

Recently Constructed Office Space For Lease or Sale in Old Town

Lee Martinez Park

MASON STREET
NORTH

Available



**Last available
commercial condo
within Mason
Street North!**

**405 Mason Court, Building B, Suite 115,
Fort Collins, Colorado 80521**

Available for Lease:

Suite 115:	800± sf - 2,154 ± sf
Lease Rate:	\$10.00 - \$12.00 psf NNN
NNN Exp. (Est.):	\$6.82 psf
T.I. Allowance:	\$25 psf (Lease only)

Available for Sale: 2,154± sf

Sale Price: \$387,720 ("as-is")

Parking: Surface parking is available based upon tenant's pro rata share of building. One additional underground parking space available per suite.

Nearby Employers: The City of Fort Collins, Larimer County, Colorado State University, First National Bank building, Key Bank tower, In-Situ, New Belgium Brewery, Odell's Brewing, & others.

Nearby Restaurants: Old Chicago, Beach House Grille, Ingredient Restaurant, Austin's American Grill, Bisetti's, The Rio Grande, The Melting Pot, & others.



For more information contact:

Ryan Schaefer | ryans@chrislandcommercial.com
Jake Hallauer | jakeh@chrislandcommercial.com

T: (970) 663-3150

www.ChrislandCommercialRealEstate.com

Executive Summary



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:

With a population of over 160,000 people that includes adjoining county neighborhoods, [Fort Collins](#) is the largest City in Northern Colorado and home to Colorado State University (25,011 students). Due to such qualities as its natural beauty, world-class park and trail systems, a technology job base, and stable economy, Fort Collins has received many national accolades, recently including:

- No. 5 Best Place for Business and Careers by [Forbes Magazine](#) (2011).
- No. 5 Most Educated City by Census Bureau's American Community Survey (12/2010)
- No. 6 Best Place to Live by [Money Magazine](#) (2010).
- No. 2 Best Place for Business and Careers by [Forbes Magazine](#) (03/2009).
- No. 7 Best Mid-sized Metro Area in the Nation by [Bizjournals.com](#) (02/2009).
- No. 10 Best-Educated City in America by [Forbes Magazine](#) (11/2008).
- Top 20 Places to Thrive by [Best Boomer Towns](#) (02/2009).

Location Information:

Downtown
Fort Collins:

Considered the "heart and soul of Fort Collins", the Downtown (or "Old Town" as it is affectionately known) is a vibrant commercial district and the City's art, cultural and entertainment center. As a major regional attraction, it draws from as far away as Laramie, Wyoming and Colorado's Eastern Plains.

Its solid employment base includes both the City of Fort Collins and Larimer County government centers, the County Courthouse, the City's financial district, and a concentration of professional offices, including architects and attorneys.

Downtown is home to the City's 2,500 seat Performing Arts Center, the City Library and a variety of smaller theaters, music venues, art galleries, and public festivals. About one-half mile to Colorado State University, Downtown has become the City's melting pot for people of all ages and incomes to experience. Its variety of restaurants and unique shopping, coupled with its exciting activities, historic character and charm make Downtown a favorite area destination and an excellent place to work.



Annual Downtown
Events:

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: Brewfest, Old Town Car Show, Fort Collins Jazz Experience, New West Fest, Tour de Fat, Oktoberfest, Taste of Fort Collins, Girls Night Out, First Night Fort Collins, Greek Festival, Holiday Parades, various 5k runs, and concerts.

Area Retailers/
Restaurants:

The Rio Grande Mexican Restaurant, Nordy's, Old Chicago, Beach House Grille, The Cupboard, Bisetti's Restaurant, Sonny Lubick Steakhouse, Rodizio Grill, Gelazzi, Stuff: A Burger Bar, Hu Hot Mongolian Grill, Advanced Eyecare, Ace Hardware, Safeway, Sports Authority, and The Melting Pot.

Area Employment:

As the home to a major university and with a diverse mix of employers, the City of Fort Collins has held up very well in this economic environment. Area employers added over 1,000 jobs in 2008. (*Source: www.fcchamber.com*)

A sample of some of the area's major employers includes Colorado State University (6,249), Agilent Technologies (600), Anheuser Busch (700), Hewlett Packard (3,100), Intel (424), Poudre Valley Health (4,435), Woodward Governor (994), City of Fort Collins (1,589), Larimer County (1,730), New Belgium (345), Advanced Energy (500), In-Situ (81), LSI Logic (185), Center Partners (1,600), Columbine Health Systems (1,355), Avago Technologies (650), and Advanced Micro Devices (167). (*Source: www.ncbr.com, July 16-29, 2010*)

Location:

Located at the north terminus of the planned [Mason Street Transportation Corridor](#), a \$72 million bus rapid transit route, 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, 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 future home of the 43,000 square foot Fort Collins Museum of Discovery, a \$24 million project scheduled to open in spring 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.





