

**524 Village Green Dr**  
Mason City, IA 50401

**CENTURY 21**  
Preferred

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**MLS# 240716**



**\$399,000**

**3,055 Sqft**

Spatial Designs Office Park for Sale or Lease. A phenomenal Office Building with very unique and upscale features. This office complex is virtually self-sustaining on Energy Usage. The Energy consumption is over 99% self-produced. 3055 sq ft office building. Unique features include Solar Panel Energy System, Wind Turbine Energy System, Boardroom/Tornado Rated Shelter Room, rated to 250 MPH winds, with 8" reinforced walls/12" concrete roof. Building has all LED lighting, zoned In-floor heat, energy efficient windows/doors, superinsulated. Large reception area, huge executive office/meeting room, 2 additional spacious offices and the conference/ board room. Bonus-2 private entrance rentable single room office spaces. One stall garage. With 2.17 Acres, room for future expansion and additional buildings. A First Class office complex on Mason City's West Side. Featured in national magazines, for its innovative features. Lease Terms- \$8.50/sq.ft. lease/\$5.00 NNN CAM. Total \$13.50/sq.ft.



**Roger Flieth**

Phone: (641) 420-5635

Century 21 Preferred

Office: (641) 424-9400

For full listing details, please scan:

