



1125 W DRAKE #8  
FORT COLLINS, CO 80525

Suite B8

1,704 SF

Lease Rate:

\$16.00 / SF NNN

NNN Rate:

\$8.49 / SF

*\*2023 estimate*

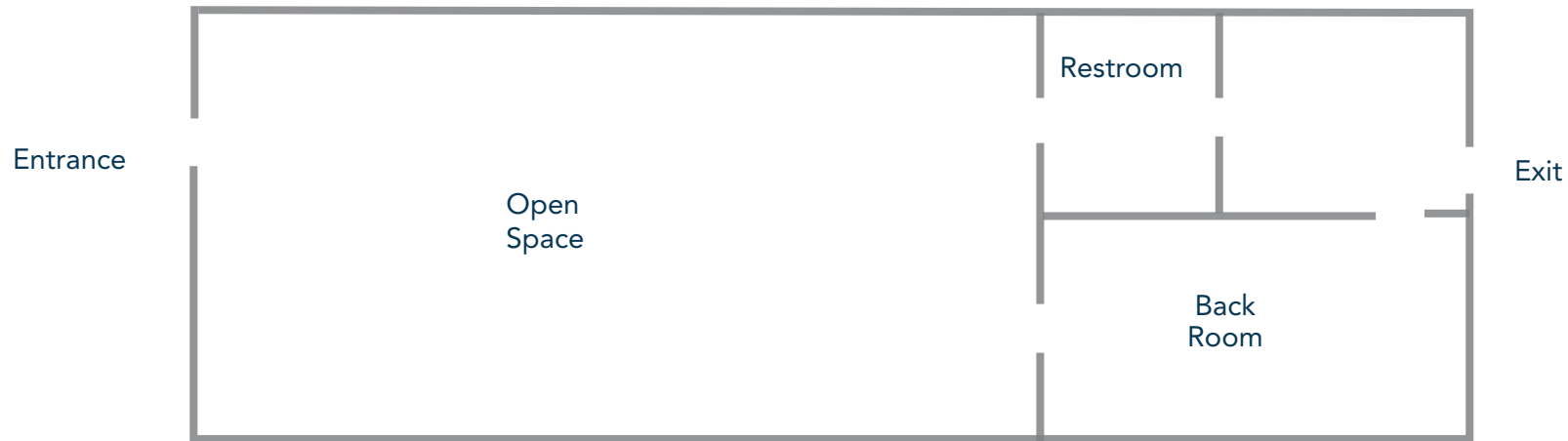
*OPEN LAYOUT RETAIL SPACE FOR LEASE - CENTRALLY LOCATED IN FORT COLLINS*

- 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 restroom
- Plentiful windows for natural light throughout
- Building and monument signage available
- Ample onsite parking



# PROPERTY PHOTOS





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.

MAPS

1125 W Drake Rd.

Drake Rd

Shields St

Worthington

RAIN TREE ATHLETIC CLUB

BURGER KING

QDOBA MEXICAN EATS

LaMar's Donuts

MOD PIZZA

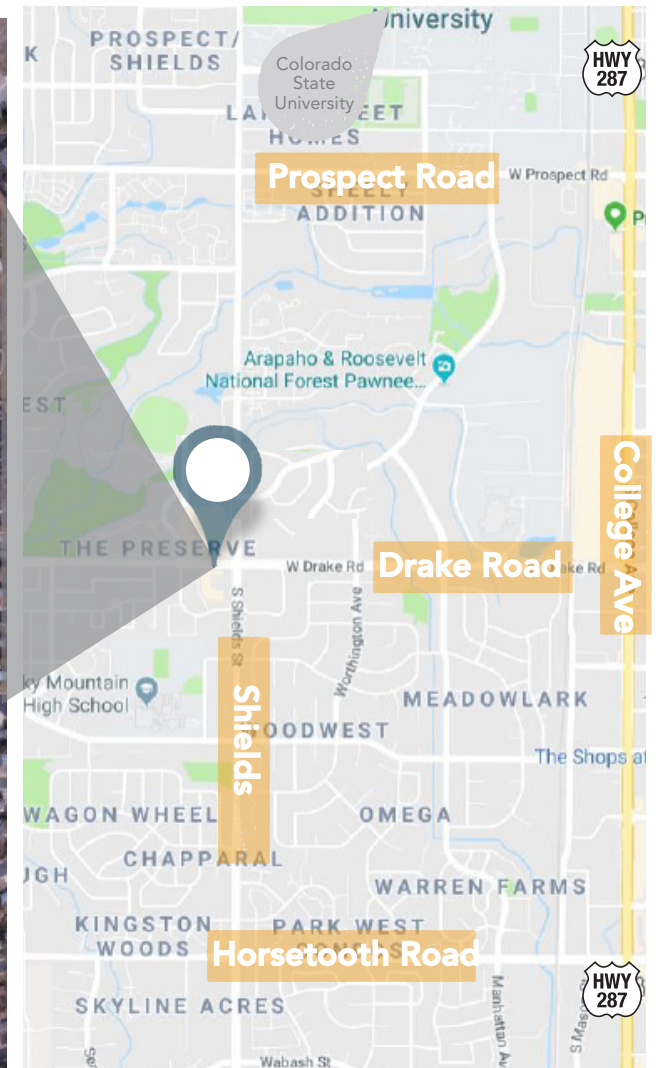
ANYTIME FITNESS

STARBUCKS COFFEE

ALIVE BY RAIN TREE ATHLETIC CLUB

ROCKY MOUNTAIN HIGH SCHOOL

Google



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.

Nick Norton • 970-213-3116 • [nnorton@waypointRE.com](mailto:nnorton@waypointRE.com)



JAKE ARNOLD / NICK NORTON

125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • [www.waypointRE.com](http://www.waypointRE.com)