

FOR LEASE

AVAILABLE NOW

1309 & 1311 Mayfly Drive

JULY 2026

Turnkey Class A-quality flex · \$670K+ in existing improvements · Suites 103 & 104 · Montrose, Colorado

±5,504 SF

TWO SUITES COMBINED

~\$6,765

PER MONTH + NNN

\$14.75/SF

PER YEAR + NNN

\$670K+

IMPROVEMENTS IN PLACE

Est. all-in occupancy ~\$21.97 / SF / yr (~\$10,077 / mo both suites) including broker-estimated NNN of \$7.22 / SF.



LISTED BY
Mike Foster, CCIM
970.244.6602
mfoster@cbcwest.com

Kelsay Heath
970.589.0150
kheath@cbcprimeproperties.com

OFFICE

Coldwell Banker Commercial Prime Properties
131 N. 6th Street, Suite 200, Grand Junction, CO 81501
CBCWEST.COM

PROPERTY HIGHLIGHTS

Why 1309 & 1311 Mayfly.

A move-in ready space with completed tenant finishes in an award-winning, 2021 Class A-quality flex building.



SUBMARKET POSITION

The rare Montrose flex space that's already built out — showers, upgraded HVAC, offices, and open volume, ready for the next brand's sign on the door.

1

\$670,000+ already invested

Walk into a finished interior: welcoming foyer, private offices, a ±655 SF program / conference room, therapy room, storage, and upgraded finishes throughout. Most recently operated as a fitness facility.

4

15' clear height with 3-phase power

15' true clear height, 200A of 480/277V 3-phase power per suite plus 400A of 120V service (confirm panel schedule with listing broker), and upgraded HVAC throughout.

2

Three upgraded restrooms with showers

A fixture package most flex space never gets — three finished restrooms including showers, office, supporting wellness, clinical, and ample floor space.

5

Steps from the Connect Trail

A short distance to the walking trail along the Uncompahgre River for jogging, fly fishing, and kayaking. 3 minutes from Montrose Regional Airport and 4 minutes from Downtown.

3

A floorplan that flexes

Two open clear-span halls (±1,623 SF and ±1,321 SF) wrapped by finished support rooms. Non-bearing partitions make reconfiguration simple — open it up, or divide it down.

6

Parking & grade-level loading

Ample surface parking directly at the suite entries with shared campus parking beyond, plus a 12' x 12' grade-level rear roll-up door in each suite.

AN AWARD-WINNING PROJECT



PROPERTY OVERVIEW

\$670K of existing improvements. Move-in ready.

Suites 103 & 104 · 2021-built Class A-quality flex · finished interior with open halls, offices & conference space

Two connected suites in South Flex Building — one of two twin $\pm 27,500$ SF locations on Mayfly Drive — carrying more than \$670,000 in existing tenant improvements. Formerly a fitness facility; now ready for whatever comes next.

The interior delivers a **welcoming foyer**, **private office**, a **± 655 SF program / conference room**, a **therapy room**, **three upgraded restrooms with showers**, storage, and **upgraded HVAC** — wrapped around two open clear-span halls of $\pm 1,623$ SF and $\pm 1,321$ SF. Because the halls are open volume and the partitions non-bearing, the floorplan reconfigures easily for office, clinical, showroom, studio, training, or recreation programs.

Behind the finishes sit industrial bones: **15' true clear height**, a **12' x 12' roll-up door in each suite**, and **200A of 480/277V 3-phase power per suite** plus 400A of 120V service. Take both suites, or lease one and grow into the second.

SUITED FOR · EIGHT SAMPLE USE TYPES

01 Office HQ	02 Medical / Wellness	03 Clinic / PT
04 Showroom + Retail	05 Studio / Creative	06 Training / Education
07 Fitness / Rec	08 Flex / Hybrid	

Zoned I-1 Light Industrial — tenant to verify permitted use and zoning compliance with the City of Montrose.

LEASE RATE · BOTH SUITES

~\$6,765 /mo

+ NNN (est. \$7.22 / SF / yr)

ANNUAL RATE **\$14.75 / SF**

SINGLE SUITE **\$15.75 / SF**

EST. ALL-IN **~\$21.97 / SF**

TERM **Negotiable**

AVAILABILITY **Immediate**

AT A GLANCE (all figures approx.)