Building Information:

Address: 405 Mason Court, Building B, Suite 115, Fort Collins, Colorado 80521

Available for Lease: One core & shell office condo.

Suite 115: 800± to 2,154 ± sf

Lease Rate: \$10.00 - \$12.00 psf NNN

NNN Exp. (Est.): \$6.82 psf. Includes common area maintenance, property taxes, property insurance, water trash removal and security services. Suites are individually metered for gas and electric, and these services are the responsibility of the tenant.

T.I. Allowance: \$25 psf (Lease only), subject to satisfactory review of tenant's financials.

Available for Sale: 2,154± sf

Sale Price: \$387,720 ("as-is")

Parking: Surface parking is available based upon tenant's pro rata share of building. One additional underground parking space available per suite.



9/2/2011 - 2:10:27 PM

Mason Corridor work begins downtown

By NCBR staff

FORT COLLINS - Initial work to convert Mason Street to a two-way road between Laurel Street and Maple Street will begin on Tuesday, Sept. 6, in preparation for the long-awaited Mason Corridor rapid transit project.

Conversion will take place over several phases during the next 10 months, and will involve both the city of Fort Collins and the Burlington Northern Santa Fe Railroad.

In the first phase, expected to be complete by Oct. 31, underground communication conduits will be installed. These will carry the data transmission lines needed to convert city traffic lights and BNSF Railway signals to two-way traffic operations as well as power lines for the MAX Bus Rapid Transit system.

MAX will operate in an exclusive transit-only roadway for the majority of the corridor, providing service every 10 minutes, according to plans that have been on the city's books since 2000. The planned opening date for MAX service is now May 2014.

Conduit work will occur along Mason Street at and between the intersections of Laurel, Myrtle, Mulberry, Magnolia, Olive, Oak, Mountain, Laporte, and Maple, with affected streets occasionally reduced to one lane. According to the city's engineering department, major traffic delays are not expected, but pedestrian detours will be necessary.

Once the conduits are installed, the next phases of the project will install railroad and traffic signal facilities, reconstruct the railroad tracks, and adjust road striping.

Mason Street is the only one-way street in downtown Fort Collins; adjacent Howes Street was converted to two-way operations in June 2009.

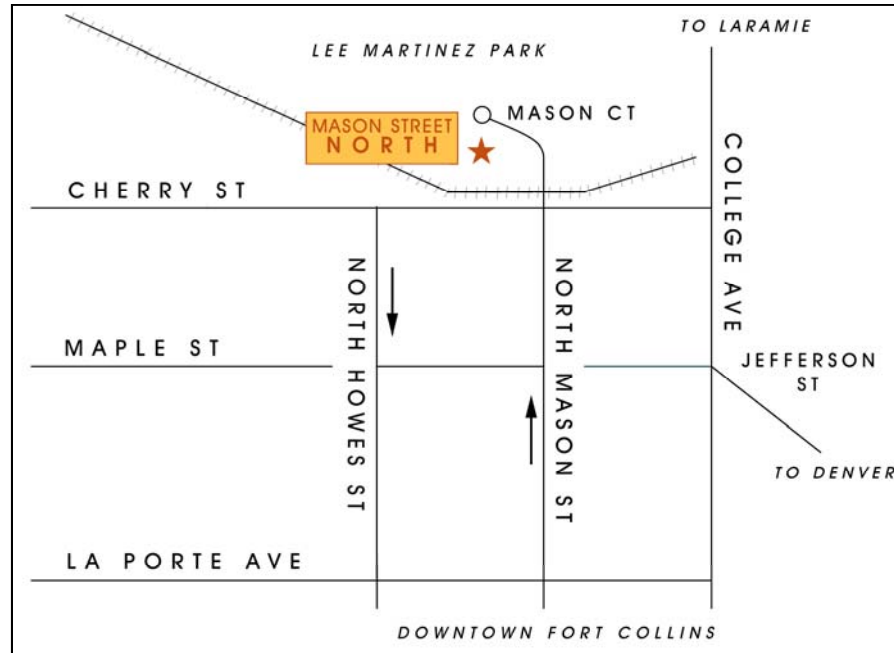
The five-mile, \$87 million Mason Corridor will eventually link major destinations and activity centers from Cherry Street on the north to south of Harmony Road. It includes a new bicycle and pedestrian trail as well as the MAX. Plans also call for future regional transit connections to link to MAX.

