

New Brighton Exchange Building A - NW of I-694 and I-35W

New Brighton, MN 55112 | Ramsey County | Northeast Market

71,000 SF Class A Office - General Bldg 71,000 SF Available at Negotiable Net



100 acre master planned development. Build-to-suit on 4.5 acres. Over 230,000 vehicles passing by each day. Extensive parks & trail system. Convenient interchange access. Excellent visibility to I-35W & I-694. Easy access to the entire metro area. Local amenities include restaurants, hotels, fitness centers, etc.

Property Type General Office	Land Area 0.00 Ac.
Bldg Size 71,000 SF	Zoning --
Status U/C	Sublease No
Year Built --	% Occupied 0%
Building Class A	Available SF 71,000 SF
Stories 3	Max Contig 71,000 SF
Typical Floor 14,949 /SF	Min Divisible 1,000 SF
Parking Spaces	Rental Rate Negotiable Net
Parking Ratio --	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF --
Elevators	Taxes/SF --
Parcel # 0	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1-3	Bldg	71,000	71,000	1,000	Negotiable Net	Office	Yes	Completion	Negotiable
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Listing Company **Colliers International/Minneapolis-St Paul - Craig Lien (952) 837-3055 / Louis Suarez (952) 837-3061**

New Brighton Exchange Building D - NW of I-694 and I-35W

New Brighton, MN 55112 | Ramsey County | Northeast Market

81,000 SF Class A Office - General Bldg 81,000 SF Available at Negotiable Net



100 acre master planned development. Build-to-suit on 4.5 acres. Over 230,000 vehicles passing by each day. Extensive parks & trail system. Convenient interchange access. Excellent visibility to I-35W & I-694. Easy access to the entire metro area. Local amenities include restaurants, hotels, fitness centers, etc.

Property Type General Office	Land Area 0.00 Ac.
Bldg Size 81,000 SF	Zoning --
Status Planned	Sublease No
Year Built --	% Occupied 0%
Building Class A	Available SF 81,000 SF
Stories 2	Max Contig 81,000 SF
Typical Floor 40,500 /SF	Min Divisible 1,000 SF
Parking Spaces	Rental Rate Negotiable Net
Parking Ratio --	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF --
Elevators	Taxes/SF --
Parcel # 0	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1-2	Bldg	81,000	81,000	1,000	Negotiable Net	Office	Yes	Completion	Negotiable
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Listing Company **Colliers International/Minneapolis-St Paul - Craig Lien (952) 837-3055 / Louis Suarez (952) 837-3061**

New Brighton Exchange Building B - NW of I-694 and I-35W

New Brighton, MN 55112 | Ramsey County | Northeast Market

215,000 SF Class A Office - General Bldg 215,000 SF Available at Negotiable Net



100 acre master planned development. Build-to-suit on 4.5 acres. Over 230,000 vehicles passing by each day. Extensive parks & trail system. Convenient interchange access. Excellent visibility to I-35W & I-694 Easy access to the entire metro area. Local amenities include restaurants, hotels, fitness centers, etc.

Property Type General Office	Land Area 0.00 Ac.
Bldg Size 215,000 SF	Zoning --
Status Planned	Sublease No
Year Built --	% Occupied 0%
Building Class A	Available SF 215,000 SF
Stories 5	Max Contig 215,000 SF
Typical Floor 43,000 /SF	Min Divisible 1,000 SF
Parking Spaces	Rental Rate Negotiable Net
Parking Ratio --	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF --
Elevators	Taxes/SF --
Parcel # 0	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1-5	Bldg	215,000	215,000	1,000	Negotiable Net	Office	Yes	Completion	Negotiable
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Listing Company **Colliers International/Minneapolis-St Paul - Craig Lien (952) 837-3055 / Louis Suarez (952) 837-3061**

New Brighton Exchange Building E - NW of I-694 and I-35W

New Brighton, MN 55112 | Ramsey County | Northeast Market

79,500 SF Class A Office - General Bldg 79,500 SF Available at Negotiable Net



100 acre master planned development. Build-to-suit on 4.5 acres. Over 230,000 vehicles passing by each day. Extensive parks & trail system. Convenient interchange access. Excellent visibility to I-35W & I-694. Easy access to the entire metro area. Local amenities include restaurants, hotels, fitness centers, etc.

Property Type General Office	Land Area 0.00 Ac.
Bldg Size 79,500 SF	Zoning --
Status Planned	Sublease No
Year Built --	% Occupied 0%
Building Class A	Available SF 79,500 SF
Stories 3	Max Contig 79,500 SF
Typical Floor 26,500 /SF	Min Divisible 1,000 SF
Parking Spaces	Rental Rate Negotiable Net
Parking Ratio --	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF --
Elevators	Taxes/SF --
Parcel # 0	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1-3	Bldg	79,500	79,500	1,000	Negotiable Net	Office	Yes	Completion	Negotiable
--									

Listing Company **Colliers International/Minneapolis-St Paul - Craig Lien (952) 837-3055 / Louis Suarez (952) 837-3061**

Radisson Professional Building - 2407 109th Ave NE

Blaine, MN 55449-5768 | Anoka County | Northeast Market
 20,980 SF Class B Office - General Bldg 3,091 SF Available at \$14.00 - \$27.69



Newer 2005 building at the corner of 109TH Ave and Radisson in Blaine. Office location has easy access to either downtown via Radisson to 35W South and close to several restaurants and shopping. Generous parking, elevator, secure building and on site management for your companies needs.

Property Type General Office	Land Area 1.57 Ac.
Bldg Size 20,980 SF	Zoning - -
Status Existing	Sublease No
Year Built 2005	% Occupied 85.27%
Building Class B	Available SF 3,091 SF
Stories 2	Max Contig 1,263 SF
Typical Floor 10,000 /SF	Min Divisible 325 SF
Parking Spaces 100	Rental Rate \$14.00 - \$27.69 - -
Parking Ratio 4.76 /1000 SF	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF \$4.00 /SF
Elevators 1	Taxes/SF \$5.50 /SF
Parcel # 163123440050	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	220	1,178	1,178	1,178	\$14.00 NNN	Office	Yes	Now	
Newer 2005 building now offering a corner suite 220 with measuring 1579SF that has 3 offices a large conference room and a reception area The building is conveniently located at the corner of 109TH Ave and Radisson in Blaine. Easy access to either downtown via Radisson to 35W South but close to several local restaurants, Target, Best Buy.									
2	230	1,263	1,263	1,263	\$14.00 NNN	Office	Yes	Now	
"Built-to-suit". Newer 2005 building is at the corner of 109TH Ave & Radisson. Office location has easy access to either downtown via Radisson to 35W South & close to several restaurants and shopping. Generous parking, elevator, secure building & on site management for your companies needs.									
2	290	325	650	325	\$27.69 Gross	Office	Yes	Now	

