



ASKING RENT

\$16.00/SF base + estimated
\$10.00/SF NNN
Total \$26.000/SF NNN per
month

For LEASE

 3702 Manhattan Ave
Fort Collins, CO 80526

- ✓ Location encourages Work/Life Balance
- ✓ Shower On Site
- ✓ Right Next to Mason Trail
- ✓ In the Heart of Mid Town



Michael D. Campana

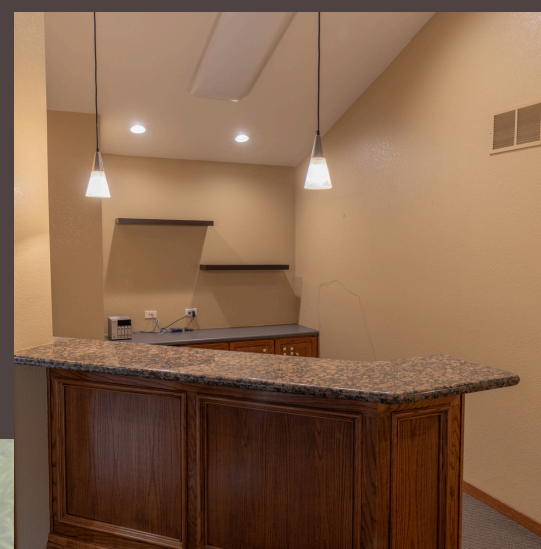
Norther Colorado Realtor

 Cell: (970) - 690 - 3391

 mdcampana@gmail.com

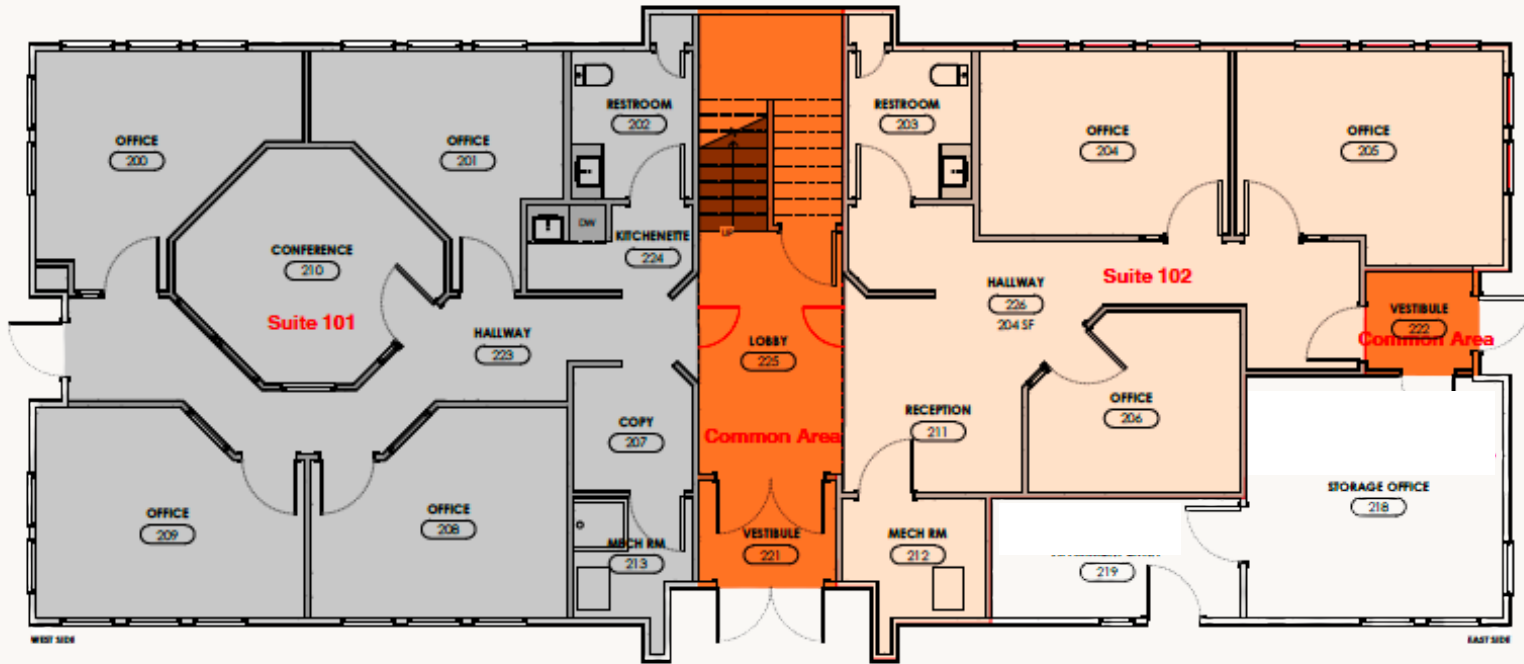


3702 Manhattan



Conveniently located in Mid Town with easy access to College Ave and the Foothills, this well-maintained two-story office building offers 3,994 SF of available space across three suites — two main-level and one