

Unit B4
1,370 SF

Lease Rate:
\$17.00 / SF NNN

NNN Rate:
\$9.04 / SF
2024 estimate

OPEN LAYOUT RETAIL SPACE FOR LEASE - CENTRALLY LOCATED IN FORT COLLINS

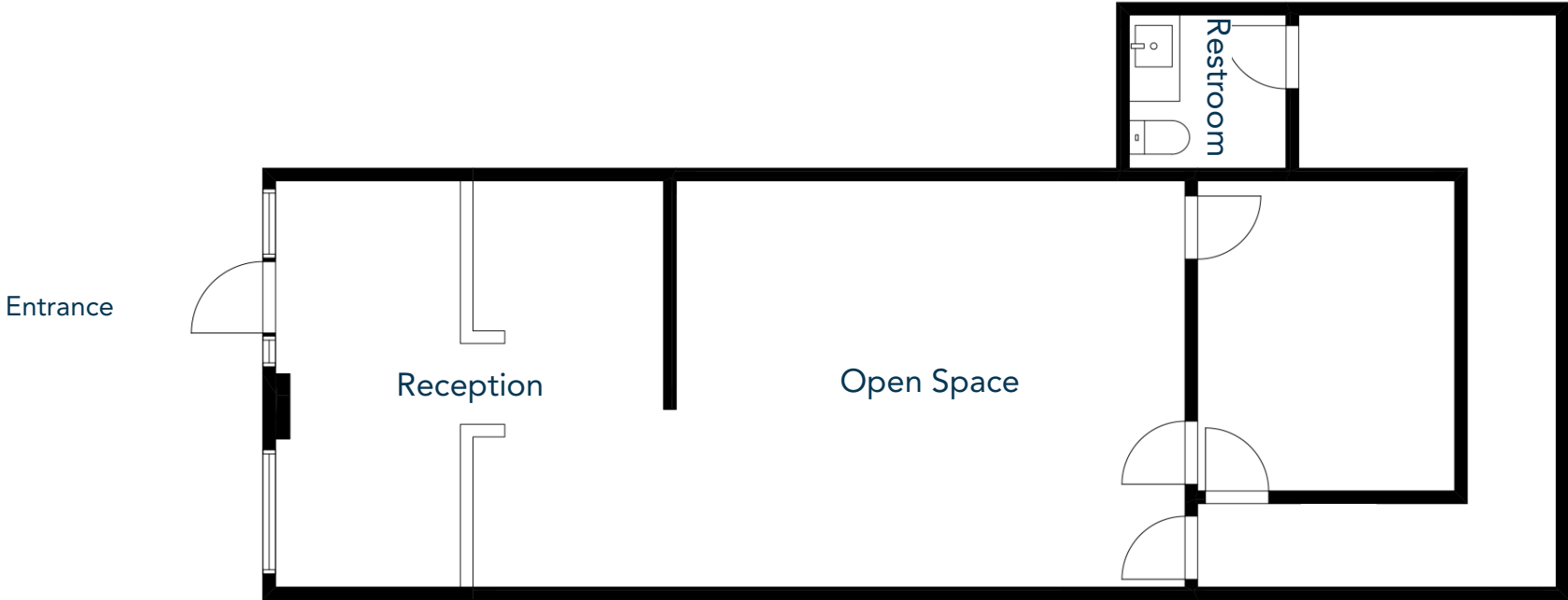
- Located at the intersection of W. Drake Rd and S. Shields St, surrounded by restaurants and retail amenities
- Unit features an open plan layout with a private back room and restroom
- Plentiful windows for natural light throughout
- Building and monument signage available
- Ample onsite parking



PROPERTY PHOTOS



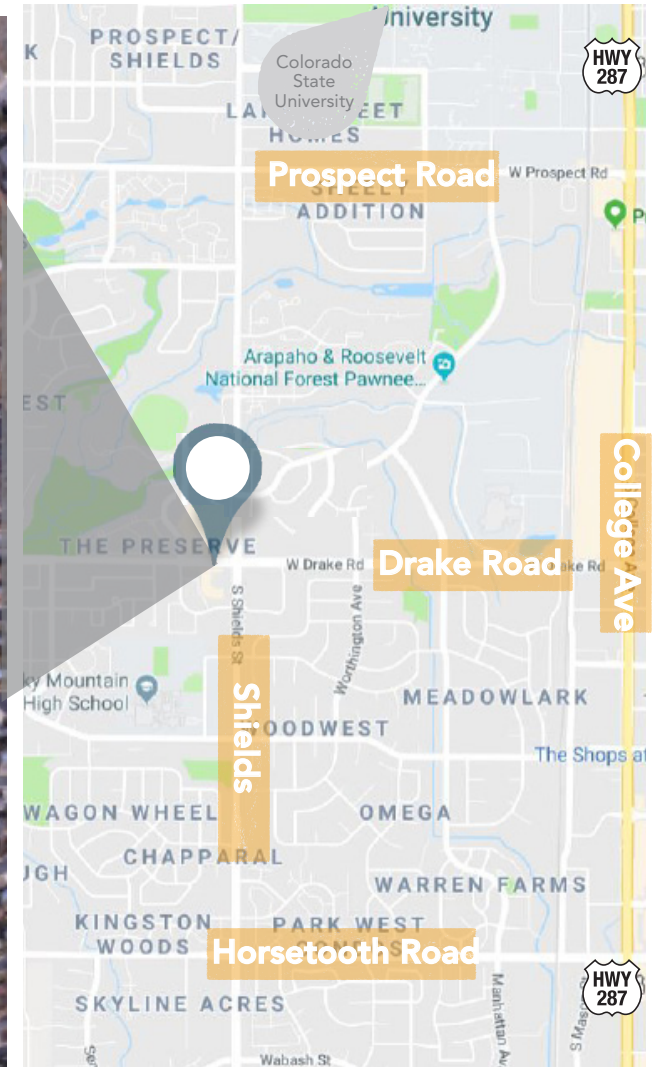
1125 W DRAKE RD FLOORPLAN



Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

AREA MAP

AREA MAPS



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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.