



RETAIL SPACE AVAILABLE FOR LEASE
604 S. MASON ST., FORT COLLINS, CO 80524



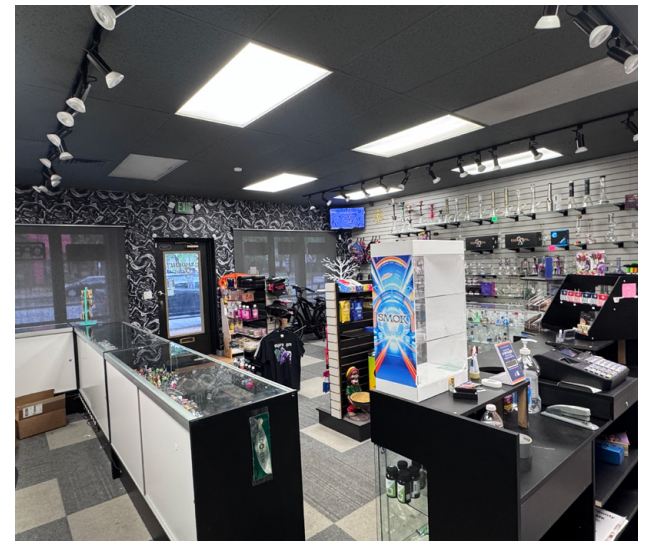
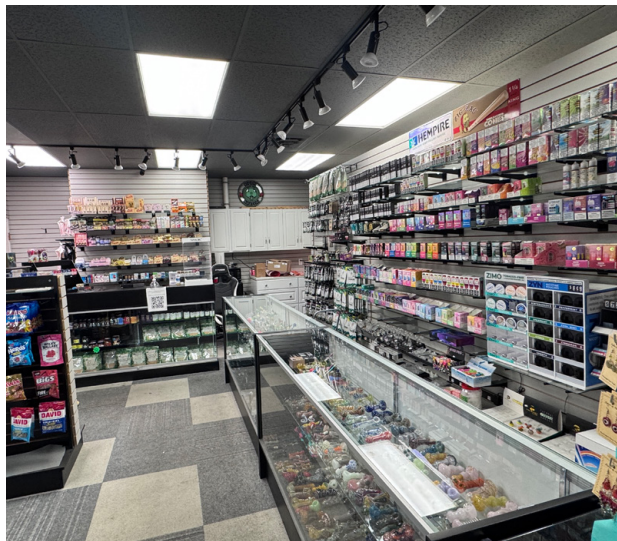
PROPERTY HIGHLIGHTS

