

PROFESSIONAL OFFICE SPACES AVAILABLE

FOR LEASE or SALE

409 MASON COURT, #121, #123 & #127
FORT COLLINS, CO 80521



For more information:

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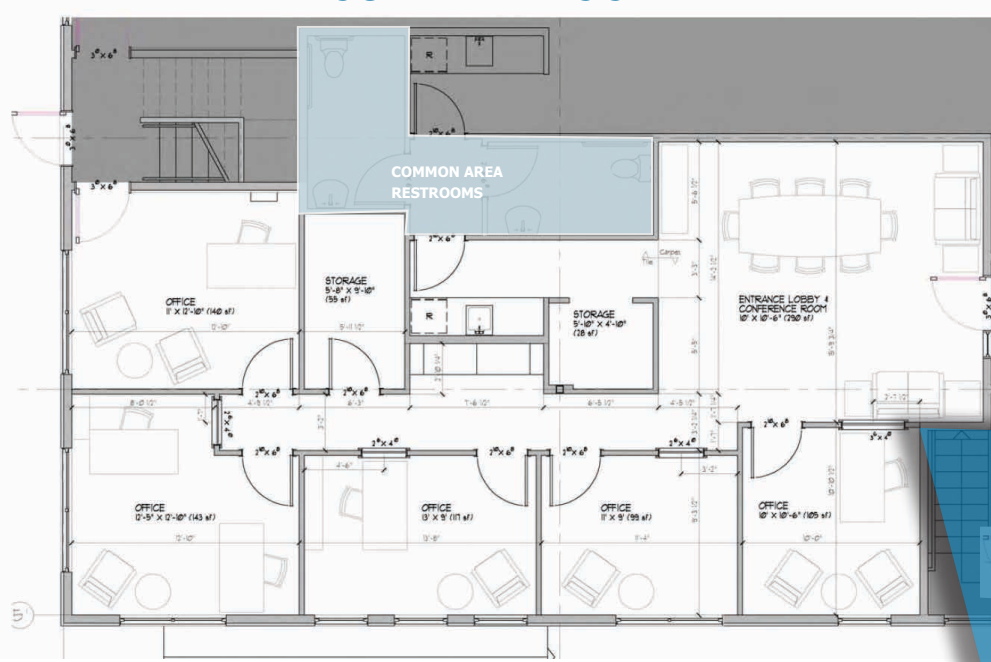
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PROPERTY DETAILS & FLOOR PLAN

409 MASON COURT, UNIT 121, FORT COLLINS, CO 80521



CURRENT FLOOR PLAN



Nicely finished first floor office condo in Downtown Fort Collins within the Mason Street North office park. Available space includes five private offices, conference area/large reception area, storage space, private kitchenette and shared restroom.

*Floor plan is a conceptual approximation and is not to scale.

