

1305 & 1307

Mayfly Drive

MONTROSE, COLORADO 81401 · COLORADO OUTDOORS



COLDWELL BANKER
COMMERCIAL

PRIME
PROPERTIES

FOR LEASE

AVAILABLE NOW



1305 & 1307 Mayfly Drive

JULY 2026

Turnkey early childhood education center · state-of-the-art commercial kitchen · \$1.5M+ in existing improvements
Units 101 & 102 · **Montrose, Colorado**

±5,590^{SF}

TURNKEY ECE CENTER

\$15.75 /SF

PER YEAR + NNN

Kitchen

COMMERCIAL

\$1.5M+

IMPROVEMENTS IN PLACE

Up to an additional ±5,504 SF available in the adjacent suites — expand into a single contiguous campus. Est. NNN is a broker estimate; tenant to verify all figures. Square footage approximate.



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01 / 08

PROPERTY HIGHLIGHTS

Why 1305 & 1307 Mayfly.

A move-in-ready childhood education center with completed finishes in an award-winning, Class A-quality flex building.



SUBMARKET POSITION

The rare Montrose childcare space that's already built out — classrooms, a commercial kitchen, and secure play, ready for the next operator to open the doors.

1 Turnkey childcare — \$1.5M+ invested

Walk into a licensed-ready interior: finished classrooms with built-in casework, cubbies, and durable flooring; a welcoming reception; offices; and a break room. Most recently operated as Bright Beginnings.

2 State-of-the-art commercial kitchen

A full commissary-grade kitchen most childcare spaces never get — a Kitma range and VC-44G convection oven under a Type-I hood, three-compartment and prep sinks, and ample stainless work surface for on-site meal prep.

3 Purpose-built classrooms & play

Bright, high-volume rooms for infant, toddler, and preschool ages — themed learning centers, natural light, restrooms in-room, and a secure entry with fenced outdoor play.

4 On the Uncompahgre River & trail

Steps from the Connect Trail and river frontage for daily walks, plus the Colorado Outdoors flex park at the door. 3 minutes from Montrose Regional Airport, 4 from Downtown.

5 Adjacent to the new MRD Field House

Directly next to the Montrose Recreation District's new Community Field House — a rare co-location with regional recreation, programming, and family foot traffic.

6 Room to grow — up to ±5,504 SF more

Lease the center as-is, or expand into the adjacent suites for a single contiguous campus of up to ±11,094 SF. Grade-level loading and ample surface parking at the entries.



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PROPERTY OVERVIEW

\$1.5M of improvements. Move-in ready.

A turnkey early childhood education center in the Colorado Outdoors flex campus — carrying more than \$1.5 million in existing tenant improvements. Formerly Bright Beginnings @ Colorado Outdoors; now ready for the next operator.

The interior delivers a welcoming reception/foyer, multiple finished classrooms for infant, toddler, and preschool ages, a state-of-the-art commercial kitchen, offices, a break room, and in-room and supporting restrooms — wrapped around a secure entry and a fenced outdoor play area. Casework, cubbies, sinks, and durable finishes are already in place.

Because the building is Class A-quality flex, the plan adapts easily. Run it as childcare, or reconfigure for medical, wellness, clinical, training, or office use. Up to **±5,504 SF** is available in the adjacent suites — take the center alone, or expand into a single contiguous campus of up to **±11,094 SF**.

The setting is the differentiator: directly on the **Uncompahgre River and Connect Trail**, at the Colorado Outdoors flex park, and **adjacent to the Montrose Recreation District's new Field House**.

SUITED FOR · SEVEN SAMPLE USE TYPES

01
Childcare / ECE

02
Preschool /
Montessori

03
Medical /
Wellness

04
Clinic / Therapy

05
Training /
Education

06
Studio /
Enrichment

07
Office HQ

LEASE RATE · UNITS 101 & 102

\$15.75 /SF

MONTHLY (EST.) ~\$7,336 / mo + NNN

EXPANSION SPACE Up to **±5,504 SF**

TERM Negotiable

AVAILABILITY Immediate

AT A GLANCE (all figures approx.)

