

13,680 SF PROFESSIONAL OFFICE

1412 6th Street SW | Mason City, Iowa

AVAILABLE NOW • SINGLE-STORY



SURROUNDED BY ESTABLISHED HEALTHCARE USES

Immediate medical neighbors. MercyOne North Iowa Medical Center just a 10-minute walk away.



Hospital: ≈0.37 mi straight-line • Google Maps walking route: 0.5 mi / 10 min

1 WEST

MERCYONE

Rehabilitation • Home Medical • Occupational Health

2 EAST / SOUTHEAST

IOWA SPECIALTY CLINIC

Westbrook Office Park • 520 S Pierce Avenue • Suite 107

5 NORTH / NORTHEAST

KORTHALS + AUDIBEL

Optometry • Hearing • 422 S Pierce Avenue

6 NORTHEAST

WALGREENS

1251 4th Street SW • Pharmacy landmark

POTENTIAL CONFIGURATIONS

Entire building	13,680 SF	Suite A	~9,468 SF	Suite B	~4,212 SF
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MasonCityOffice.com

White Coat Acquisitions LLC

Owner-supplied areas / availability; suites subject to planning. Professional office, not represented as medical-ready. Imagery: Esri / Maxar / Earthstar Geographics. Hospital: ≈0.37 mi straight-line; owner Google Maps screenshot IMG_6485 shows 0.5 mi / 10 min walking. Time estimated. Verified POIs: 9/28/2026. Companion audit contains sources.