



409 MASON CT.  
FORT COLLINS, CO 80524

| Suite | Space Available | Lease Rate | NNN Rate   |
|-------|-----------------|------------|------------|
| 123   | 1,934 SF        | \$17.00/SF | \$12.14/SF |
| 127   | 1,879 SF        | \$17.00/SF | \$12.13/SF |

*2 SPACIOUS UNITS AVAILABLE IN PROFESSIONAL OFFICE BUILDING*

- Centrally located within walking distance of Downtown Fort Collins
- Suite 123 consists of 3 offices, 2 conference rooms, kitchenette, storage, and shared restrooms
- Suite 127 consists of 5 offices, large open spaces, kitchenette, storage, and private restrooms
- One private parking spot per unit in covered garage
- Located along bike/walking trail
- Available now





# SUITE 123 PHOTOS





# FLOOR PLAN - SUITE 123



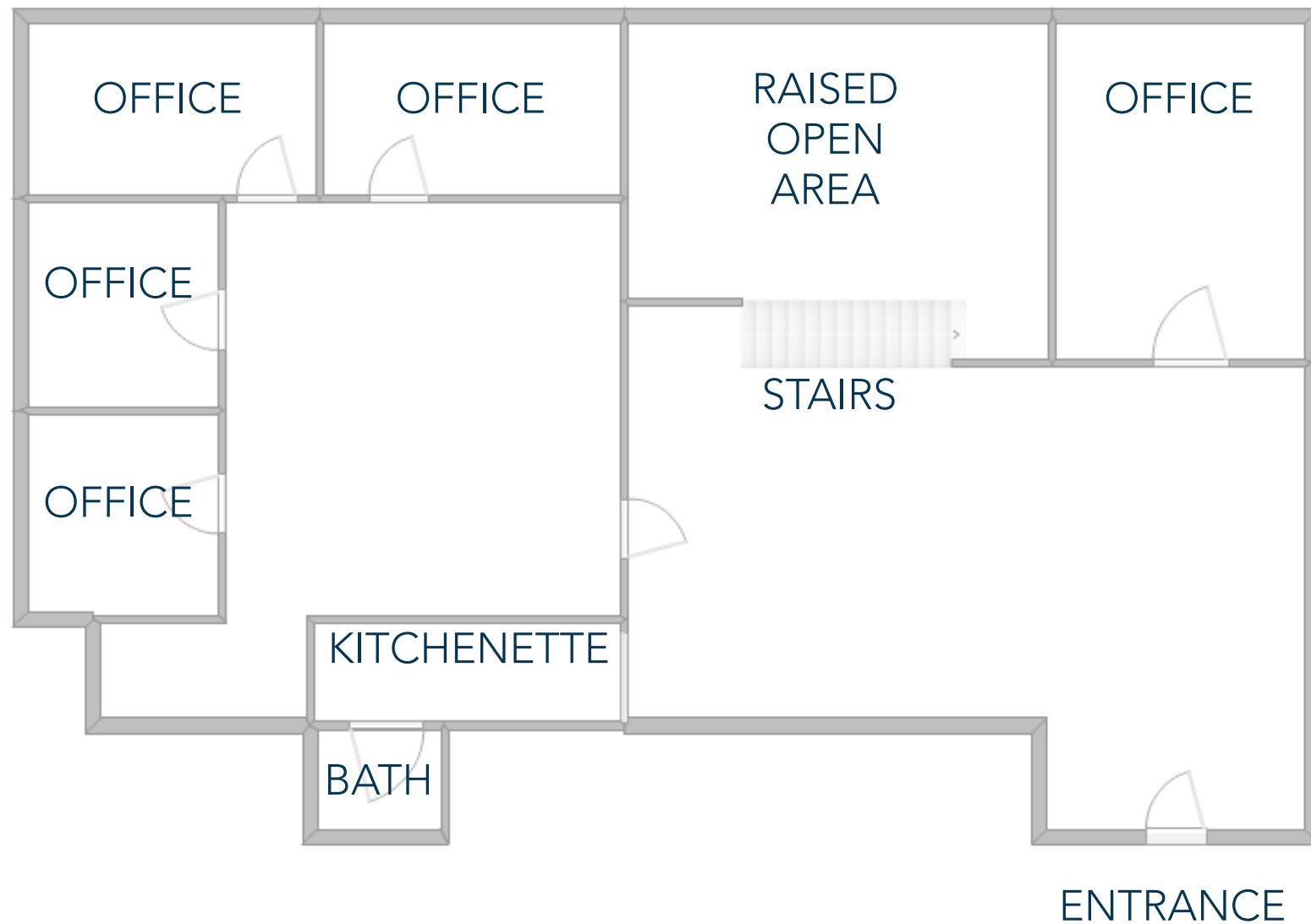


# SUITE 127 PHOTOS





# FLOOR PLAN - SUITE 127

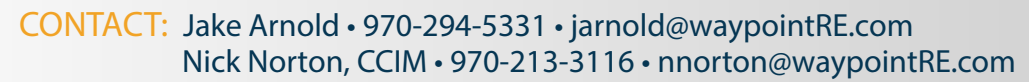




# AERIAL PROPERTY PHOTOS







JAKE ARNOLD / NICK NORTON, CCIM