Radisson Professional Building - 2407 109th Ave NE

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Blaine, MN 55449-5768 | Anoka County | Northeast Market

20,980 SF Class B Office - General Bldg 3,091 SF Available at \$14.00 - \$27.69

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
\$750/ mo Gross. Newer 2005 building is conveniently located at the corner of 109TH Ave and Radisson in Blaine. Easy access to either downtown via Radisson to 35W South but close to several local restaurants, Target, Best Buy.									
2	290/295	650	650	325	\$27.69 Gross	Office	Yes	Now	
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2	295	325	650	325	\$27.69 Gross	Office	Yes	Now	
\$750/ mo Gross. Newer 2005 building is conveniently located at the corner of 109TH Ave and Radisson in Blaine. Easy access to either downtown via Radisson to 35W South but close to several local restaurants, Target, Best Buy.									

Listing Company **Edina Realty Inc - Brad Dunham (612) 720-8007**

12th Street Square Building - 6080 12th St

Oakdale, MN 55128-6106 | Washington County | Northeast Market

6,469 SF Class C Office - General Bldg 3,500 SF Available at \$12.00 Gross



Great small spaces available for retail operators, or small office tenants. Easy access to and from 94 and 694.

Property Type **General Office**
 Bldg Size **6,469 SF**
 Status **Existing**
 Year Built - -

Land Area **0.56 Ac.**
 Zoning - -
 Sublease **No**
 % Occupied **62.9%**

Building Class **C**
 Stories **1**
 Typical Floor **6,000 /SF**
 Parking Spaces **15**
 Parking Ratio - -
 Tenancy **Multi-Tenant**

Available SF **3,500 SF**
 Max Contig **1,750 SF**
 Min Divisible **650 SF**
 Rental Rate **\$12.00 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **0**
 Parcel # **163-3002921330002**

Operating Exp/SF - -
 Taxes/SF - -

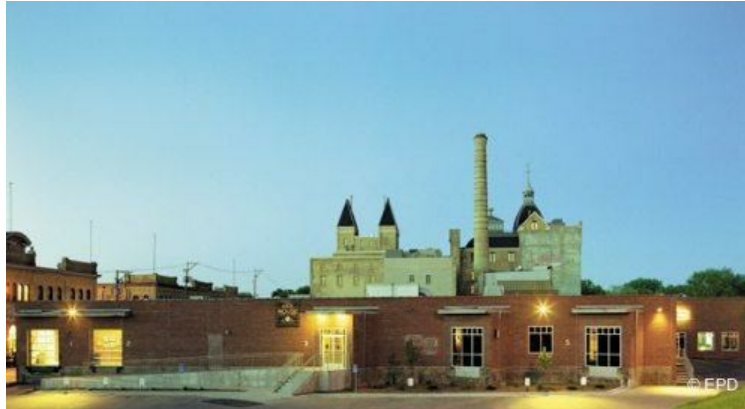
Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		1,100	1,750	1,100	\$12.00 Gross		No	Now	
Great small spaces available for retail operators, or small office tenants. Easy access to and from 94 and 694.									
1		1,750	1,750	650	\$12.00 Gross		Yes	Now	
Great small spaces available for retail operators, or small office tenants. Easy access to and from 94 and 694.									
1		650	1,750	650	\$12.00 Gross		Yes	Now	
Great small spaces available for retail operators, or small office tenants. Easy access to and from 94 and 694.									
1	/	1,750	1,750	650	\$12.00 Gross		No	Now	
- -									

Listing Company **Yablo Commercial Real Estate - Ryan Hoveland (763) 231-0282**

Keg House - 34 13th Ave

Minneapolis, MN 55413 | Hennepin County | Northeast Market

44,887 SF Class B Office - General Bldg 6,942 SF Available at \$8.01 - \$12.50 Net



Brick building located on the Grain Belt Brewery Campus Site. overlooks the Mississippi River Sip Coffee Shop on site located just minutes from Downtown Minneapolis, 35W & I-94 restaurants nearby: Erte, The Modern Cafe, The Sample Room, Elsie's and Psycho Suzie's include artists, architects, non-profits, publishers, gallery, chiropractic clinic and photographers on site and off-street parking available.

Property Type **General Office**
Bldg Size **44,887 SF**
Status **Existing**
Year Built **1950**

Land Area **1.31 Ac.**
Zoning **I-1**
Sublease **No**
% Occupied **84.53%**

Building Class **B**
Stories **2**
Typical Floor **44,887 /SF**
Parking Spaces **20**
Parking Ratio **0.50 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **6,942 SF**
Max Contig **4,478 SF**
Min Divisible **1,172 SF**
Rental Rate **\$8.01 - \$12.50 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **1**
Parcel # **053-1502924140027**

Operating Exp/SF **\$5.99 /SF**
Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	108	4,478	4,478	4,478	\$12.50 Net		Yes		
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1	110	1,172	1,172	1,172	\$12.50 Net		Yes		
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1	B002C	1,292	1,292	1,292	\$8.01 Net		Yes		
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Listing Company **The C Chase Company - Bruce Bahneman (612) 865-8982 / Peter Tanis (952) 224-0723**

North Branch, MN 55056 | Chisago County | Northeast Market

7,000 SF Class B Office - General Bldg 3,780 SF Available at \$10.00 - \$21.00

For Sale at \$375,000 (\$53.57 PSF)



Former office space just one block off I35! Includes 3 private offices, large area for cubicles, a lunchroom, and 2 restrooms. Separate metered utilities. May also be used for retail. ADA compliant - nicely appointed. Near senior assisted living facility, Olson Power Equipment, Perkins, Americ Inn.

