

**3501 South Mason Fort Collins,
Colorado 80525**

**2,500sf
Office/Flex Space**



Asking Rent
\$12.00/NNN

2025 NNN are \$6.72

This 2,500 square foot flex space in Midtown Fort Collins offers a balanced mix of warehouse and office functionality in a highly accessible location. The warehouse portion features a 12-foot roll-up garage door for convenient loading and operations, while the connected office area includes two private offices, a meeting space, and a kitchen. With its efficient layout and prime Midtown positioning near major corridors, public transit, and neighborhood amenities, this property is well-suited for businesses needing both functional storage and a professional office environment.

SPACE AVAILABLE	2,500 SF
PARKING	4 dedicated spaces
AVAILABLE	30 Day Notice Required
ZONING	Undergoing Zoning Change to "B"
South College Ave	1 block





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Fort Collins, CO



