

LEE MARTINEZ PARK
89+/- ACRES

PROFESSIONAL OFFICE SPACE AVAILABLE

MASON STREET NORTH CONDOS

AVAILABLE:
680± SF
1ST FLOOR

FORT COLLINS
MUSEUM
OF DISCOVERY

AVAILABLE:
1,238± SF
1ST FLOOR

ADDITIONAL
PARKING

CHERRY STREET

MASON COURT



Representative:

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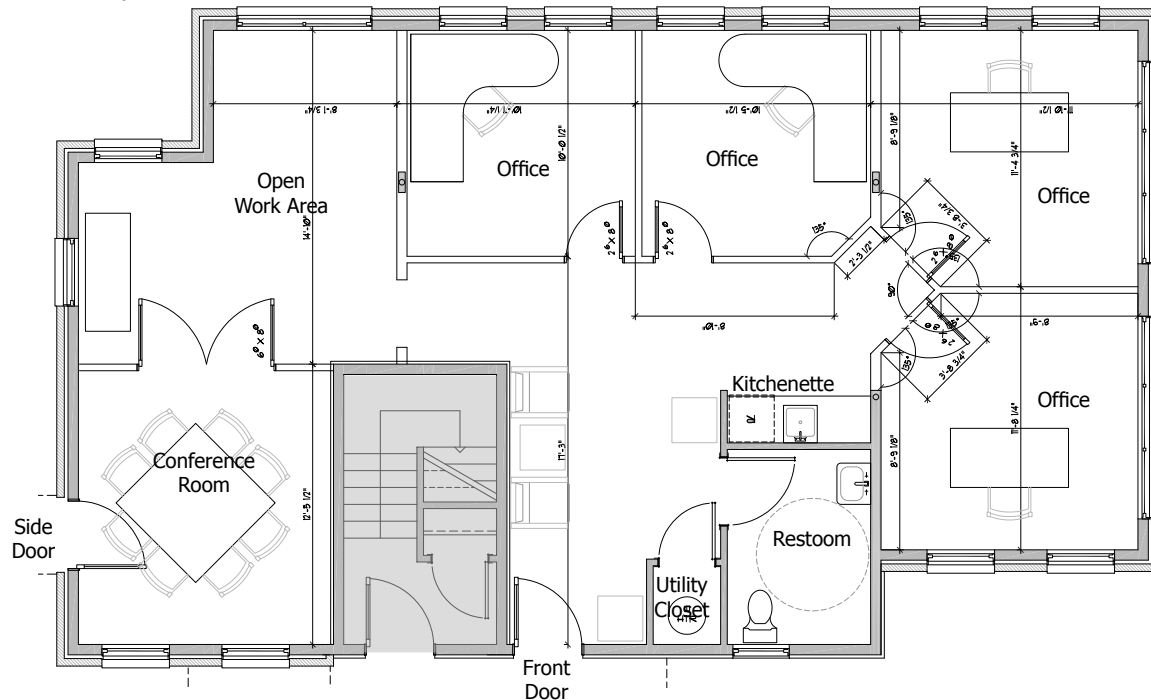
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FOR LEASE - 401 MASON COURT, UNIT 101, FORT COLLINS, CO 80521

- AVAILABLE:** 1,238± SF
- LEASE RATE*:** \$18.00 / SF NNN (NNN'S estimated at \$9.76 / SF).
- AMENITIES:** Private restroom and kitchenette with shared outdoor patio area.
- PARKING:** Surface parking is available on a first come, first served basis.

Nicely finished, first floor, office condo in Downtown Fort Collins within the Mason Street North office park. Available space provides four private offices, conference room, open work area, waiting area, private restroom and kitchenette. Directly to the north of Dazbog Coffee, with patio seating area between unit and coffee shop.



*Floor plan measurements are approximate and is not to scale.



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FOR LEASE - 405 MASON COURT, BUILDING B, SUITE 115B, FORT COLLINS, CO 80521