Property Type General Office	Land Area 0.00 Ac.
Bldg Size 7,000 SF	Zoning - -
Status Existing	Sublease No
Year Built 2001	% Occupied 90%
Building Class B	Available SF 3,780 SF
Stories 1	Max Contig 3,080 SF
Typical Floor 3,000 /SF	Min Divisible 700 SF
Parking Spaces	Rental Rate \$10.00 - \$21.00 - -
Parking Ratio - -	Sale Price \$375,000
Tenancy Multi-Tenant	Price/SF \$53.57 /SF
Core Factor	Operating Exp/SF \$1.30 /SF
Elevators	Taxes/SF \$4.91 /SF
Parcel # 160048100	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
		3,080	3,080	1,500	\$10.00 NNN		No	Now	
<p>Former office space just one block off I35! Includes 3 private offices, large area for cubicles, a lunchroom, and 2 restrooms. Separate metered utilities. May also be used for retail. ADA compliant - nicely appointed. Near senior assisted living facility, Olson Power Equipment, Perkins, Americ Inn.</p>									
1	700	700	700	700	\$20.00 - \$21.00 Gross		Yes	Now	Negotiable
<p>OFFICE / RETAIL SPACE FOR LEASE - NORTH BRANCH. 700 SF - 3 PRIVATES & A CONFERENCE ROOM - COOMON LUNCH ROOM, RESTROOMS, AMPLE PARKING - ADA ACCEDSSIBLE.</p>									
<p>ACCROSS FROM SR ASSIT LIVING - LODGING AND RETAIL TRADE AREA.</p>									

Listing Company **RE/MAX Synergy - Julie Nash Smith (651) 982-1256**

Stony Lake Office Park - 2451 15th St

New Brighton, MN 55112 | Ramsey County | Northeast Market
 18,824 SF Class B Office - General Bldg 564 SF Available at \$12.50 NNN



Newly renovated suite. Glass on three sides with operating windows. Perfect for medical, service or office with terrific access to I694 and I35W. * CALL ERSI at (651) 482-1871 for more information and to view other available listings visit <http://www.essencerealestate.com>

Property Type General Office	Land Area 2.23 Ac.
Bldg Size 18,824 SF	Zoning (Office)
Status Existing	Sublease No
Year Built 1983	% Occupied 97%
Building Class B	Available SF 564 SF
Stories 1	Max Contig 564 SF
Typical Floor 18,824 /SF	Min Divisible 564 SF
Parking Spaces 94	Rental Rate \$12.50 NNN
Parking Ratio 5.00 /1000 SF	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF \$4.59 /SF
Elevators 0	Taxes/SF \$3.75 /SF
Parcel # 123-193023130164	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	2483-C	564	564	564	\$12.50 NNN	Office	Yes	Now	Negotiable

Hard to find smaller suite. Glass on three sides with operating windows. Perfect for medical, service or office with terrific access to I694 and I35W.

* CALL ERSI at (651) 482-1871 for more information and to view other available listings visit <http://www.essencerealestate.com>

Listing Company **Essence Real Estate - Jeff Nordness (651) 482-1871 / Jeff Salzbrun (612) 788-1552**

Banks Building - 615 1st Ave NE

Minneapolis, MN 55413 | Hennepin County | Northeast Market

135,463 SF Class B Office - General Bldg 4,378 SF Available at \$18.00 Gross



This is a creative, lofty, brick and timber space that everyone would love to office in. Lots of glass on two sides, and it is a corner suite. Mostly open area with 3 private offices, conf. room, lots of open area for cubes or work stations, a kitchenette and storage area. Exposed joist ceilings, wood floors, brick walls, creative conduit lighting throughout, furniture and equipment could be available. \$18 gross, 2 years left on lease, current tenant could stay in part of space if less space is needed.

Property Type General Office	Land Area 2.58 Ac.
Bldg Size 135,463 SF	Zoning B (Business)
Status Existing	Sublease Yes 05/31/2016
Year Built 1905	% Occupied 96.77%
Building Class B	Available SF 4,378 SF
Stories 5	Max Contig 4,378 SF
Typical Floor 10,000 /SF	Min Divisible 2,000 SF
Parking Spaces 225	Rental Rate \$18.00 Gross
Parking Ratio 1.66 /1000 SF	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF \$4.59 /SF
Elevators	Taxes/SF \$3.08 /SF
Parcel # 2302924120189	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
4	425	4,378	4,378	2,000	\$18.00 Gross	Office	Yes	Now	

Super creative block lofty brick and timber Suite, hard wood floors, lots of glass in a corner suite. 3 private conference rooms, kitchenette, and storage available. Free parking on site.

Listing Company **SpaceNet Equities, LLC - Jordan Greenberg (952) 746-9600**

Minneapolis, MN 55418 | Hennepin County | Northeast Market

4,820 SF Class B Office - Medical Bldg 2,300 SF Available at \$13.52 Gross



One block off Central Ave. in the exciting NE Art District. The entire building was recently gut-renovated and retrofitted with new windows, a fresh air ventilation system! Free street parking and a 2-minute walk to the bus stop. Neighboring businesses include Fair State Brewing, Aki's Bakery, Crescent Moon Bakery, Recovery Bike Shop, Wells Fargo, US Bank, Adelitas and the Hennepin County Library.

Property Type **Medical Office**
 Bldg Size **4,820 SF**
 Status **Existing**
 Year Built **1954**

Land Area **0.16 Ac.**
 Zoning **B3S2**
 Sublease **No**
 % Occupied **52.28%**

Building Class **B**
 Stories **2**
 Typical Floor
 Parking Spaces
 Parking Ratio **--**
 Tenancy **Multi-Tenant**

Available SF **2,300 SF**
 Max Contig **1,500 SF**
 Min Divisible **750 SF**
 Rental Rate **\$13.52 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **1102924410163**

Operating Exp/SF **--**
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	3	1,500	1,500	750	\$13.52 Gross	Office	Yes	Now	
Main level consists of 750 SF = 750 SF shared space for a total of \$1,690 per month including utilities.									
	Lower	800	800	800	Negotiable Gross	Office	Yes	Now	
The lower space also has "common area" that includes lounge, shower/wc & kitchen.									

Listing Company **Rock Solid Companies - Kurt Nowacki (612) 227-6163**

910 Medical Place - 910 E 26th St

Minneapolis, MN 55404 | Hennepin County | Northeast Market
61,609 SF Class B Office - Medical Bldg 3,261 SF Available at \$20.00 Net



Class "B" medical building. Easy access to Abbott Northwest & Children's Hospital by skyway. Numerous space options available. Very competitive lease terms.

Property Type **Medical Office**
Bldg Size **61,609 SF**
Status **Existing**
Year Built **1987**

Land Area **0.46 Ac.**
Zoning **OR3**
Sublease **No**
% Occupied **94.71%**

Building Class **B**
Stories **5**
Typical Floor **14,000 /SF**
Parking Spaces **364**
Parking Ratio **5.90 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **3,261 SF**
Max Contig **1,512 SF**
Min Divisible **620 SF**
Rental Rate **\$20.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **4**
Parcel # **053-3502924310116**

Operating Exp/SF **\$9.00 /SF**
Taxes/SF **\$4.49 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
3	310	1,512	1,512	1,512	\$20.00 Net	Medical	Yes	Now	
--									
3	324	1,129	1,129	1,129	\$20.00 Net	Medical	Yes	Now	
--									
4	409	620	620	620	\$20.00 Net	Medical	Yes	Now	
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Listing Company **Davis Real Estate Services Group, LLC - Mark Davis (612) 341-3242 / Jill Rasmussen (612) 341-3247**

Minneapolis Heart Institute - 920 E 28th St

Minneapolis, MN 55407-1139 | Hennepin County | Northeast Market
 75,789 SF Class A Office - Medical Bldg 5,244 SF Available at \$22.00 Net



Class "A" building located in the heart of the Abbott Northwest Campus. Easy access to both Abbott Northwest & Children's Hospital by skyway. Free patient, staff and physician parking.

