

2531 S SHIELDS ST,  
SUITE 2G  
FORT COLLINS, CO 80526



Suite 2G  
1,416 SF

Lease Rate  
\$22.00/SF NNN

NNN Rate  
\$9.99/SF  
(plus trash & water)  
\*2025 estimate

*HIGH-VISIBILITY AND HIGH-TRAFFIC SHOPPING CENTER AT RAINTREE VILLAGE*

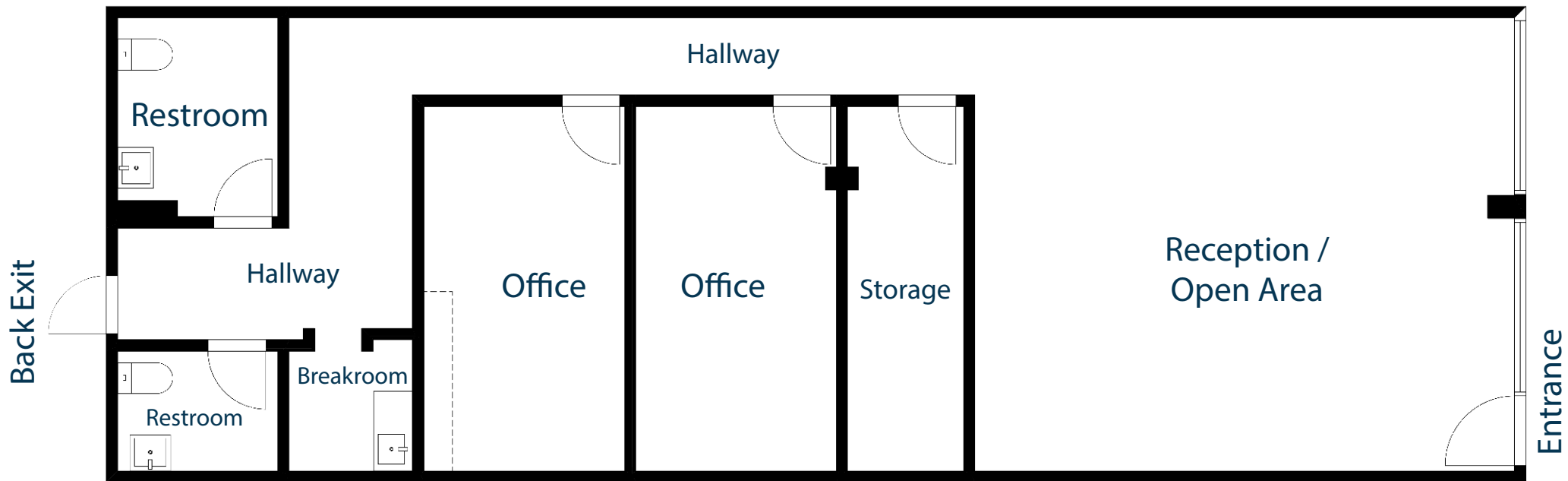
- Retail/office suite in Raintree Village Shopping Center consists of reception/open area, two offices, two private restrooms, storage, and breakroom.
- Located in a center of many restaurants and retailers with easy access on northwest corner of Shields Street and Drake Road in Midtown Fort Collins.
- High-visibility location with building and monument signage.
- Abundance of parking.
- Available now.



# FLOORPLAN



North





# PROPERTY PHOTOS





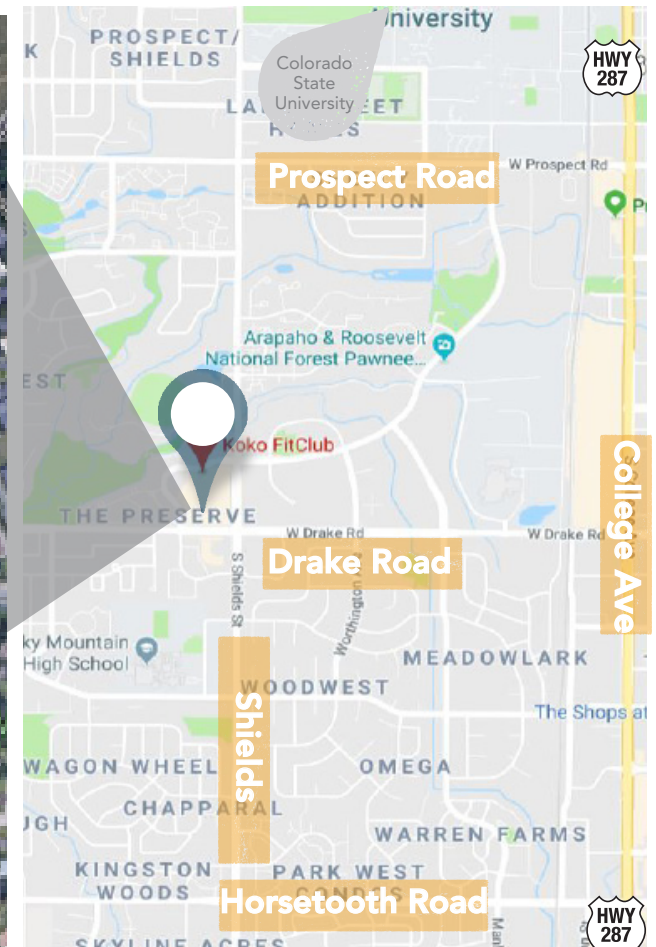
# SUITE 2G LOCATION MAP



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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.