TOTAL AVAILABLE
±5,590 SF · Units 101 & 102

IMPROVEMENTS
\$1.5M+ Existing TI

KITCHEN
Commercial · Hooded · Turnkey

CLASSROOMS
Infant · Toddler · Preschool

OUTDOOR
±2,850 Secure Fenced Play Area

EXPANSION
Up to ±5,504 SF Adjacent

PARKING
On-Site Surface · At Entry

ZONING
I-1 · Light Industrial



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THE SPACE

Finished, flexible, ready.

Classrooms · commercial kitchen · secure entry & play · reception, offices & break room

Turnkey
move-in ready**Commercial**
hooded · on-site meal prep**Multi-Age**
Classrooms infant · toddler · preschool**\$1.5M+**
already in place

COMMERCIAL SPACE · UNITS 101 & 102



CLASSROOM · LEARNING CENTERS



COMMERCIAL KITCHEN



FRONT PARKING - ENDCAP



FLEX PARK · REAR ELEVATION



CLASSROOM · TODDLER



CLASSROOM · PRESCHOOL

INTERIOR FLOOR PLAN · AS BUILT

The floorplan.

Units 101 & 102 · childcare build-out with classrooms, commercial kitchen, secure entry & conference



AS-BUILT PLAN · ROOM NAMES & SQUARE FOOTAGE

ROOM SCHEDULE · 01

Preschool Room	113 · 115
Transitional Pre Room	109
Toddler Room	103
Commons	119
Secure Entry	101

ROOM SCHEDULE · 02

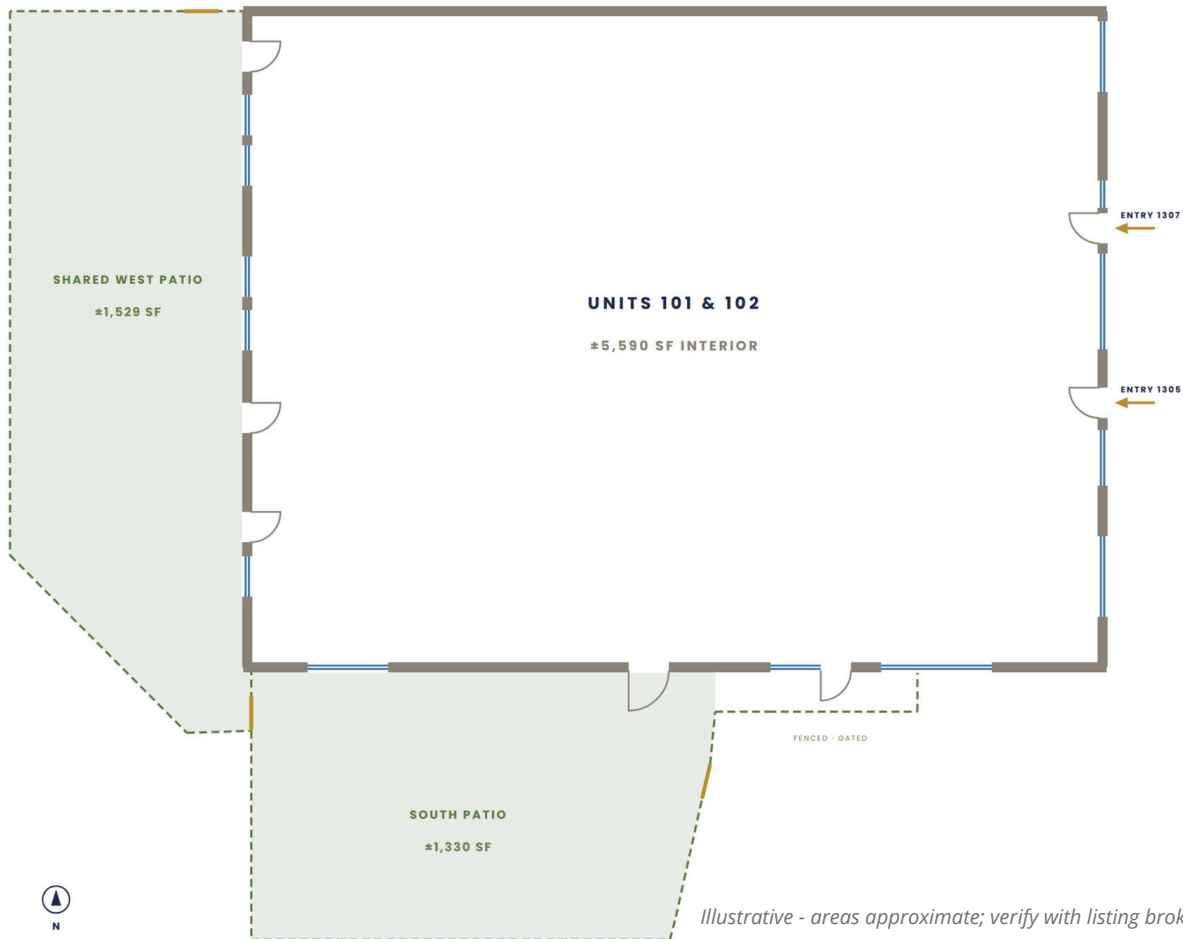
Commercial Kitchen	116
Conference Room	102
Office #1 · #2	104 · 105
Break Room	106
Restrooms	108 · 110 · 112 · 118

