



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

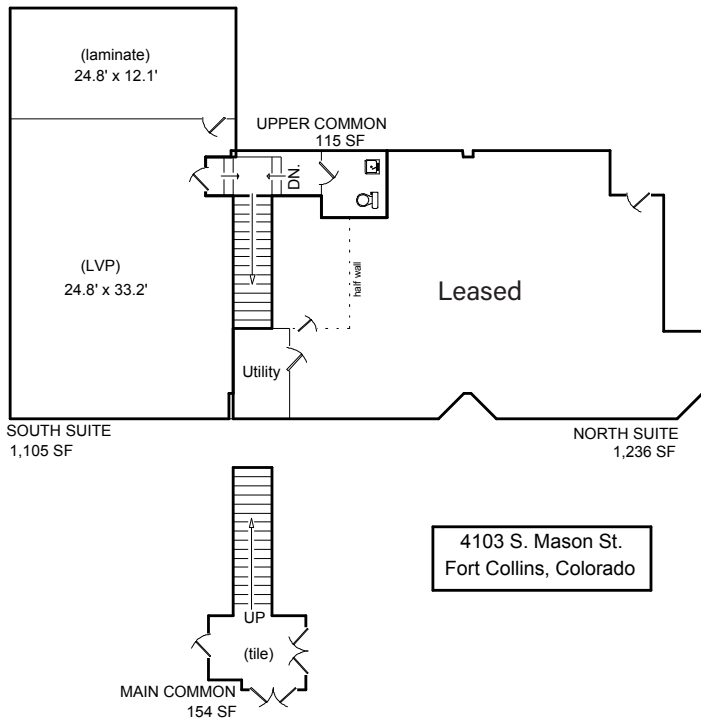
Lease Rate:
\$17/sf/annually (MG)



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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