TOTAL AVAILABLE
 $\pm 5,504$ SF · 2 Suites

IMPROVEMENTS
\$670K+ Existing TI

RESTROOMS
3 Upgraded · With Showers

OFFICE · CONFERENCE
In Place · ± 311 + ± 655 SF

CLEAR HEIGHT
15' True Clear · Open Halls

DOORS · POWER
12'x12' Roll-Up · 200A 3-Phase / Suite

PARKING
On-Site Surface · Ratio From Broker

HVAC
Upgraded · Refrigerated AC + Heat

ZONING
I-1 · Light Industrial



LISTED BY
Mike Foster, CCIM
970.244.6602
mfoster@cbcwest.com

Kelsay Heath
970.589.0150
kheath@cbcprimeproperties.com

OFFICE
Coldwell Banker Commercial Prime Properties
131 N. 6th Street, Suite 200, Grand Junction, CO 81501
CBCWEST.COM

THE SPACE

Finished, flexible, ready.

Open rooms · offices & conference · three restrooms with showers · 12' x 12' roll-up doors

±2,944

SF · OPEN ROOMS
±1,623 + ±1,321

3

RESTROOMS
Upgraded · with showers

±966

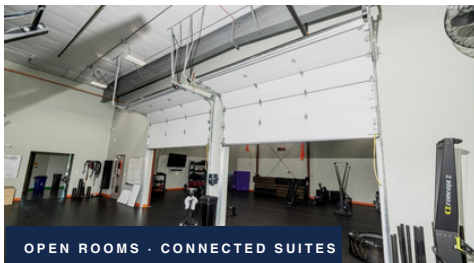
SF · OFFICE + CONF.
±311 office · ±655 program

200A

3-PHASE · PER SUITE
480/277V + 400A 120V



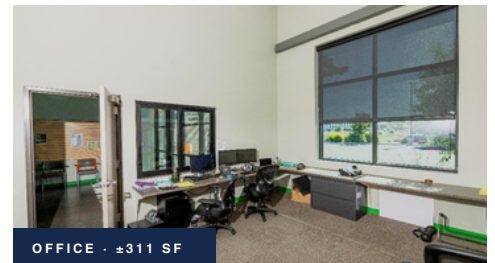
FOYER / RECEPTION · MAIN ENTRANCE · SUITES 103 & 104



