

**FOR IMMEDIATE RELEASE**

**ATTENTION:** Newsroom

**STORY:** Ownership Explores Adaptive Reuse for Mason City Office Building

**FROM:**

SVN | CREATE  
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On behalf of ownership, representatives from SVN | CREATE, in West Des Moines, Iowa have been engaged to find the highest and best use for the six-story, single-tenant office building in downtown Mason City, Iowa as Heath Bullock, Managing Director of SVN | CREATE explains. SVN | CREATE is the listing broker for the property and actively seeking buyers and tenants for the structure located at 111 W State Street, Mason City. Future occupiers will likely be some combination of senior housing, medical and professional office.

It has been reported that over the last four years the building went through extensive upgrades and remodels. Highlights to the multi-million-dollar upgrades include lighting, security, air flow, heating and cooling, as well as roof and building envelope.

Senior housing developers have expressed the most interest to date with multiple looking at the building, as SVN | Create's senior housing specialist, Jennifer Espeland explains. "The proximity to medical services and cultural amenities in a very walkable neighborhood makes this a great location for an active or independent type of senior community. The surrounding population is aging, and preliminary research shows there is demand for additional units in the area."

"We expect continued interest from service-based businesses that demand a quality product with access to a good labor pool.", says Patrick Graham, Advisor, with SVN | CREATE. He went

on to tell how SVN | CREATE's team has received favorable feedback from the City of Mason City's development office in support of finding a new owner and/or financial incentives.

"We are excited to be part of this project in Mason City", Bullock adds. Mason City is a strong and active regional trade area with city leadership that has aggressively reinvented and redeveloped their popular downtown business and entertainment district with projects such as Willow Creek River Walk (River City Reno Project), and the new Talon's Housing Project. These amenities are exactly what regional and local residents demand and enjoy in rural Iowa, Bullock acknowledges.

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