Property Type Medical Office	Land Area 0.34 Ac.
Bldg Size 75,789 SF	Zoning OR3
Status Existing	Sublease No
Year Built 1986	% Occupied 93.08%
Building Class A	Available SF 5,244 SF
Stories 7	Max Contig 4,438 SF
Typical Floor 10,827 /SF	Min Divisible 336 SF
Parking Spaces 250	Rental Rate \$22.00 Net
Parking Ratio --	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF \$9.71 /SF
Elevators	Taxes/SF \$4.81 /SF
Parcel # 3502924310110	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
4th	LL	4,438	4,438	4,438	\$22.00 Net	Medical	Yes	Now	
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4th	LL	336	336	336	\$22.00 Net	Medical	Yes	Now	
--									
6th	LL	470	470	470	\$22.00 Net	Medical	Yes	Now	
--									

Listing Company **Davis Real Estate Services Group, LLC - Mark Davis (612) 341-3242 / Jill Rasmussen (612) 341-3247**

Stillwater Gazette Building - 102 N 2nd St

Stillwater, MN 55082-5003 | Washington County | Northeast Market
8,393 SF Class B Office - General Bldg 3,725 SF Available at \$10.00 NNN



The Gazette Building is conveniently located in Downtown Stillwater, just one block off of Main Street. It has beautiful views of the St. Croix River and boasts classic hardwood floors. There is currently 5,134 square feet of available space that can be devised into smaller spaces.

Property Type **General Office**
Bldg Size **8,393 SF**
Status **Existing**
Year Built **1910**

Land Area **0.17 Ac.**
Zoning **I**
Sublease **No**
% Occupied **55.62%**

Building Class **B**
Stories **2**
Typical Floor **3,200 /SF**
Parking Spaces **20**
Parking Ratio **2.38 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **3,725 SF**
Max Contig **2,283 SF**
Min Divisible **300 SF**
Rental Rate **\$10.00 NNN**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **163-2803020420093**

Operating Exp/SF --
Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		2,283	2,283	2,283	Negotiable NNN		Yes	Now	
--									
2		1,442	1,442	300	\$10.00 NNN		Yes	Now	
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Listing Company **Metro Equity Management LLC - Greg LaMere (952) 469-6380 / Quenton Scherer (952) 469-6377**

Hadley 5 Building - 6993 35th St

Oakdale, MN 55128-3144 | Washington County | Northeast Market

5,000 SF Class B Office - General Bldg 1,650 SF Available at \$20.00 Gross



Property Type **General Office**
 Bldg Size **5,000 SF**
 Status **Existing**
 Year Built **2000**

Land Area **0.71 Ac.**
 Zoning **Office**
 Sublease **No**
 % Occupied **67%**

Building Class **B**
 Stories **1**
 Typical Floor **5,000 /SF**
 Parking Spaces **28**
 Parking Ratio **7.26 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **1,650 SF**
 Max Contig **1,650 SF**
 Min Divisible **1,650 SF**
 Rental Rate **\$20.00 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **0**
 Parcel # **163-1802921410045**

Operating Exp/SF --
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		1,650	1,650	1,650	\$20.00 Gross	Office	Yes	Now	Negotiable
--									

Listing Company **Coldwell Banker Burnet - Robert Nicholson (612) 750-0777**



Professional office space in the heart of downtown Anoka. Adjacent to Anoka County and Anoka County Courthouse. Common break room and fitness room on lower level. Lease rate includes all utilities, taxes & janitorial services.

Property Type General Office	Land Area 0.51 Ac.
Bldg Size 28,028 SF	Zoning --
Status Existing	Sublease No
Year Built 1986	% Occupied 72.13%
Building Class C	Available SF 7,812 SF
Stories 2	Max Contig 3,375 SF
Typical Floor 7,000 /SF	Min Divisible 808 SF
Parking Spaces 30	Rental Rate \$18.00 Gross
Parking Ratio 1.07 /1000 SF	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF --
Elevators	Taxes/SF --
Parcel # 003-063124330104	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	111	808	808	808	\$18.00 Gross		Yes	Now	
--									
1	140	2,150	2,150	2,150	\$18.00 Gross	Office	Yes	Now	
Professional office space in the heart of downtown Anoka. Adjacent to the Anoka County Courthouse. Common break room and fitness room on lower level.									
2	240	1,479	1,479	1,479	\$18.00 Gross	Office	Yes	Now	
Professional office space in the heart of downtown Anoka. Adjacent to the Anoka County Courthouse. Common break room and fitness room on lower level.									
3	350	3,375	3,375	3,375	\$18.00 Gross	Office	Yes	Now	
Professional office space in the heart of downtown Anoka. Adjacent to the Anoka County Courthouse. Common break room and fitness room on lower level. Individual offices available on 3rd floor.									

Anoka, MN 55303-2206 | Anoka County | Northeast Market

28,028 SF Class C Office - General Bldg 7,812 SF Available at \$18.00 Gross

Listing Company **Premier Commercial Properties - Robert (Marty) Fisher (763) 862-2005**

The Oaks Office Center - 7601 3rd St

Oakdale, MN 55128 | Washington County | Northeast Market
 156,000 SF Class A Office - General Bldg 156,000 SF Available at Negotiable



Approximately 8.42 acre site. Excellent freeway visibility and access. Can be built to exact specifications. Corporate identification available. Expandable to 240,000 SF with addition of structured parking. Scenic wetland views. This pristine master development, The Oaks Business Park, is by Carlson Real Estate Company.

