

13,680 SF PROFESSIONAL OFFICE

IN THE HEART OF MASON CITY'S ESTABLISHED MEDICAL CORRIDOR



01 / LOCATION SERIES

IMMEDIATE MEDICAL DISTRICT



SURROUNDED BY ESTABLISHED HEALTHCARE USES

- 1

MERCYONE
1501 4th Street SW
Rehabilitation • Home Medical Shop
Occupational Health
- 2

IOWA SPECIALTY CLINIC
Westbrook Office Park • 520 S Pierce Avenue
Iowa Specialty Clinic • Suite 107
Synergy Physical Therapy • Suite 224
Grady Counseling • Suite 213
United Way • 204 / Schwarck Agency • 202
Principal Securities / Brent Willis • 212
- 3

MercyOne Dermatology Care
1421 4th Street SW
- 4

MercyOne Women's Health + Internal Medicine
1631 4th Street SW, Suite 114B
- 5

Optometry + hearing
422 S Pierce Avenue
Dr. Mike Korthals OD & Associates
Audibel Hearing Centers • Suite 101
- 6

WALGREENS
1251 4th Street SW • Pharmacy landmark
- 7

Radiologists of North Iowa
1416 6th Street SW • Listed business office
Physical occupancy not independently confirmed.
- 8

Active Family Chiropractic
1315 6th Street SW
- 9

Jon L. Hardinger DDS
1339 6th Street SW
- 10

Iowa Vocational Rehabilitation
600 S Pierce Avenue

Imagery: Esri / Maxar / Earthstar. Hospital: ≈0.37 mi straight-line; owner Google Maps pedestrian route: 0.5 mi / 10 min. No footprint or parcel boundary shown.

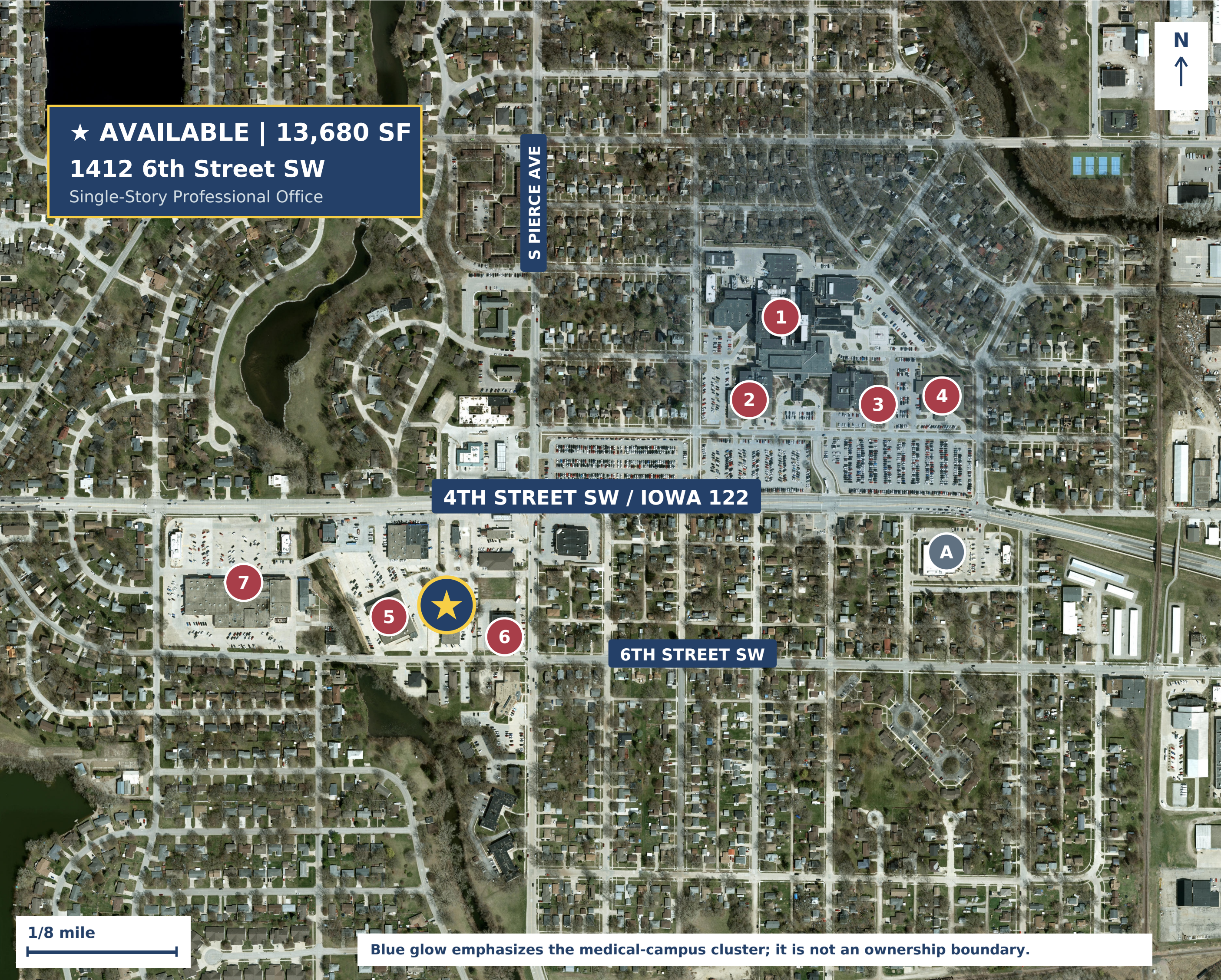
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02 / LOCATION SERIES

