

COMMERCIAL LISTING
FOR SALE/LEASE

Spring Creek Office Park

2001 S. SHIELDS STREET, BUILDING B | FORT COLLINS, CO



BUILDING FOR SALE

BUILDING SIZE: | 4,383 SF

SALE PRICE: | \$895,000

Multi-tenant building for sale in prominent Spring Creek Office Park located in west Fort Collins. Suite 150 was formerly occupied by a dental hygienist. Perfect spot for dental professional seeking to attract clientele or as traditional office use. Building is 90% leased providing instant cash flow as a purchase opportunity.

SMALL DENTAL/MEDICAL/OFFICE FOR LEASE

AVAILABILITY: | Suite 150: 474 RSF

LEASE RATE: | \$2,000/month

NNN EXPENSES: | \$11.70/SF (2024 estimate)

Spring Creek Office Park offers convenient access, abundant parking and is close to many amenities including restaurants and other medical facilities. Excellent location for CSU student, faculty, employee outreach services and medical/professional users.

Patty Spencer BROKER
COMMERCIAL REAL ESTATE BROKERS, LLC

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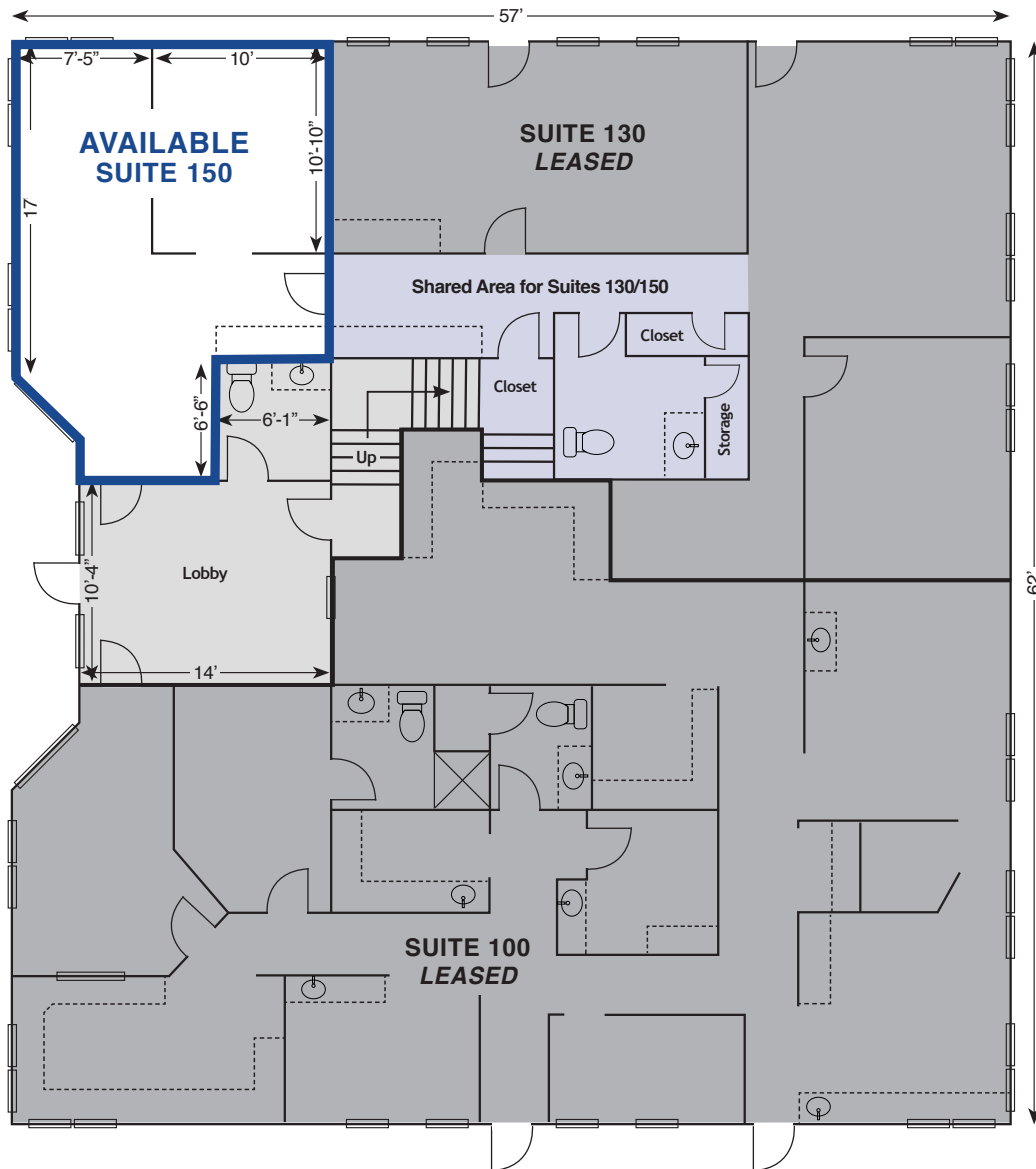
COMMERCIAL REAL ESTATE BROKERS, LLC