The project is funded 80 percent by the Federal Transit Administration. The remaining 20 percent is available from the City of Fort Collins, Downtown Development Authority, CSU/Colorado State University Research Foundation, and Colorado Department of Transportation.

More information on the Mason Corridor is available at fcgov.com/mason.

Northern Colorado
**BUSINESS
REPORT**

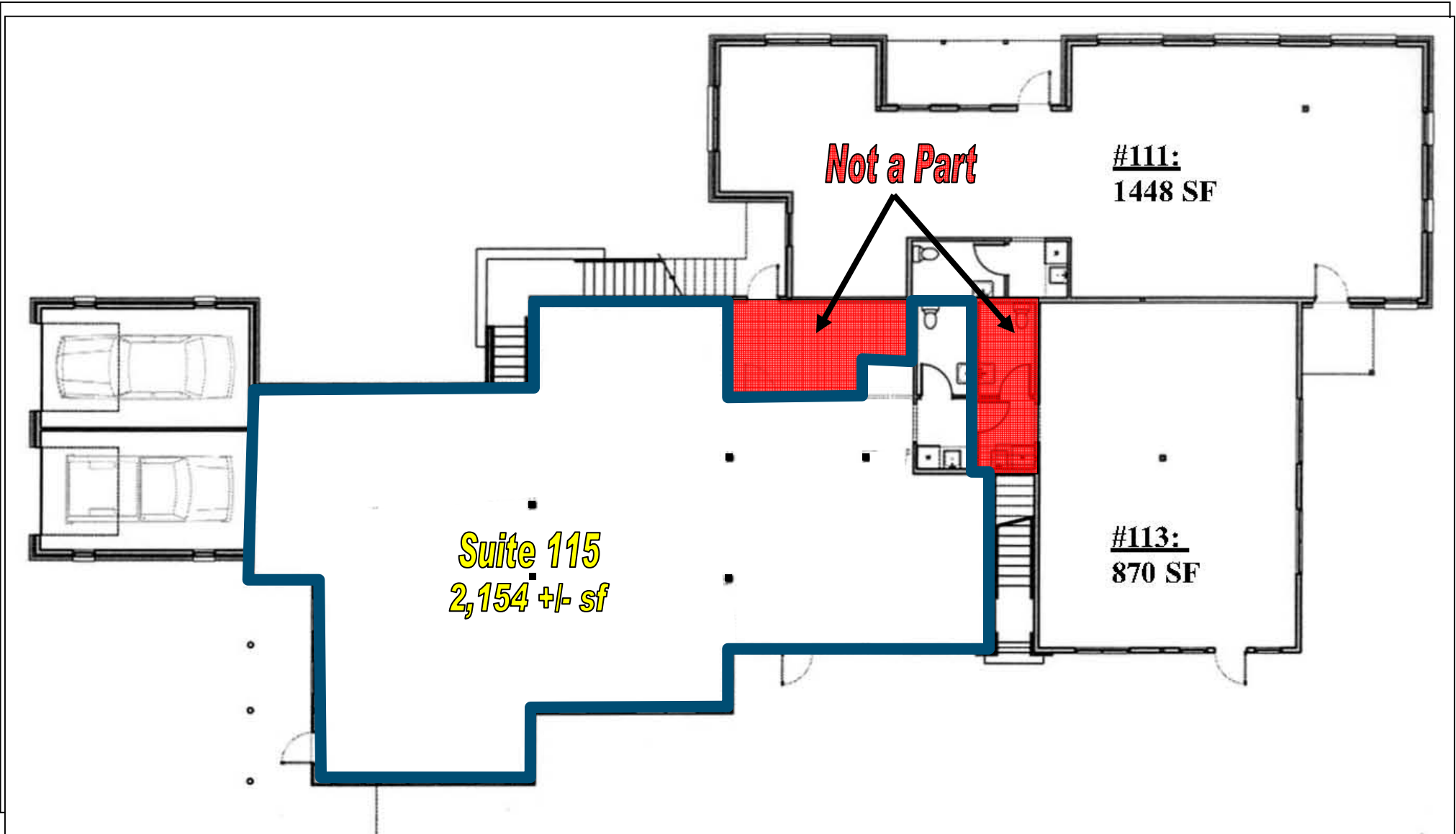
Exterior Pictures



Floor Plan



405 Mason Court, Building B, Fort Collins, Colorado



Suite 115
2,154 +/- sf

Not a Part

#111:
1448 SF

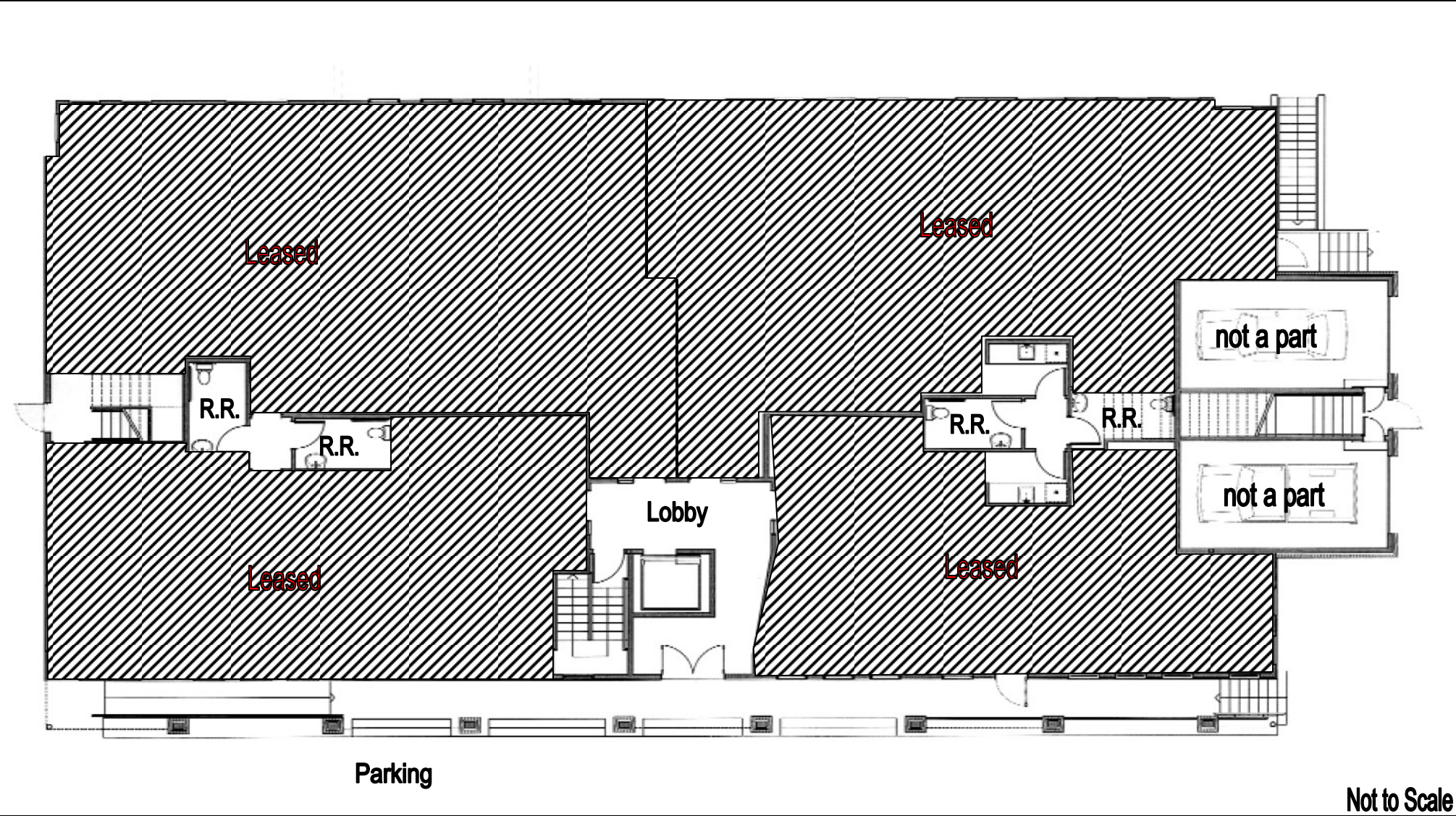
#113:
870 SF



Floor Plan



409 Mason Court, Building C, Fort Collins, Colorado



Not to Scale



Surrounding Area



- Mason Street Corridor**
- Poudre River Trail**