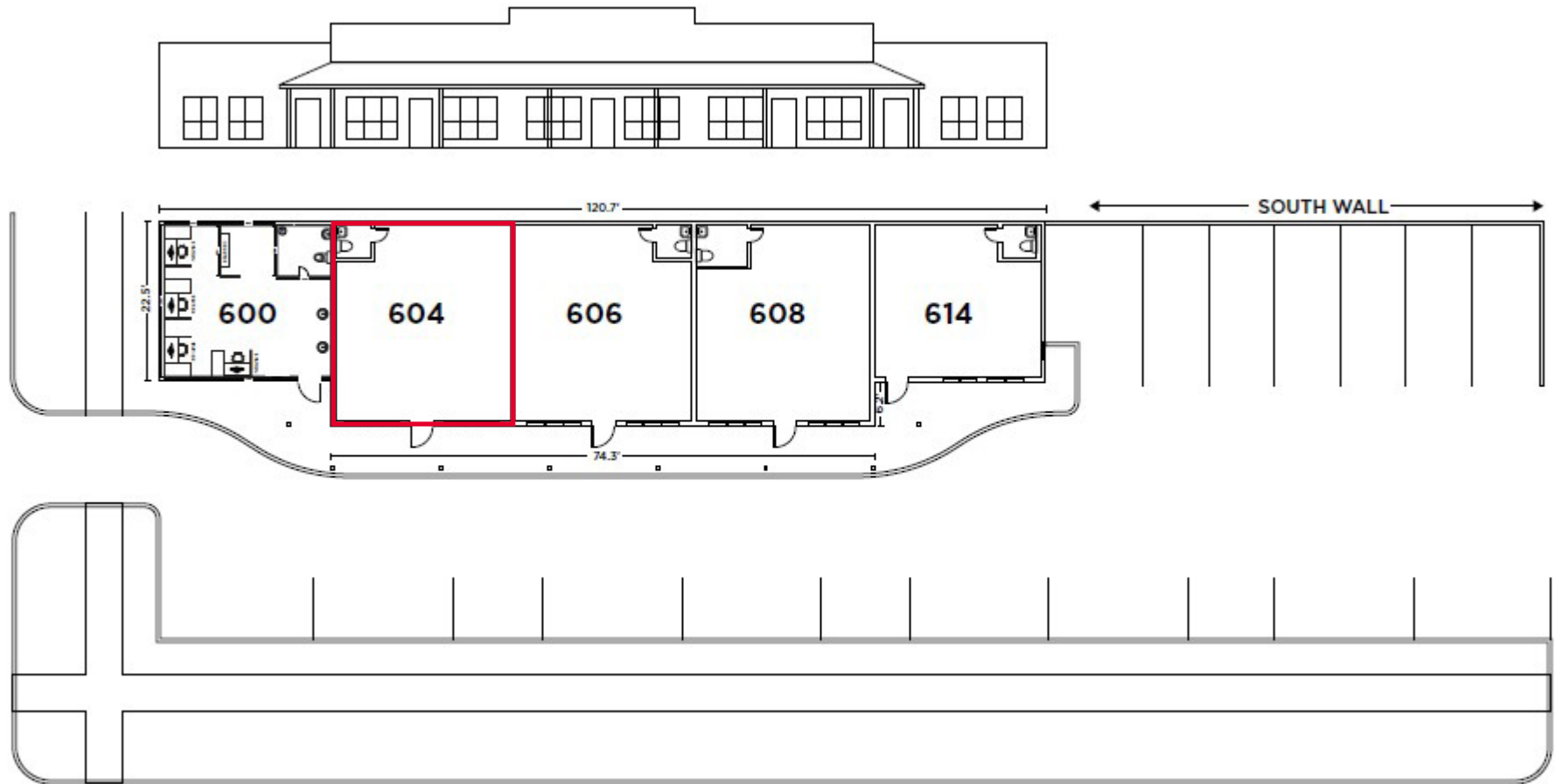
604 South Mason Street presents a unique opportunity to lease a well-located retail space in one of the city's most dynamic corridors. Positioned between Old Town Fort Collins and the Colorado State University campus, the property benefits from strong visibility along the highly trafficked Mason Street Transportation Corridor.

The pedestrian-friendly location offers excellent connectivity to CSU, surrounding neighborhoods, and the MAX transit line, driving consistent foot traffic and accessibility. The unit provides a functional layout that can be easily adapted for a wide range of retail or customer-facing uses.

On-site parking is available, complemented by ample street parking and nearby public garages, ensuring convenient access for customers and employees alike. This is a rare opportunity to lease a character-rich retail asset in a premier Fort Collins location.

Lease Rate:	\$25.00/SF NNN
NNN's (Est.):	\$11.50/SF
Total SF:	700 SF
YOC:	1978
Parking:	13 Spots Plus On-Street
Zoning:	<u>Downtown District</u> <u>City of Fort Collins</u> 
ADA Accessible:	Yes





SITE PLAN
700 TOTAL SF



CONTACT INFORMATION

NATE HECKEL
Managing Director
+1 970 267 7724
nate.heckel@cushwake.com

TY MASHEK
Senior Associate
+1 303 525 3125
ty.mashek@cushwake.com



772 Whalers Way, Suite 200
Fort Collins, CO 80525
+1 970 776 3900
cushmanwakefield.com

MIKE JENSEN
Owner
+1 970 224 1411
mike@fortcollinsre.com



500 E. Oak Street
Fort Collins, CO 80524