Property Type General Office	Land Area 8.42 Ac.
Bldg Size 156,000 SF	Zoning --
Status Proposed	Sublease No
Year Built --	% Occupied 0%
Building Class A	Available SF 156,000 SF
Stories 5	Max Contig 156,000 SF
Typical Floor 30,800 /SF	Min Divisible 100 SF
Parking Spaces 682	Rental Rate Negotiable --
Parking Ratio 4.37 /1000 SF	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF --
Elevators	Taxes/SF \$3.48 /SF
Parcel # 163-3202921430039	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1-5		156,000	156,000	100	Negotiable	Office	Yes	Completion	
--									

Listing Company **Colliers International/Minneapolis-St Paul - Eric Rapp (952) 837-3060 / Danielle Loffler (952) 837-3065 / Jay Chmieski (952) 897-7801**

The Oaks Office Suites - 7845 3rd St

Oakdale, MN 55128-5450 | Washington County | Northeast Market

9,000 SF Class A Office - General Bldg 3,000 SF Available at \$9.50 Net

For Sale at Negotiable



High end, quality construction, Class A finishes . Located northeast of the intersection of I-94 and I-694 . Professional on-site management and maintenance. Individual entrances . Spec Suite available. Area features shopping, dining, recreation and entertainment amenities. Exterior signage opportunities, excellent visibility from I-94. Parking adjacent to your suite. Professionally manicured grounds and landscaping, with walking paths and a view of the pond and fountain.

Property Type **General Office**
 Bldg Size **9,000 SF**
 Status **Existing**
 Year Built **2006**

Land Area **0.03 Ac.**
 Zoning **I/O**
 Sublease **No**
 % Occupied **66.67%**

Building Class **A**
 Stories **2**
 Typical Floor **4,500 /SF**
 Parking Spaces **50**
 Parking Ratio **--**
 Tenancy **Multi-Tenant**

Available SF **3,000 SF**
 Max Contig **3,000 SF**
 Min Divisible **1,500 SF**
 Rental Rate **\$9.50 Net**
 Sale Price **Negotiable**
 Price/SF **Negotiable**

Core Factor
 Elevators
 Parcel # **163-3202921440087**

Operating Exp/SF **\$2.32 /SF**
 Taxes/SF **\$3.76 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	110	1,500	3,000	1,500	\$9.50 Net	Office	Yes	Now	5 Yrs
--									
1	111	1,500	3,000	1,500	\$9.50 Net	Office	Yes	Now	5 Yrs
--									
1	111/110	3,000	3,000	1,500	\$9.50 Net	Office	Yes	Now	
--									

Listing Company **Colliers International/Minneapolis-St Paul - Eric Rapp (952) 837-3060 / Jay Chmielecki (952) 897-7801 / Danielle Loffler (952) 837-3065**

The Oaks Tech Center I - 7600 3rd St N

Oakdale, MN 55128 | Washington County | Northeast Market

35,000 SF Class A Office - General Bldg 35,000 SF Available at Negotiable Net



Two additional buildings to be built totaling approximately 110,000 square feet. Estimated time frame for shell construction is 7 months from commitment. This pristine master development, The Oaks Business Park, is by Carlson Real Estate Company.

Property Type General Office	Land Area --
Bldg Size 35,000 SF	Zoning --
Status Proposed	Sublease No
Year Built --	% Occupied 0%
Building Class A	Available SF 35,000 SF
Stories 1	Max Contig 35,000 SF
Typical Floor 35,000 /SF	Min Divisible 100 SF
Parking Spaces 143	Rental Rate Negotiable Net
Parking Ratio 4.10 /1000 SF	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF --
Elevators 0	Taxes/SF \$3.78 /SF
Parcel # 3202921430036	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		35,000	35,000	100	Negotiable Net	Office	Yes	Completion	

Two additional buildings to be built totaling approximately 110,000 square feet. Estimated time frame for shell construction is 7 months from commitment. This pristine master development, The Oaks Business Park, is by Carlson Real Estate Company.

Listing Company **Colliers International/Minneapolis-St Paul - Jay Chmielecki (952) 897-7801 / Danielle Loffler (952) 837-3065 / Eric Rapp (952) 837-3060**

The Oaks Office Center - 7655 3rd St N

Oakdale, MN 55128 | Washington County | Northeast Market

59,656 SF Class A Office - General Bldg 59,656 SF Available at Negotiable Net



HVAC: RTU with fan powered VAV boxes and central energy management system. Approximately 1 box per 1,500 square feet. 2x4 grid with scored tile. Grid installed VAV's and tile on the floor. This pristine master development, the Oaks Business Park, is by Carlson Real Estate Company. Estimated time frame for shell construction is 9 months from commit

Property Type General Office	Land Area 5.05 Ac.
Bldg Size 59,656 SF	Zoning --
Status Proposed	Sublease No
Year Built --	% Occupied 0%
Building Class A	Available SF 59,656 SF
Stories 1	Max Contig 59,656 SF
Typical Floor 59,656 /SF	Min Divisible 100 SF
Parking Spaces 268	Rental Rate Negotiable Net
Parking Ratio 4.50 /1000 SF	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF \$9.98 /SF
Elevators 0	Taxes/SF --
Parcel # 163-3202921440091	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		59,656	59,656	100	Negotiable Net	Office	Yes	Completion	Negotiable
--									

Listing Company **Colliers International/Minneapolis-St Paul - Eric Rapp (952) 837-3060 / Danielle Loffler (952) 837-3065 / Jay Chmielecki (952) 897-7801**

The Oaks Tech Center III - 7700 3rd St N

Oakdale, MN 55128 | Washington County | Northeast Market

50,575 SF Class A Office - General Bldg 50,575 SF Available at Negotiable Net



Three buildings to be built totaling approximately 135,000 square feet. Estimated time frame for shell construction is 7 months from commitment. This pristine master development, The Oaks Business Park, is by Carlson Real Estate Company

Property Type General Office	Land Area --
Bldg Size 50,575 SF	Zoning --
Status Proposed	Sublease No
Year Built --	% Occupied 0%
Building Class A	Available SF 50,575 SF
Stories 1	Max Contig 50,575 SF
Typical Floor 50,575 /SF	Min Divisible 100 SF
Parking Spaces 121	Rental Rate Negotiable Net
Parking Ratio 2.40 /1000 SF	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF \$3.78 /SF
Elevators	Taxes/SF --
Parcel # 3202921440064	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		50,575	50,575	100	Negotiable Net	Office	Yes	Completion	
--									

Listing Company **Colliers International/Minneapolis-St Paul - Jay Chmielecki (952) 897-7801 / Danielle Loffler (952) 837-3065 / Eric Rapp (952) 837-3060**

The Oaks Office Center - 7701 3rd St N

Oakdale, MN 55128 | Washington County | Northeast Market

83,364 SF Class A Office - General Bldg 83,364 SF Available at Negotiable Net



Est. time frame for shell construction is 13 months from commitment. Rose brick building with buff colored accents. Formal, tree-lined entrance drive leading to prominent two-story soaring archway. Base building perimeter card access system. This pristine master development, The Oaks Business Park, is by Carlson Real Estate Company.