145 N. College Avenue, Suite F - Fort Collins, CO 80524

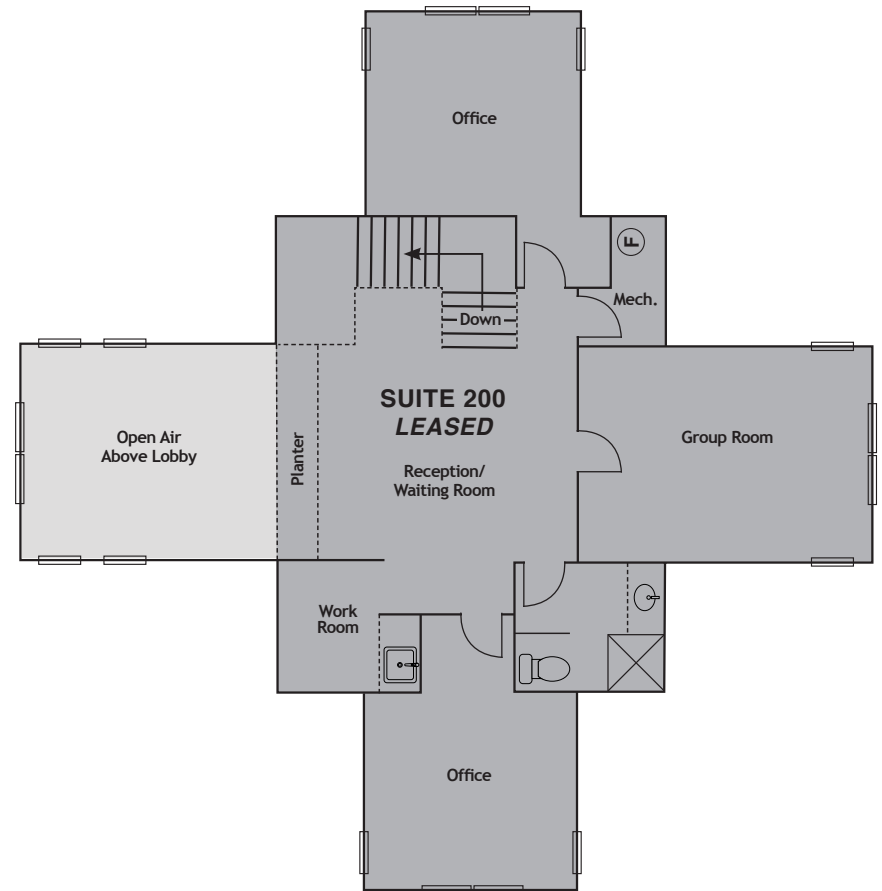
Phone: 970.407.9900



MAIN LEVEL - Suite 150 - 474 RSF - AVAILABLE



UPPER LEVEL



■ = Building Common Area ■ = Shared Area for Suites 130/150