REGIONAL MEDICAL ANCHOR



The subject and the MercyOne North Iowa campus

- 1

MercyOne North Iowa Medical Center
1000 4th Street SW | ≈0.37 mile
Hospital, emergency and cancer-care anchor.
- 2

Forest Park medical offices
1010 4th Street SW | ≈0.31 mile
Family Medicine — 120 • OB/GYN — 220
Family Medicine Residency — 340
Forest Park Pharmacy
- 3

MercyOne Mason City Health Plaza
250 S Crescent Drive | ≈0.40 mile
Cardiology • ENT / allergy • GI • General surgery
Neurology • Orthopedics • Pain management
Plastic surgery • Podiatry • Psychiatry • Urology
Hearing Associates — Suite 100
- 4

Mason City Surgery Center
990 4th Street SW | ≈0.45 mile
Ambulatory surgery on the hospital campus.
- 5

MercyOne at 1501 4th Street SW
Immediately west of the subject
Rehabilitation • Home medical • Occupational health
- 6

Iowa Specialty Clinic / Westbrook
520 S Pierce Avenue
Multispecialty clinic, therapy and counseling.
- 7

MercyOne Women's Health + Internal Medicine
1631 4th Street SW, Suite 114B

A Hy-Vee Drugstore | 875 4th Street SW

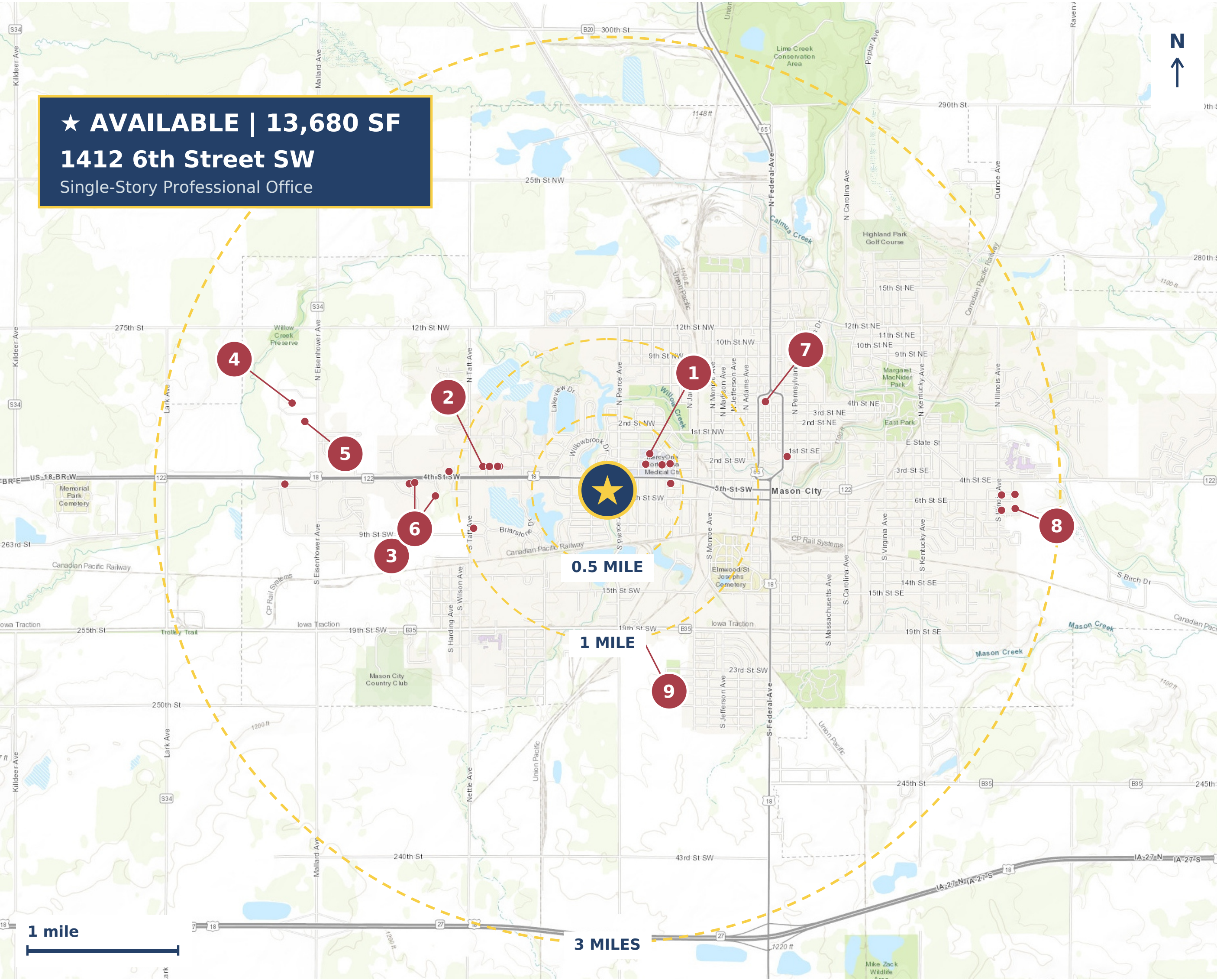
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03 / LOCATION SERIES

MASON CITY HEALTHCARE NETWORK



0.5-, 1- and 3-mile straight-line distance rings

- 1

MercyOne hospital-campus cluster
1000 / 1010 4th St SW; 250 S Crescent
Hospital • specialty offices • surgery • pharmacy
- 2

Public health + retina care
2570 4th Street SW
CG Public Health — 1 • Iowa Retina — 3
- 3

Mason City VA Clinic
478 Tiffany Drive
Veterans primary and specialty care
- 4

MercyOne Medical Center West
910 N Eisenhower Avenue
Pediatrics • acute rehab • home medical equipment
- 5

Prairie Ridge
320 N Eisenhower Avenue