FOR LEASE OR SALE

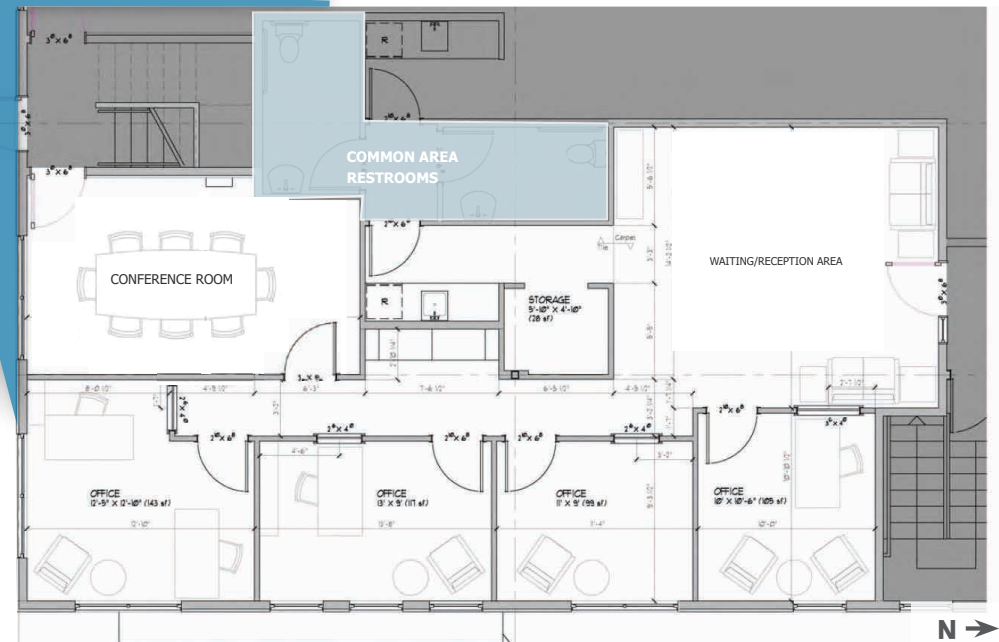
AVAILABLE: 1,360± SF

LEASE RATE: \$19.00 / SF NNN (NNN'S estimated at \$10.13/SF).

SALE PRICE: Negotiable

PARKING: One (1) assigned underground parking stall for this unit. Surface parking is available on a first come, first served basis.

ALTERNATIVE FLOOR PLAN



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UNIT 121 PHOTOS



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PROPERTY DETAILS & FLOOR PLAN

409 MASON COURT, UNIT 123, FORT COLLINS, CO 80521



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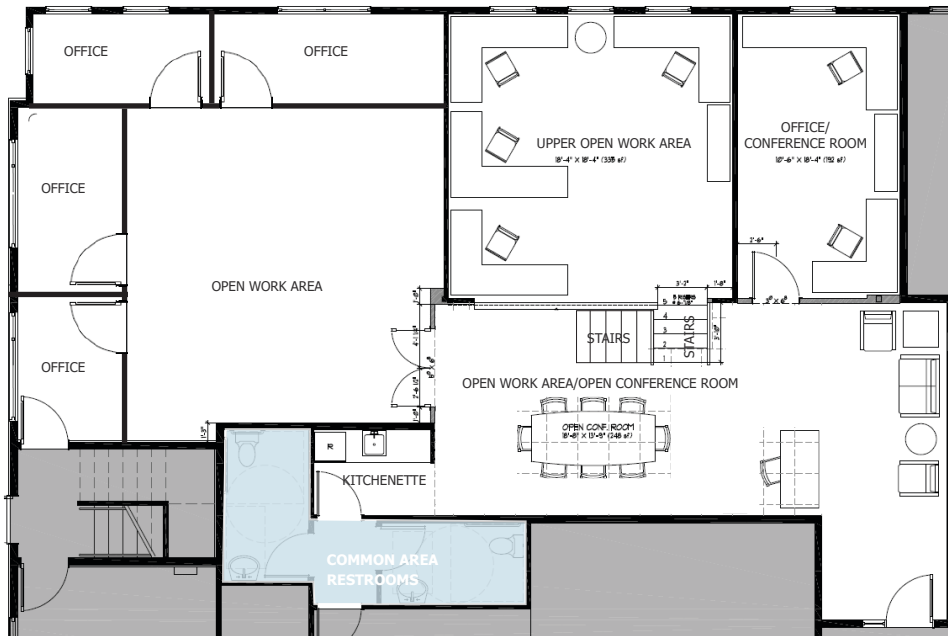
AVAILABLE: 1,934± SF

LEASE RATE: \$15.00 / SF NNN for first 12 months of lease term, market lease rate thereafter. (NNN'S estimated at \$10.39/SF).

SALE PRICE: Negotiable

PARKING: One (1) assigned underground parking stall for this unit. Surface parking is available on a first come, first served basis.

FLOOR PLAN



Nicely finished first floor office condo in Downtown Fort Collins within the Mason Street North office park. Available space includes four private offices, one large private office/conference room, three large open workspace areas, lobby/reception area, private kitchenette and shared restroom.



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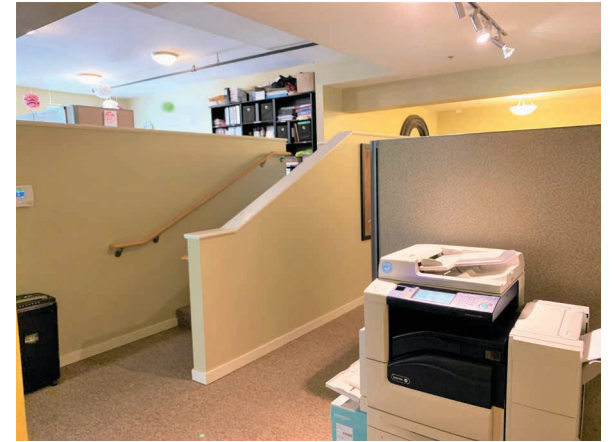
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UNIT 123 PHOTOS



