

# 1107 W. Drake Rd Suite E-2

FORT COLLINS, COLORADO 80526



**Lease Rate:**  
**\$20.50/SF NNN**

**NNN:**  
**\$12.18/SF**

**Size:**  
**± 1,521 SF**

- Located within the Cimarron Shopping Center on the corner of Shields & Drake
- Vibrant shopping center with plenty of foot traffic
- Storefront adjacent parking for customers and employees
- Well located and easy access from Shields St
- Digital Monument Sign with great visibility off of Drake and Shields



**Wheeler Properties, Inc.**  
1130 38th Avenue, Suite B  
Greeley, CO 80634  
Office: 970-352-5860

**WHEELER**  
Properties

**Greg Wheeler**  
CP: 970-690-3143  
**Jessica Florez**  
CP: 970-545-0709

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