



4103 SOUTH MASON STREET #201 & #202 | FORT COLLINS, CO

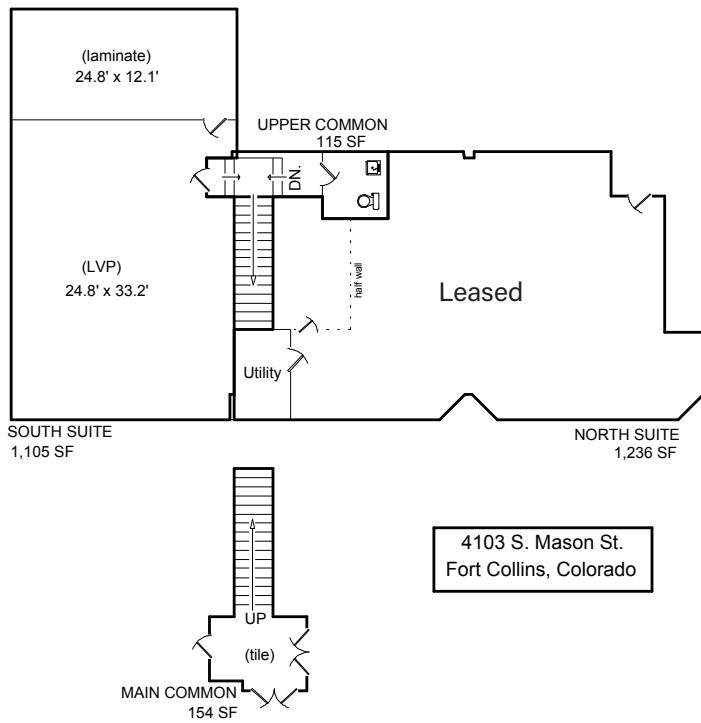
Lease Rate:
\$17/sf/annually (MG)



Available for lease - opportunity awaits in this South-Central Fort Collins location! Two separate suites available, can be leased individually or together. 201 offers 1,372 leasable sf. Suite 202 offers 1,238 leasable sf. Located on the second floor - both suites have an open floor plan, luxury vinyl plank floors, an abundance of natural sunlight, and shared restroom. Ideal for any type of office and/or specialty user, such as a dance studio, mixed martial arts, tutoring lessons, etc. The cubicles located in Suite 201 are negotiable. Utilities are a flat fee of \$150 per month per unit. Tenant is responsible for trash, internet, phone, cable, and janitorial (if so elected). Available now! Don't miss out on this one.

GENERAL INFORMATION

Lease Type Modified Gross
 Utilities \$150/Month/Unit
 Lease Term 3-5 Years
 Suite 201 1,372 sf
 Suite 202 1,238 sf
 Electric City of Fort Collins
 Gas Xcel Energy
 Water City of Fort Collins
 Subdivision South Mason Comm.
 Construction Wood, Brick, Stucco
 Heating Forced Air
 Cooling Refrigeration/HVAC
 Zoning General Commercial



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Information herein deemed reliable but not guaranteed. Distance and measurements are approximate and subject to correction. See our listings at www.thegroupinc.com
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