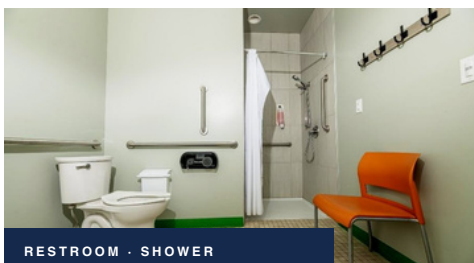
OPEN ROOMS · CONNECTED SUITES



PROGRAM / CONFERENCE · ±655 SF



OFFICE · ±311 SF



RESTROOM · SHOWER



12' x 12' ROLL-UPS · SOUTH

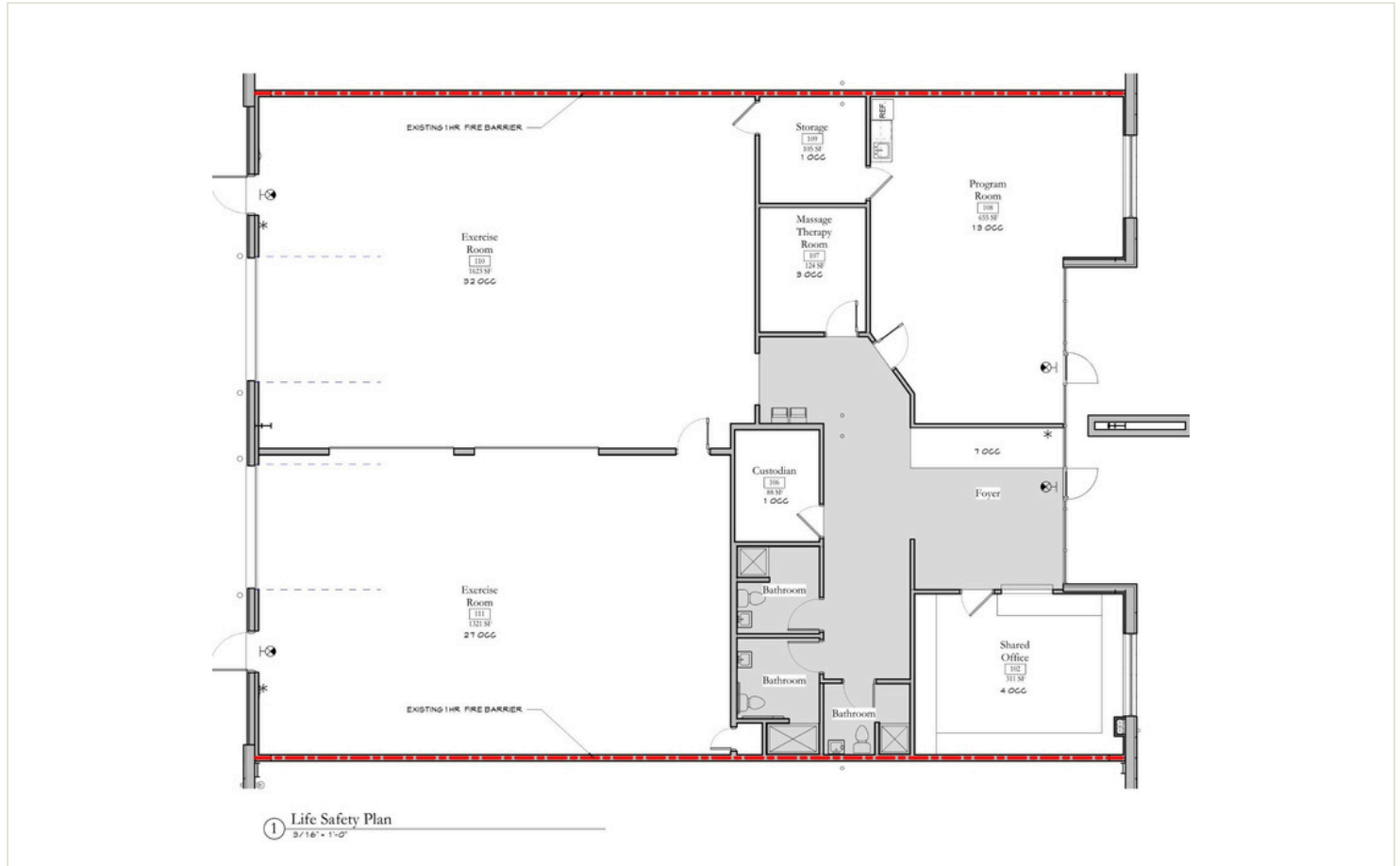


STREET ELEVATION · MAYFLY DR

INTERIOR FLOOR PLAN · AS BUILT

The floorplan.

Permit-set interior plan · suites 103 & 104 combined · non-bearing partitions reconfigure easily



PERMIT-SET PLAN · MOTLEY ARCHITECTURE & DESIGN · ROOM NAMES REFLECT PRIOR FITNESS USE

ROOM SCHEDULE · 01 (PLAN ROOM N°S)

AREA

Open Hall 110	±1,623 SF
Open Hall 111	±1,321 SF
Program / Conference 108	±655 SF
Private Office 102	±311 SF
Foyer / Reception 101	Finished

ROOM SCHEDULE · 02 (PLAN ROOM N°S)

AREA

Therapy / Treatment 107	±124 SF
Storage 109	±105 SF
Custodian 106	±88 SF
Restrooms 103–105	3 · w/ Showers

Fully sprinklered shell, 1-hr demising barriers in place. Halls are clear-span; partitions non-bearing — reconfigure with light TI. Full permit set on request.

Room numbers above are plan-room designations from the permit set — not suite numbers. The suites are 103 (1309 Mayfly Dr) and 104 (1311 Mayfly Dr).