Property Type **General Office**
 Bldg Size **83,364 SF**
 Status **Proposed**
 Year Built - -

Land Area **0.00 Ac.**
 Zoning - -
 Sublease **No**
 % Occupied **0%**

Building Class **A**
 Stories **2**
 Typical Floor **41,682 /SF**
 Parking Spaces **375**
 Parking Ratio **4.49 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **83,364 SF**
 Max Contig **83,364 SF**
 Min Divisible **100 SF**
 Rental Rate **Negotiable Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **163-3202921440091**

Operating Exp/SF - -
 Taxes/SF **\$3.48 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		41,682	83,364	100	Negotiable Net		Yes	Now	
--									
1 & 2	/	83,364	83,364	100	Negotiable Net		Yes	Now	
--									
2		41,682	83,364	100	Negotiable Net		Yes	Now	
--									

Listing Company **Colliers International/Minneapolis-St Paul - Eric Rapp (952) 837-3060 / Danielle Loffler (952) 837-3065 / Jay Chmielecki (952) 897-7801**

The Oaks Tech Center II - 7750 3rd St N

Oakdale, MN 55128 | Washington County | Northeast Market

50,575 SF Class A Office - General Bldg 50,575 SF Available at Negotiable Net



Three buildings to be built totaling approximately 135,000 square feet. Estimated time frame for shell construction is 7 months from commitment. This pristine master development, The Oaks Business Park, is by Carlson Real Estate Company.

Property Type General Office	Land Area --
Bldg Size 50,575 SF	Zoning --
Status Proposed	Sublease No
Year Built --	% Occupied 0%
Building Class A	Available SF 50,575 SF
Stories 1	Max Contig 50,575 SF
Typical Floor 50,575 /SF	Min Divisible 100 SF
Parking Spaces 121	Rental Rate Negotiable Net
Parking Ratio 2.40 /1000 SF	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF \$1.07 /SF
Elevators	Taxes/SF \$2.71 /SF
Parcel # 163-3202921440063	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	Bldg II	50,575	50,575	100	Negotiable Net		Yes	Completion	
--									

Listing Company **Colliers International/Minneapolis-St Paul - Jay Chmielecki (952) 897-7801 / Danielle Loffler (952) 837-3065 / Eric Rapp (952) 837-3060**

The Oaks Office Suites - 7815 3rd St N

Oakdale, MN 55128-5447 | Washington County | Northeast Market

9,000 SF Class A Office - General Bldg 3,000 SF Available at \$9.50 Net

For Sale at Negotiable



High end, quality construction, Class A finishes . Located northeast of the intersection of I-94 and I-694 . Individual entrances . Spec Suite available. Area features shopping, dining, recreation and entertainment amenities. Exterior signage opportunities, excellent visibility from I-94. Parking adjacent to your suite. Professionally manicured grounds and landscaping, with walking paths and a view of the pond and fountain.

Property Type **General Office**
 Bldg Size **9,000 SF**
 Status **Existing**
 Year Built **2006**

Land Area **0.03 Ac.**
 Zoning - -
 Sublease **No**
 % Occupied **66.67%**

Building Class **A**
 Stories **2**
 Typical Floor **1,500 /SF**
 Parking Spaces **36**
 Parking Ratio **4.00 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **3,000 SF**
 Max Contig **3,000 SF**
 Min Divisible **1,500 SF**
 Rental Rate **\$9.50 Net**
 Sale Price **Negotiable**
 Price/SF **Negotiable**

Core Factor
 Elevators
 Parcel # **163-3202921440069**

Operating Exp/SF **\$2.32 /SF**
 Taxes/SF **\$3.76 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	102	1,500	3,000	1,500	\$9.50 Net	Office	Yes	Now	Negotiable
--									
1	103	1,500	3,000	1,500	\$9.50 Net	Office	Yes	Now	Negotiable
--									
1	103/102	3,000	3,000	1,500	\$9.50 Net	Office	Yes	Now	
--									

Listing Company **Colliers International/Minneapolis-St Paul - Eric Rapp (952) 837-3060 / Jay Chmielecki (952) 897-7801 / Danielle Loffler (952) 837-3065**

The Oaks Office Suites - 7825 3rd St N

Oakdale, MN 55128-5448 | Washington County | Northeast Market

9,000 SF Class A Office - General Bldg 3,000 SF Available at \$9.50 Net

For Sale at Negotiable



High end, quality construction, Class A finishes . Located northeast of the intersection of I-94 and I-694 . Individual entrances . Spec Suite available. Area features shopping, dining, recreation and entertainment amenities. Exterior signage opportunities, excellent visibility from I-94. Parking adjacent to your suite. Professionally manicured grounds and landscaping, with walking paths and a view of the pond and fountain.

Property Type **General Office**
 Bldg Size **9,000 SF**
 Status **Existing**
 Year Built **2006**

Land Area **0.03 Ac.**
 Zoning **I/O**
 Sublease **No**
 % Occupied **66.67%**

Building Class **A**
 Stories **2**
 Typical Floor **4,500 /SF**
 Parking Spaces **35**
 Parking Ratio **- -**
 Tenancy **Multi-Tenant**

Available SF **3,000 SF**
 Max Contig **3,000 SF**
 Min Divisible **1,500 SF**
 Rental Rate **\$9.50 Net**
 Sale Price **Negotiable**
 Price/SF **Negotiable**

Core Factor
 Elevators
 Parcel # **163-3202921440075**

Operating Exp/SF **\$2.32 /SF**
 Taxes/SF **\$3.76 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	105	1,500	3,000	1,500	\$9.50 Net	Office	Yes	Now	5 Yrs
--									
1	106	1,500	3,000	1,500	\$9.50 Net	Office	Yes	Now	5 Yrs
--									
1	106/105	3,000	3,000	1,500	\$9.50 Net	Office	Yes	Now	
--									

Listing Company **Colliers International/Minneapolis-St Paul - Eric Rapp (952) 837-3060 / Jay Chmielecki (952) 897-7801 / Danielle Loffler (952) 837-3065**

The Oaks Office Suites - 7835 3rd St N

Oakdale, MN 55128-5449 | Washington County | Northeast Market

9,000 SF Class A Office - General Bldg 1,500 SF Available at \$9.50 Net

For Sale at Negotiable



High end, quality construction, Class A finishes . Located northeast of the intersection of I-94 and I-694 . Individual entrances . Spec Suite available. Area features shopping, dining, recreation and entertainment amenities. Exterior signage opportunities, excellent visibility from I-94. Parking adjacent to your suite. Professionally manicured grounds and landscaping, with walking paths and a view of the pond and fountain.