AVAILABLE: 680± SF

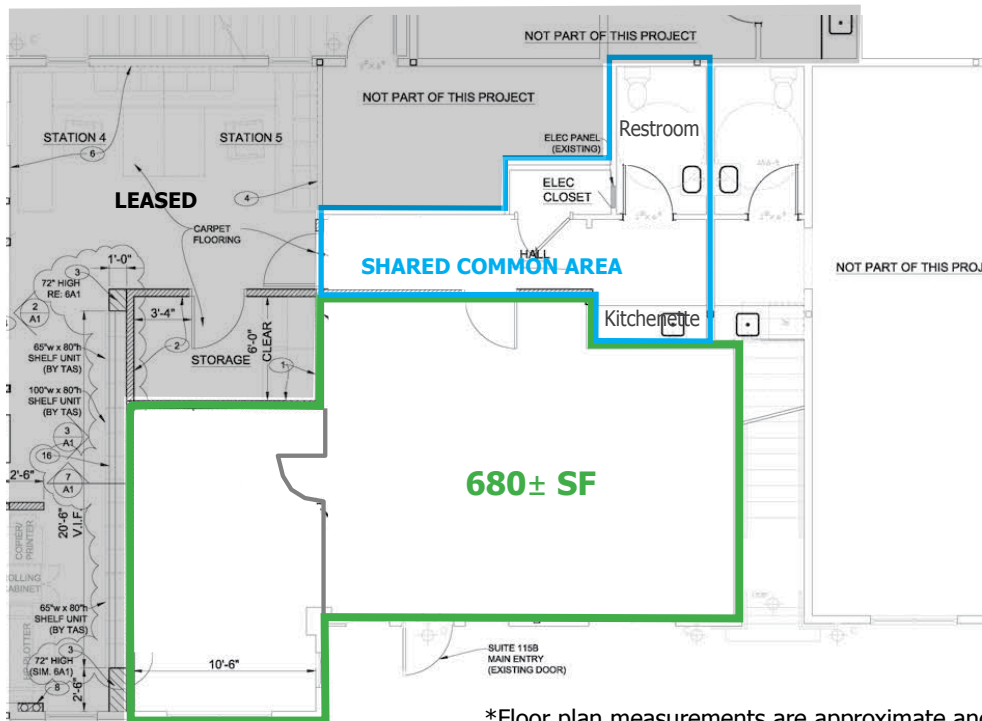
LEASE RATE*: \$1,750/month

(*This is a gross lease rate. Tenant is responsible for pro rata share of gas and electric).

SHARED AMENITIES: Restroom and kitchenette shared with adjacent tenant.

PARKING: Surface parking is available on a first come, first served basis.

Nicely finished, first floor, office condo in Downtown Fort Collins within the Mason Street North office park. Available office provides an open floor plan, one private office and shared common restrooms.



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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, Old Chicago Pizza, Rodizio Grill, Silver Grill Cafe, Austin's American Grill, Bisetti's Italian Restaurant, The Rio Grande, The Melting Pot, and many more.

MAJOR EMPLOYERS

| | | | |
|---------------------------|-------|------------------------------|-------|
| Banner Health Colorado | 5,096 | Qualfon | 800 |
| Broadcom Ltd. | 1,500 | State Farm Insurance | 1,300 |
| Colorado State University | 6,701 | Univ. of Colorado Health | 5,400 |
| Hach | 800 | Univ. of Northern Colorado | 1,600 |
| Hewlett Packard | 1,490 | Vestas Blades A/S | 2,400 |
| JBS Swift & Company | 3,688 | Wal-Mart Distribution Center | 895 |
| Larimer County | 1,639 | Weld County | 1,500 |
| OtterBox | 854 | Weld County School District | 2,800 |
| Poudre School District | 4,305 | Woodward, Inc. | 1,475 |

Source: BizWest 2017 Book of Lists

Market Data:

Northern Colorado Trade Area:

Northern Colorado's trade area consists of approximately 540,000 people 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 157,000 is known nationally for its high quality life. Home to Colorado State University with more than 31,000 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:

- **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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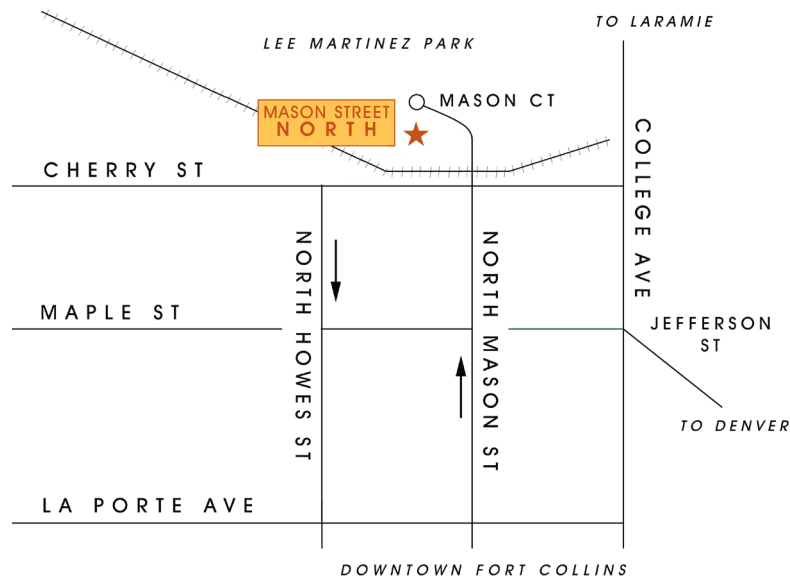
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LOCATION INFORMATION

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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