BUILDING PLAN · SOUTH BUILDING F

Suite overview.

Suites 103 & 104 · divisible to single suites · 12' × 12' roll-up doors on the south elevation

±5,504

TOTAL SF
2 suites

\$14.75

BOTH / SF · YR
+ NNN

\$15.75

SINGLE / SF · YR
+ NNN

I-1

Zoning

Light Industrial



MAIN ENTRY · SUITES 103 & 104 · 1309 & 1311 MAYFLY DRIVE

SOUTH BUILDING F · NORTH ELEVATION ENTRY · FORMER FLEXREC SPACE, OPERATED BY MONTROSE RECREATION DISTRICT

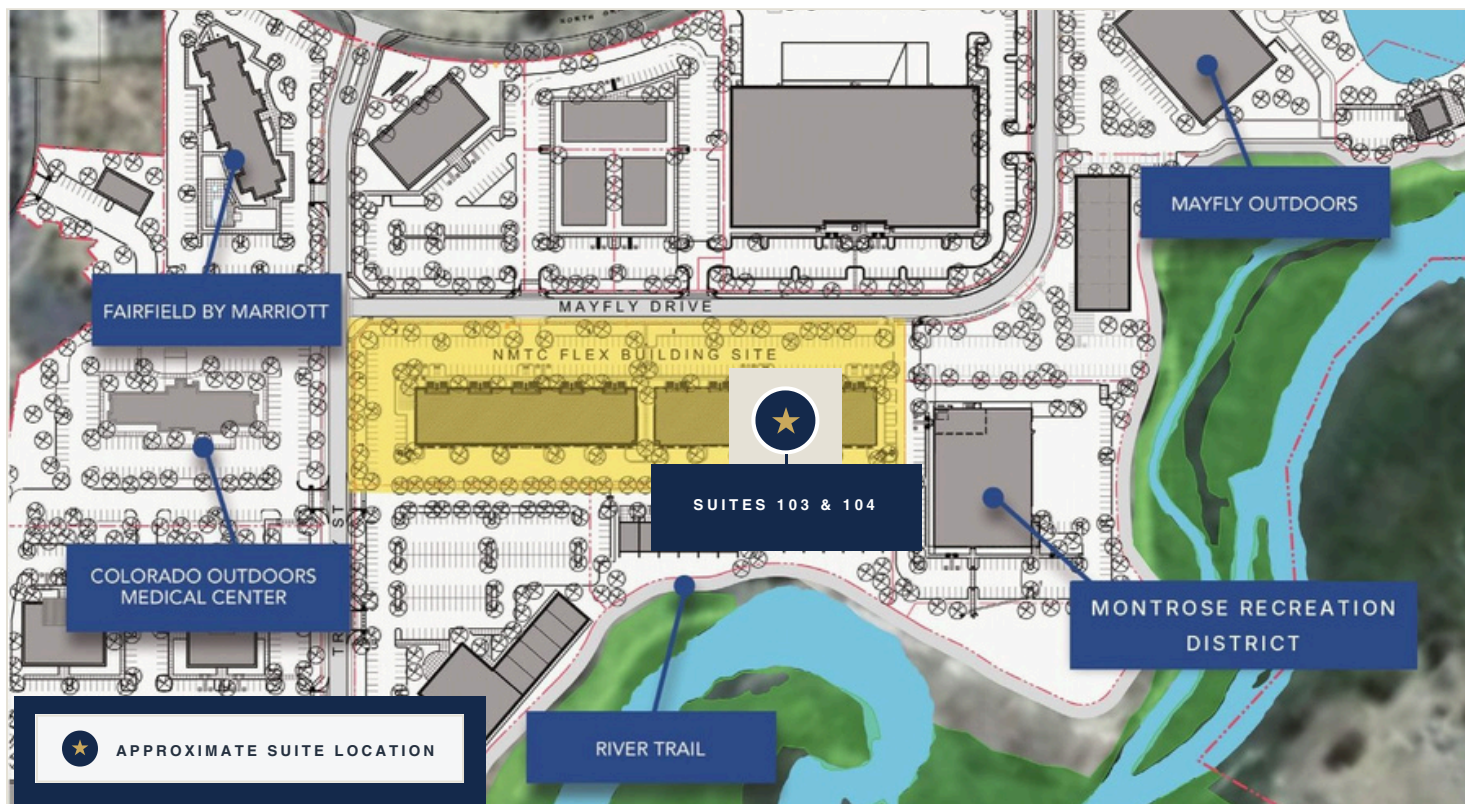
TURNKEY FLEX	ADDRESS	AREA
Suite 103 FLEX	1309 Mayfly Drive	±2,752 SF
Suite 104 FLEX	1311 Mayfly Drive	±2,752 SF
Combined Total		±5,504 SF