Property Type **General Office**
 Bldg Size **9,000 SF**
 Status **Existing**
 Year Built **2006**

Land Area **0.10 Ac.**
 Zoning **--**
 Sublease **No**
 % Occupied **83.33%**

Building Class **A**
 Stories **2**
 Typical Floor **4,500 /SF**
 Parking Spaces **50**
 Parking Ratio **--**
 Tenancy **Multi-Tenant**

Available SF **1,500 SF**
 Max Contig **1,500 SF**
 Min Divisible **1,500 SF**
 Rental Rate **\$9.50 Net**
 Sale Price **Negotiable**
 Price/SF **Negotiable**

Core Factor
 Elevators
 Parcel # **163-3202921440081**

Operating Exp/SF **\$2.32 /SF**
 Taxes/SF **\$3.76 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	107	1,500	1,500	1,500	\$9.50 Net	Office	Yes	Now	5 Yrs
--									

Listing Company **Colliers International/Minneapolis-St Paul - Eric Rapp (952) 837-3060 / Jay Chmielecki (952) 897-7801 / Danielle Loffler (952) 837-3065**

The Wesley Building - 275 3rd St S

Stillwater, MN 55082-4996 | Washington County | Northeast Market
 12,000 SF Class B Office - General Bldg 12,000 SF Available at \$12.00 NNN
 For Sale at \$749,000 (\$62.42 PSF)



Downtown Stillwater location. Beautiful views of St. Croix River. Covered and surfaced parking. Convenient location. Aggressive lease rates.

Property Type General Office	Land Area 0.32 Ac.
Bldg Size 12,000 SF	Zoning - -
Status Existing	Sublease No
Year Built 1983	% Occupied 0%
Building Class B	Available SF 12,000 SF
Stories 3	Max Contig 12,000 SF
Typical Floor 580 /SF	Min Divisible 580 SF
Parking Spaces 24	Rental Rate \$12.00 NNN
Parking Ratio 2.00 /1000 SF	Sale Price \$749,000
Tenancy Multi-Tenant	Price/SF \$62.42 /SF
Core Factor	Operating Exp/SF \$8.45 /SF
Elevators 1	Taxes/SF \$8.45 /SF
Parcel # 28.030.20.42.0140	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1-3		12,000	12,000	580	\$12.00 NNN	Office	Yes	Now	

Downtown Stillwater location. Beautiful views of St. Croix River. Covered and surfaced parking. Convenient location. Aggressive lease rates.

Listing Company **Greystone Real Estate - Brian Zeller (651) 430-2233**

Carriage Station Professional Bldg - 12425 55th St

Lake Elmo, MN 55042-7403 | Washington County | Northeast Market

31,402 SF Class B Office - General Bldg 6,472 SF Available at \$10.00 - \$12.00 NNN

For Sale at \$325,000 (\$91.01 PSF)



Class A finishes, glass block, many upgrades, built in reception area, fireplaces, former dental space available! Excellent location off Hwy. 36 and 5 (Stillwater area).

Property Type **General Office**
 Bldg Size **31,402 SF**
 Status **Existing**
 Year Built **2002**

Land Area **0.15 Ac.**
 Zoning **--**
 Sublease **No**
 % Occupied **79.39%**

Building Class **B**
 Stories **1**
 Typical Floor **10,000 /SF**
 Parking Spaces **87**
 Parking Ratio **2.77 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **6,472 SF**
 Max Contig **6,472 SF**
 Min Divisible **2,901 SF**
 Rental Rate **\$10.00 - \$12.00 NNN**
 Sale Price **\$325,000**
 Price/SF **\$91.01 /SF**

Core Factor
 Elevators **0**
 Parcel # **0602920310060**

Operating Exp/SF **\$9.00 /SF**
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	1B	6,472	6,472	2,901	\$10.00 - \$12.00 NNN	Office	Yes	Now	1 year lease

Class A finishes, glass block, many upgrades, built in reception area, fireplaces, former dental space available! Excellent location off Hwy. 36 and 5 (Stillwater area).

Listing Company **Cave & Associates, LTD - Barbara Ankrum (651) 482-9668**

Carriage Station - 12445 55th St N

Lake Elmo, MN 55043 | Washington County | Northeast Market

10,000 SF Class B Office - General Bldg 2,000 SF Available at \$12.00 - \$24.00 Gross

For Sale at \$695,000 (\$139.00 PSF)



Professional office building. Flexible layout. High level of finishes. Large amount of glass and natural light.

Property Type **General Office**
 Bldg Size **10,000 SF**
 Status **Existing**
 Year Built --

Land Area --
 Zoning --
 Sublease **No**
 % Occupied **100%**

Building Class **B**
 Stories **2**
 Typical Floor
 Parking Spaces
 Parking Ratio --
 Tenancy **Multi-Tenant**

Available SF **2,000 SF**
 Max Contig **2,000 SF**
 Min Divisible **2,000 SF**
 Rental Rate **\$12.00 - \$24.00 Gross**
 Sale Price **\$695,000**
 Price/SF **\$139.00 /SF**

Core Factor
 Elevators
 Parcel # **0602920310055**

Operating Exp/SF --
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		2,000	2,000	2,000	\$12.00 - \$24.00 Gross	Office	No	Now	
--									

Listing Company **Metro East Commercial Real Estate - Jon Whitcomb (651) 351-5005**

White Pine Building - 342 5th Ave

Bayport, MN 55003-4502 | Washington County | Northeast Market
 12,378 SF Class B Office - General Bldg 832 SF Available at \$20.00 Gross



Property Type **General Office**
 Bldg Size **12,378 SF**
 Status **Existing**
 Year Built - -

Land Area **0.39 Ac.**
 Zoning - -
 Sublease **No**
 % Occupied **93.28%**

Building Class **B**
 Stories **2**
 Typical Floor
 Parking Spaces **14**
 Parking Ratio - -
 Tenancy **Multi-Tenant**

Available SF **832 SF**
 Max Contig **832 SF**
 Min Divisible **832 SF**
 Rental Rate **\$20.00 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **163-0302920440084**

Operating Exp/SF - -
 Taxes/SF - -

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		832	832	832	\$20.00 Gross	Office	Yes	Now	
- -									

Listing Company **Cushman & Wakefield/NorthMarq - Eric King (651) 734-2385**

Main Street Village - 580 5th Ave

New Brighton, MN 55112-2801 | Ramsey County | Northeast Market
 12,324 SF Class B Office - General Bldg 5,433 SF Available at \$12.00 NNN



Great space for office, medical or service! 125 condo units adjacent w/100% occupancy (directly North of building), Surrounded by retail, office, light industrial, and residential properties. Great visibility of 5th Ave (Old Hwy 8), Next to Post Office, Domino's, Jimmy John's etc. Amenities within walking distance, Superb access to 35W and I-694 ** CALL ERSI @ (651) 482-1871 for more information or to visit www.essencerealestate.com to view other listings.