second-floor. Tenants have the flexibility to lease one or more individual suites, making it an ideal fit for a wide range of companies. The property features professional finishes throughout and on-site parking. An on-site shower is also available, providing added convenience for employees and supporting a healthy work-life balance.

Main Floor



Suite 101 | Main Floor

1,386 Square Feet

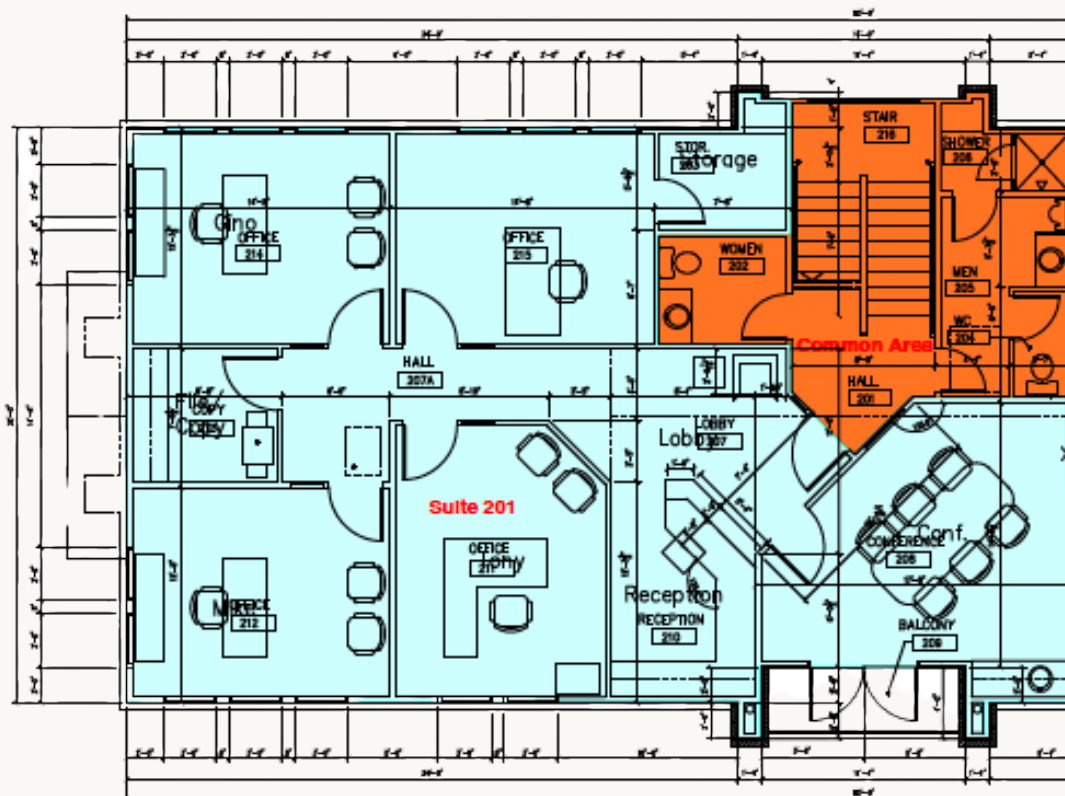
Efficient and professional layout featuring four private offices, a conference room, break room, copy/work room, and private restroom.

Suite 102 | Main Floor

993 Square Feet

Functional suite offering three private offices, reception area, and private restroom.