Suites 103 & 104 lease together at **\$14.75 / SF + NNN** with all improvements in place, or individually at **\$15.75 / SF + NNN**. Each suite: 12' × 12' roll-up door · 200A 3-phase power. All figures approximate — verify with listing broker.

LOCATION · MASTER SITE PLAN

In the heart of Colorado Outdoors.

Montrose's 165-acre riverfront campus on the Uncompahgre River — a federal Opportunity Zone anchored by the Mayfly Outdoors headquarters.



MASTER SITE PLAN · FLEX BUILDING SITE HIGHLIGHTED · MAYFLY DRIVE

Hotel, medical, recreation, and outdoor-industry neighbors surround the flex site — with the Connect Trail along the Uncompahgre River at the door for walking, jogging, fly fishing, and kayaking. Regional access via US-50 and US-550.

SUBMARKET PROFILE

~20K

Population, City of Montrose

~44K

Montrose County

165 AC

Colorado Outdoors campus

US-50 · 550

Regional highway access

DRIVE TIMES · APPROX.

	Steps
Connect Trail · Uncompahgre	
Montrose Regional (MTJ)	3 MIN
Downtown Montrose	4 MIN
Black Canyon Nat'l Park	25 MIN
Telluride	90 MIN

OFFICE

Coldwell Banker Commercial Prime Properties
131 N. 6th Street, Suite 200, Grand Junction, CO 81501
CBCWEST.COM

EXCLUSIVELY LISTED BY

Schedule a private tour.

Western Colorado's commercial real estate team—with deep flex& industrial bench strength.

**Mike Foster, CCIM**

PRINCIPAL BROKER

DIRECT 970.244.6602

MOBILE 970.433.8374

EMAIL mfoster@cbcwest.com**Kelsay Heath**

BROKER ASSOCIATE

DIRECT 970.243.2896

MOBILE 970.589.0150

EMAIL kheath@cbcwest.comDEAL
ECONOMICS
ESTIMATED

~\$6,765

BASE RENT / MONTH

\$14.75

BASE RENT / SF / YR

~\$7.22

EST. NNN / SF / YR

~\$21.97

ALL-IN / SF / YR ·
~\$10,077 / MO

Tour by appointment.

Available immediately with \$670K+ of improvements in place. Scan to email a tour request, or call Mike direct at 970.244.6602. Full property package, plans, operating-expense detail, and parking counts available on request.



TOUR REQUEST

DISCLAIMER & PHOTO CREDITS · PUBLISHED JULY 2026

Information herein is from sources we believe reliable but is not warranted. Square footage, dimensions, clear height, lot area, power capacity and configuration, improvement values, parking, and operating expense figures are approximate; tenant to verify all measurements, utility capacities, zoning compliance, and intended use with the City of Montrose and listing broker. NNN is a broker estimate only (est. \$7.22/SF/yr) and subject to actual landlord pass-throughs. Lease rates subject to change without notice. Photography and plans © building owner / listing broker; interior plans by Motley Architecture & Design (Montrose, CO). All offers and inquiries to be presented to and through Coldwell Banker Commercial Prime Properties.

LISTED BY
Mike Foster, CCIM
970.244.6602
mfoster@cbcwest.com**Kelsay Heath**
970.589.0150
kheath@cbcprimeproperties.com

OFFICE

Coldwell Banker Commercial Prime Properties
131 N. 6th Street, Suite 200, Grand Junction, CO 81501
CBCWEST.COM