Behavioral healthcare and treatment
- 6

West-corridor eye / dental cluster
3121 / 3223 4th Street SW
North Iowa Eye Clinic • Family Dentistry
- 7

Community Health Center
404 N Federal Avenue
Medical • dental • behavioral health
- 8

Illinois Avenue healthcare node
621 S Illinois Avenue and nearby offices
Regency Family Medicine / Convenient Care
Athletico East • dental / orthodontics
- 9

IOOF Home + Community Therapy
1037 19th Street SW
Senior care / therapy; Chamber-listed location

Basemap: Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS and GIS community. Selected healthcare nodes; not a census. Rings measure from the subject point, not along roads.

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04 / LOCATION SERIES

LOCATION EVIDENCE | REAL STREET-LEVEL VIEWS



Looking west from S Pierce Avenue: Westbrook at left; the subject across the paved area.

The surrounding environment, visible on the ground

SUBJECT BUILDING DETAIL



Enlarged crop from this same photograph.

Iowa Specialty’s clinic, Synergy Physical Therapy and Grady Counseling are verified Westbrook occupants immediately east/southeast of the subject.

Current occupant names come from the verified database. Older signs in these images are not a current tenant roster.



MERCYONE | 1501 4th Street SW

Rehabilitation • Home medical • Occupational health



MERCYONE | 1631 4th Street SW

Women’s Health Care + Internal Medicine — Suite 114B



SCOOTER’S COFFEE | 1315 4th Street SW

A recognizable drive-through amenity in the cluster

Unaltered scene content from user-supplied Apple Maps street-level screenshots IMG2029, IMG2028, IMG2033 and IMG2026; cropped for layout. Capture dates unknown.