

**RE/MAX**  
COMMERCIAL

FOR SALE

405 Mason Court, Units 111 & 113

FORT COLLINS, CO 80524



Two Luxury Office Condo Suites for Sale

### Offering Summary

- Two suites for sale in Mason Street North. Can be sold individually or together as they are easily contiguous.
- Unit 111 is 1,572 SF and Unit 113 is 870 SF for a total of 2,442 SF
- Unit 111 is priced at \$589,500. Unit 113 is \$326,250 or both sold together for \$915,750 (\$375 per SF).
- Unit 111 has 2 lower level parking spaces, 18 and 19, and a separate storage space near the rear of the unit.
- Year of construction was 2005.
- Available to occupy October 1, 2026.



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.

These thoughtfully designed professional office suites feature an abundance of natural light, modern finishes, and flexible layouts, the space combines functionality with a warm, contemporary aesthetic.

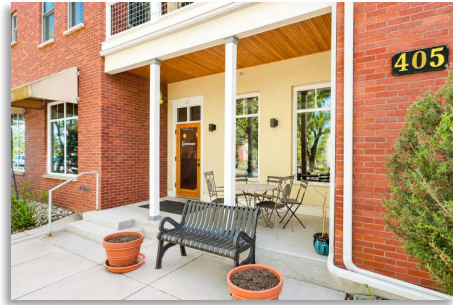
The floor plans include multiple private and semi-private workspaces, spacious conference and meeting rooms, inviting lounge and reception areas, built-in shelving and storage solutions, kitchenette with bar top, executive restroom with a shower, and a private patio. This turnkey office space delivers a polished, professional environment ready for occupancy October 1, in one of the area's most desirable and walkable locations.

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Unit 111

## SITE PHOTOS



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Unit 113

## SITE PHOTOS



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### REGIONAL INFORMATION

# Location Overview



### 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](http://choosecolorado.com)



CONTACT

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