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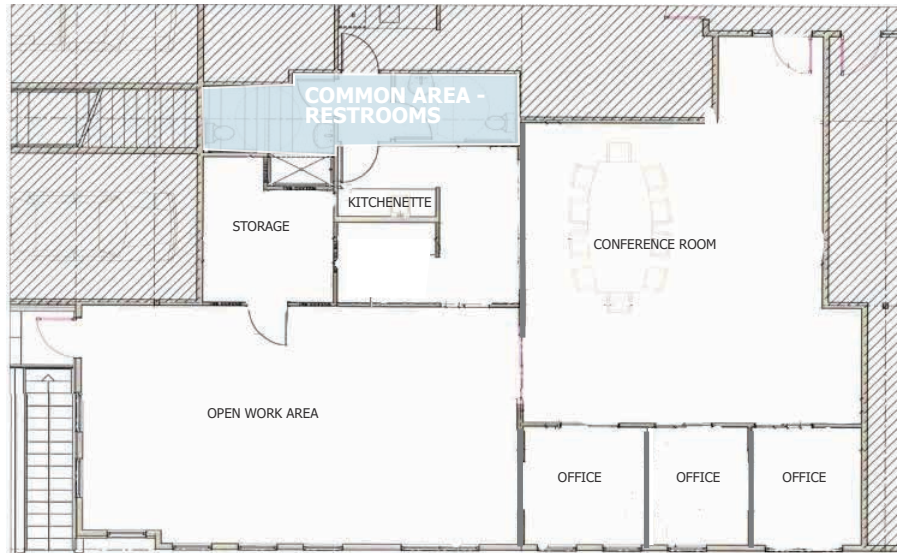
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PROPERTY DETAILS & FLOOR PLAN

409 MASON COURT, UNIT 127, FORT COLLINS, CO 80521



FLOOR PLAN



*Floor plan is a conceptual approximation and is not to scale.

Nicely finished first floor office condo in Downtown Fort Collins within the Mason Street North office park. Available space includes three private offices, conference room, large open work area, storage space, private kitchenette and shared restroom.

FOR LEASE OR SALE

AVAILABLE: 1,879± SF

LEASE RATE: \$19.00 / SF NNN (NNN'S estimated at \$10.28/SF).

SALE PRICE: Negotiable

PARKING: One (1) assigned underground parking stall for this unit. Surface parking is available on a first come, first served basis.



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UNIT 127 PHOTOS



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LOCATION MAP



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EXECUTIVE SUMMARY

NEARBY EMPLOYERS:

OtterBox, The City of Fort Collins, Larimer County, Colorado State University, Spirae, First National Bank building, Key Bank tower, In-Situ, New Belgium Brewery, Odell's Brewing, and more.

NEARBY RESTAURANTS:

Beau Jo's Colorado Style Pizza, Rodizio Grill, Silver Grill Cafe, Austin's American Grill, Union Bar & Soda Fountain, Ginger and Baker, The Rio Grande, The Melting Pot, and many more.

NOTABLE FORT COLLINS EMPLOYERS

Advanced Energy Industries	Intel
Anheuser Busch	Larimer County
Banner Health Colorado	Madwire/Marketing 360
Broadcom Ltd.	New Belgium Brewing Co.
City of Fort Collins	OtterBox
Colorado State University	Poudre School District
Columbine Health Systems	Qualfon
Comcast	University of Colorado Health
Good Samaritan Society	Woodward, Inc.
Front Range Community College	
Hewlett Packard	

Source: 2019 Book of Lists; Bizwest and Northern Colorado Economic Alliance

MARKET DATA:

Northern Colorado Trade Area:

Northern Colorado's trade area consists of approximately 845,000 people (within 30 miles of I-25 & US 34) and is known nationally for its high quality life. Home to Colorado State University and University of Northern Colorado, the region's population is largely young and well educated, with a diverse workforce.

City of Fort Collins:

Fort Collins, with a population of approximately 171,000 is known nationally for its high quality life. Home to Colorado State University with more than 33,000 students and approximately 6,700± employees. Colorado State University is a significant employer and contributes greatly to the vibrancy of the local economy by providing jobs, and an educated, well compensated, workforce.

