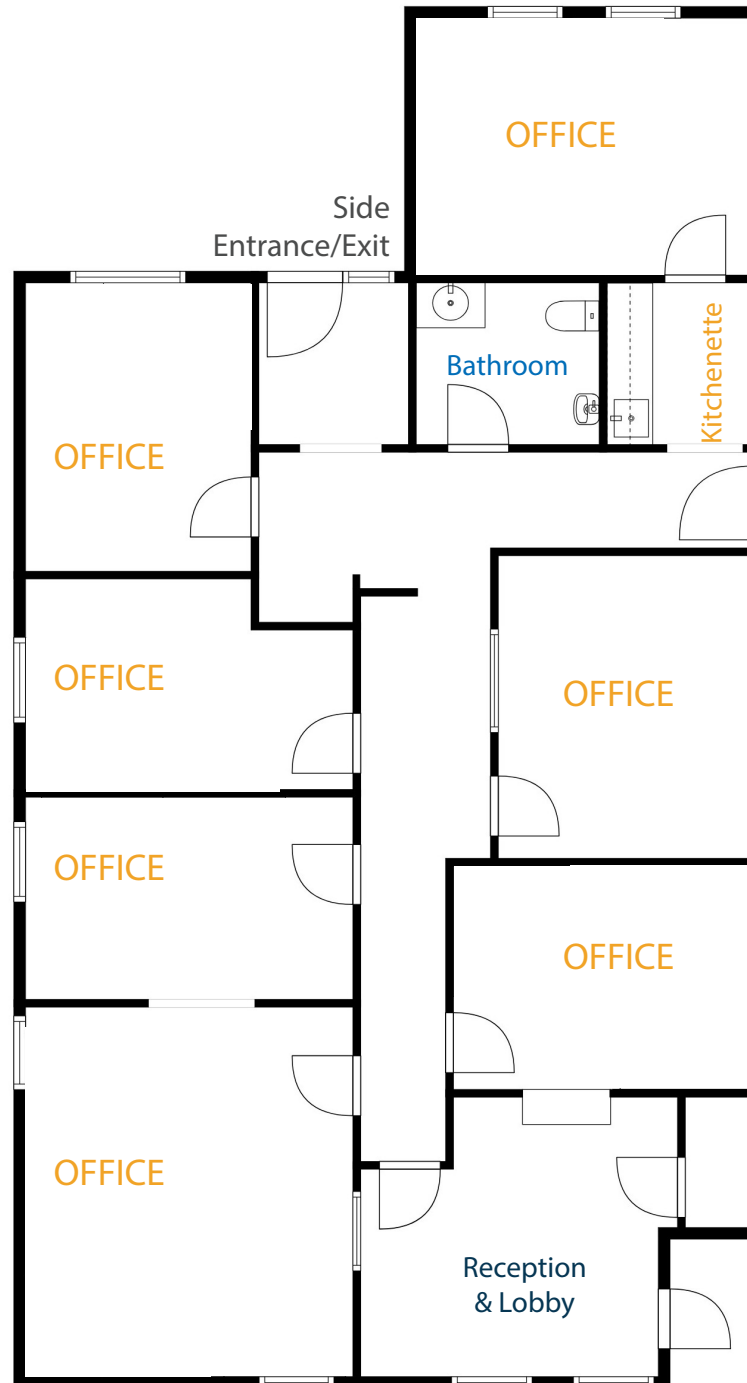
OFFICE SPACES FOR LEASE IN FORT COLLINS

CONTACT: Jake Arnold • 970-294-5331 • jarnold@waypointRE.com
Nick Norton, CCIM • 970-213-3116 • nnorton@waypointRE.com



SUITE 103 - PHOTOS & FLOORPLAN

Storage



**MAIN
ENTRANCE**

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



2001 S SHIELDS ST
FORT COLLINS, CO



CONTACT: Jake Arnold • 970-294-5331 • jarnold@waypointRE.com

Nick Norton, CCIM • 970-213-3116 • nnorton@waypointRE.com



JAKE ARNOLD / NICK NORTON

125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.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.