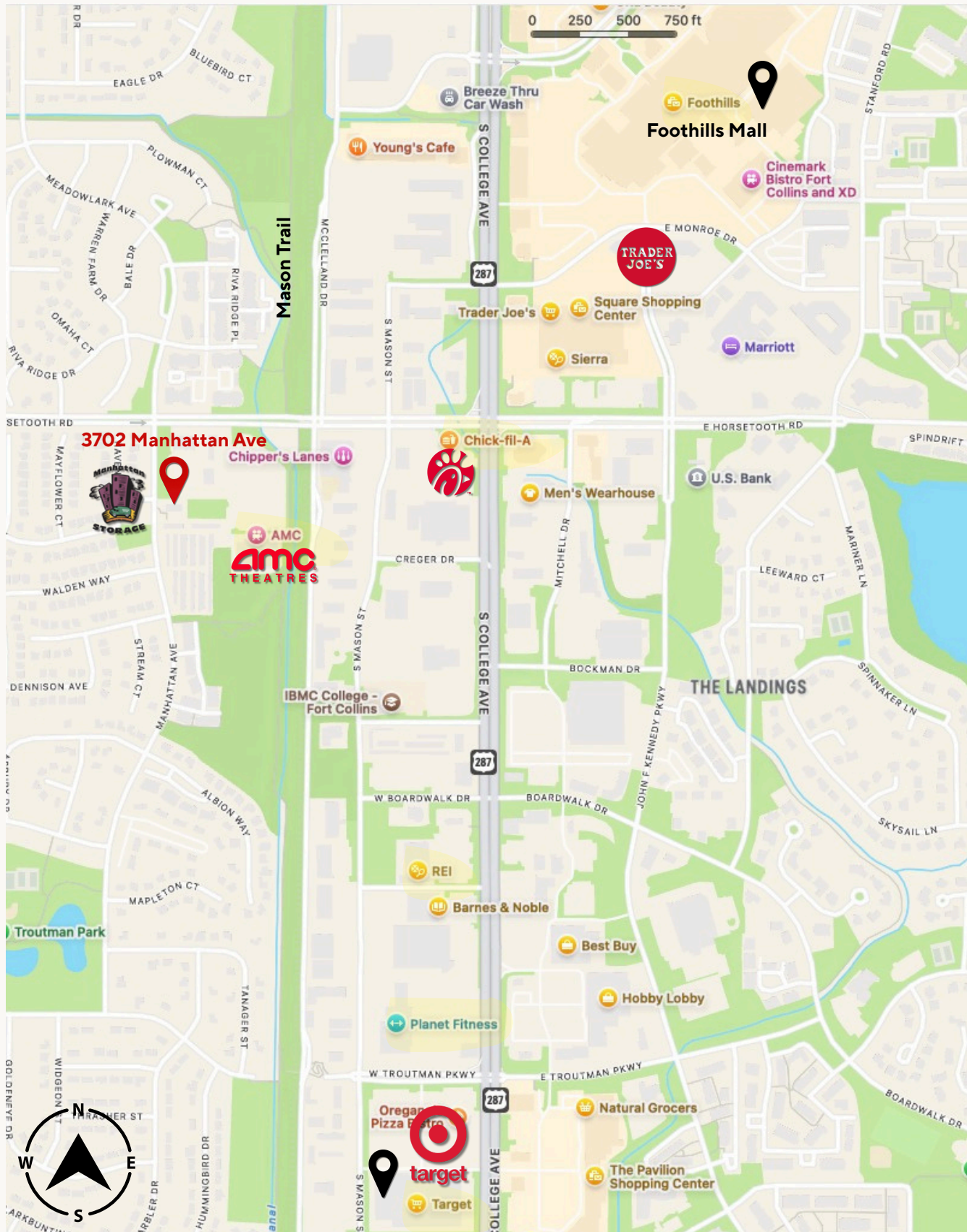
Second Floor



Suite 201 | Second Floor

1,615 Square Feet

Executive-style suite with four offices, reception desk, conference room with break area, private patio, and common area restrooms/shower.



Ideally situated in the heart of Midtown Fort Collins, the property offers exceptional convenience with quick access to everyday amenities and major retail destinations. Located near Foothills Mall, Target, restaurants, and a nearby gas station, the site provides easy options for shopping, dining, and errands throughout the workday. Employees can also enjoy direct access to the Mason Trail within walking and biking distance, supporting an active and balanced work environment.

The information on this property was acquired from sources deemed reliable however we do not warrant its accuracy and recommend that all aspects be independently verified by purchaser. © 2026