Fort Collins is consistently recognized on "top" and "best" of lists:

- Ranked No. 6 for "Best Housing Markets for Growth and Stability": SmartAsset - June 2020
- 2nd Best Cities for Small Business Owners: ValuePenguin - Feb 2017
- No. 4 Community in Overall Well-Being, 2014-2015: Gallup Healthways - Feb 2016
- No. 14 Best-Performing City: Miliken Institute - Dec 2015
- Top 3 Digital City: Govtech.com - Nov 2015
- Top 10 Best Metros for Female Entrepreneurs: Forbes - Oct 2015
- Ranked No. 4 Next Top 10 Cities for Tech Jobs: Fast Company - Jul 2015
- Ranked No. 9 of 2015's "Top 10 Healthiest Cities": Livability.com - Apr 2015
- No. 3 "50 Best College Towns to Live in Forever" list: College Ranker - Mar 2015
- No. 1 In The Country By Let's Move! For Healthy Efforts: National League of Cities - Sep 2014
- 10 Great College Towns to Retire To: Kiplinger - Sep 2014
- America's Most Satisfied City: Time - May 2014

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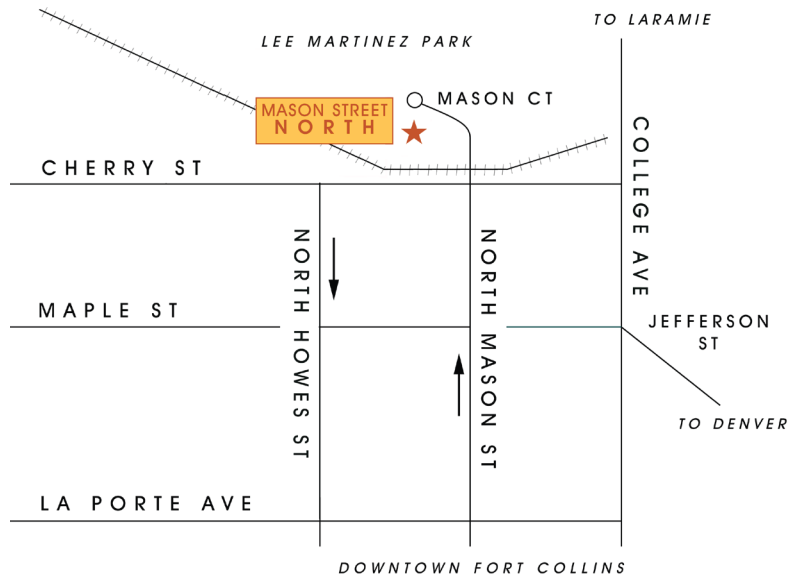
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LOCATION INFORMATION

Downtown Fort Collins (or “Old Town” as it is affectionately known) is a vibrant commercial district and the City’s art, cultural and entertainment center. Downtown is home to the City’s 2,500 seat Performing Arts Center, the City Library, the local museum, and a variety of smaller theaters, music venues, art galleries, and public festivals.

Downtown Fort Collins is home to numerous community events that bring people together from all over Northern Colorado and beyond. Some of these events include: New West Fest, Tour de Fat, Taste of Fort Collins, Brewfest, Old Town Car Show, Fort Collins Jazz Experience, Oktoberfest, Girls Night Out, First Night Fort Collins, Greek Festival, Holiday Parades, various 5k runs, and concerts.

Its solid employment base includes Colorado State University, both the City of Fort Collins and Larimer County government centers, the County Courthouse, and a concentration of professional offices.



Located at the north terminus of the [Mason Street Transportation Corridor](#), or Max, a bus rapid transit route running from Old town to Harmony Road, and adjacent to Lee Martinez Park, this location is excellent for users looking for close proximity to Old Town amenities (natural and man-made). Tenants and owners at Mason Street North can walk to one of the many restaurants or retailers in Old Town, utilize the MAX, or enjoy the natural beauty of Lee Martinez Park, which encompasses 89.56± acres of land with bike and pedestrian trails running along the Cache la Poudre River.

Immediately east of Mason Street North sits the Fort Collins Museum of Discovery, a 47,000± sq. ft. museum which opened in 2012. The Property is also located just blocks from the Larimer County Courthouse and City of Fort Collins Administrative and Planning & Zoning buildings. Mason Street North truly combines the best of both worlds with its close proximity to dining, shopping, and employment; in addition to the breathtaking natural areas just north of the property.



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