Room numbers and occupancy counts are as-built designations from the prior childcare build-out — not suite numbers. The suites are Unit 101 (1305 Mayfly Dr) and Unit 102 (1307 Mayfly Dr).

EXTERIOR SITE PLAN · AS BUILT

The site plan.

Total fenced outdoors ±2,850 Square feet .

*Illustrative - areas approximate; verify with listing broker.*

BUILDING PLAN · COLORADO OUTDOORS FLEX

Suite overview.

Units 101 & 102 · turnkey childcare center · up to ±5,504 SF of adjacent expansion space

±5,590

units 101 & 102

\$15.75

+ NNN

±5,504

adjacent, available

I-1 ZONING

light industrial



FLEX PARK & RIVER TRAIL · ADJACENT TO THE MRD FIELD HOUSE · MAYFLY DRIVE

COLORADO OUTDOORS FLEX · ADJACENT TO THE NEW MONTROSE RECREATION DISTRICT FIELD HOUSE

TURNKEY CHILDCARE	ADDRESS	AREA
Unit 101 ECE	1305 Mayfly Drive	±2,752 SF
Unit 102 ECE	1307 Mayfly Drive	±2,838 SF
Patio		±2,850 SF
Combined Total		±8,440 SF
+ Expansion Available		±5,504 SF

Units 101 & 102 lease together at **\$15.75 / SF + NNN** with all childcare improvements in place — classrooms, commercial kitchen, secure entry, and outdoor play.

Need more room? **Up to ±5,504 SF** is available in the adjacent suites for a single contiguous campus of up to **±11,094 SF**. All figures approximate — verify with listing broker.

LOCATION · COLORADO OUTDOORS CAMPUS

In the heart of Colorado
Outdoors.

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



Recreation, medical, hospitality, and outdoor-industry neighbors surround the site — with the **Connect Trail** along the Uncompahgre River at the door for walking, jogging, fly fishing, and kayaking, and the Colorado Outdoors flex park just outside. The center sits **directly next to the Montrose Recreation District's new Community Field House**.

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.

MRD Field House	Adjacent
Connect Trail · River	Steps
Montrose Regional (MTJ)	3 MIN
Downtown Montrose	4 MIN
Black Canyon Nat'l Park	25 MIN
Telluride	90 MIN

EXCLUSIVELY LISTED BY

Schedule a private tour.

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



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Tour by appointment.

Available immediately with **\$1.5M+ of improvements in place** — turnkey classrooms, a commercial kitchen, and secure play, adjacent to the new MRD Field House. Scan to email a tour request, or call Mike direct at **970.244.6602**. Full property package, plans, and expansion-space detail 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, improvement values, parking, licensing, and operating expense figures are approximate; tenant to verify all measurements, utility capacities, zoning compliance, childcare licensing, and intended use with the City of Montrose, the State of Colorado, and listing broker. NNN is a broker estimate and subject to actual landlord pass-throughs. Expansion space (±5,504 SF) subject to availability. Lease rates subject to change without notice. Photography © building owner / listing broker. All offers and inquiries to be presented to and through Coldwell Banker Commercial Prime Properties.