



FOR SALE

405 Mason Court. Unit 113

FORT COLLINS, CO 80524



Luxury Office Condo Suite for Sale

THE OFFERING

Executive Summary

Offering Summary

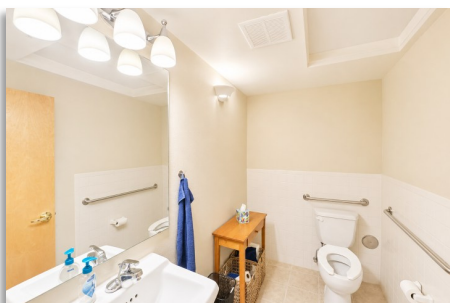
- Unit 113 is 870 SF.
- \$326,250 or \$375 per SF.
- Year of construction was 2005.
- Available to occupy now.
- The floor plan includes open workspace, and a spacious conference room or large private office, storage room, and kitchenette.



Mason Street North Condos is ideally situated near the river and surrounded by scenic walking and bike paths. The property offers easy access to outdoor recreation and peaceful natural surroundings including patio meeting space. Located directly across from a park, the setting creates a unique balance of professional convenience and relaxed atmosphere, making it an inspiring place to work and meet with clients.

This thoughtfully designed professional office suite features an abundance of natural light, modern finishes, and a flexible layout, the space combines functionality with a warm, contemporary aesthetic.

The floor plan includes open workspace, and a spacious conference room or large private office, storage room, and kitchenette. This turnkey office space delivers a polished, professional environment ready for occupancy now and in one of the area's most desirable and walkable locations.





Northern Colorado Front Range

Situated against the Rocky Mountains to the west and Wyoming to the north, Northern Colorado and Weld and Larimer counties are known for a culture of innovation and entrepreneurial spirit among a set of diverse industries. Consistently ranked nationally as one of the best places to live, work and pursue lifelong learning, this region is a thriving hub of both commerce and culture. The diverse employment base makes Northern Colorado a prime area for business and industry growth. Northern Colorado's top industry clusters include: agriculture, bio/life sciences, business services, energy, and manufacturing.

Interstate 25 is the main corridor providing access to the entire Northern Colorado region. Major cities include Loveland, Greeley, Fort Collins, Longmont, Boulder and the northern suburbs of Denver. Numerous smaller communities surround the area. Interstate 25 is rated by the Colorado Department of Transportation as the busiest highway in the state. Local media have reported that the current traffic count on I-25 between Longmont and Fort Collins is approximately 68,000 vehicles per day, or almost 25 million a year.

Source: choosecolorado.com



CONTACT

405 Mason Court. Unit 113

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