Property Type General Office	Land Area 1.28 Ac.
Bldg Size 12,324 SF	Zoning --
Status Existing	Sublease No
Year Built 2001	% Occupied 55.92%
Building Class B	Available SF 5,433 SF
Stories 1	Max Contig 4,254 SF
Typical Floor	Min Divisible 552 SF
Parking Spaces 61	Rental Rate \$12.00 NNN
Parking Ratio 4.94 /1000 SF	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF --
Elevators	Taxes/SF --
Parcel # 123-293023130058	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	150	627	627	627	\$12.00 NNN	Office	Yes	Now	
Great space for office, medical or service! 125 condo units adjacent w/100% occupancy (directly North of building), Surrounded by retail, office, light industrial, and residential properties. Great visibility of 5th Ave (Old Hwy 8), Next to Post Office, Domino's, Jimmy John's etc. Amenities within walking distance, Superb access to 35W and I-694									
1	160	552	552	552	\$12.00 NNN	Office	Yes	Now	
Great space for office, medical or service! 125 condo units adjacent w/100% occupancy (directly North of building), Surrounded by retail, office, light industrial, and residential properties. Great visibility of 5th Ave (Old Hwy 8), Next to Post Office, Domino's, Jimmy John's etc. Amenities within walking distance, Superb access to 35W and I-694									
1	180	4,254	4,254	4,254	\$12.00 NNN	Office	Yes	Now	

Main Street Village - 580 5th Ave

31

New Brighton, MN 55112-2801 | Ramsey County | Northeast Market

12,324 SF Class B Office - General Bldg 5,433 SF Available at \$12.00 NNN

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
Great space for office, medical or service! 125 condo units adjacent w/100% occupancy (directly North of building), Surrounded by retail, office, light industrial, and residential properties. Great visibility of 5th Ave (Old Hwy 8), Next to Post Office, Domino's, Jimmy John's etc. Amenities within walking distance, Superb access to 35W and I-694									

Listing Company **Essence Real Estate** - Jeff Nordness (651) 482-1871 / Jeff Salzbrun (612) 788-1552

Stillwater Family Dental - 13481 60th St N

Oak Park Heights, MN 55082-1055 | Washington County | Northeast Market
 17,664 SF Class B Office - Medical Bldg 1,100 SF Available at \$10.91 Gross



Property Type Medical Office	Land Area 0.47 Ac.
Bldg Size 17,664 SF	Zoning --
Status Existing	Sublease No
Year Built 2003	% Occupied 93.77%
Building Class B	Available SF 1,100 SF
Stories 2	Max Contig 1,100 SF
Typical Floor 5,842 /SF	Min Divisible 1,100 SF
Parking Spaces 15	Rental Rate \$10.91 Gross
Parking Ratio --	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF --
Elevators	Taxes/SF --
Parcel # 05.029.20.21.0011	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		1,100	1,100	1,100	\$10.91 Gross	Medical	Yes	Now	

\$1,000/month Gross.

Listing Company **Edina Realty Inc - Kevin Adkins (612) 719-4637**

Isanti Lake State Office Spaces - 210 6th Ave NE

Isanti, MN 55040-3207 | Isanti County | Northeast Market

11,000 SF Class B Office - General Bldg 1,800 SF Available at \$1.00 Net



Rent includes water & garbage (electric is NOT included), both spaces have access to sign space on highway 65 sign, break room on 2nd floor and conference room on main floor, mailboxes available at no charge! Located on corner of Hwy 65 and Cty Rd 5 * CALL ERSI at (651) 482-1871 for more information and to view other available listings visit <http://www.essencerealestate.com>

Property Type **General Office**
 Bldg Size **11,000 SF**
 Status **Existing**
 Year Built **2007**

Land Area **7.00 Ac.**
 Zoning **--**
 Sublease **No**
 % Occupied **83.64%**

Building Class **B**
 Stories **1**
 Typical Floor **11,000 /SF**
 Parking Spaces **92**
 Parking Ratio **--**
 Tenancy **Multi-Tenant**

Available SF **1,800 SF**
 Max Contig **1,200 SF**
 Min Divisible **600 SF**
 Rental Rate **\$1.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **1**
 Parcel # **161200010**

Operating Exp/SF **--**
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2		600	600	600	\$1.00 Net	Office	Yes	Now	
* CALL ERSI at (651) 482-1871 for more information and to view other available listings visit http://www.essencerealestate.com									
2		1,200	1,200	1,200	\$1.00 Net	Office	Yes	Now	
* CALL ERSI at (651) 482-1871 for more information and to view other available listings visit http://www.essencerealestate.com									

Listing Company **Essence Real Estate - Jeff Salzbrun (612) 788-1552 / Jeff Nordness (651) 482-1871**



This space is move in ready for any office looking to be close to downtown Mpls. clients and in the heart of the University/E. Hennepin Ave. business district. This space has beautiful windows, separate street entrance, kitchenette, new mechanicals, and is located in a gorgeous brick historical building!

Property Type **General Office**
 Bldg Size **18,000 SF**
 Status **Existing**
 Year Built **1916**

Land Area **0.46 Ac.**
 Zoning **I**
 Sublease **No**
 % Occupied **80.56%**

Building Class **B**
 Stories **2**
 Typical Floor **9,000 /SF**
 Parking Spaces **10**
 Parking Ratio **--**
 Tenancy **Multi-Tenant**

Available SF **3,500 SF**
 Max Contig **3,500 SF**
 Min Divisible **3,500 SF**
 Rental Rate **\$14.00 NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **053-2302924110302**

Operating Exp/SF **\$3.04 /SF**
 Taxes/SF **\$3.26 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	2	3,500	3,500	3,500	\$14.00 NNN		Yes	Now	3-10

This space is move in ready for any office looking to be close to downtown Mpls. clients and in the heart of the University/E. Hennepin Ave. business district. This space has beautiful windows, separate street entrance, kitchenette, new mechanicals, and is located in a gorgeous brick historical building!

Listing Company **MATCOM Property Management, Inc - Mark Matasovsky (612) 788-1401**

North Central I - 500 73rd Ave NE

Fridley, MN 55432 | Anoka County | Northeast Market

31,699 SF Class C Office - General Bldg 14,582 SF Available at \$12.00 Gross



Easy access to University Avenue & Central Avenue. Ample parking. Building break room/meeting area. Generous TI packages.

Property Type **General Office**
 Bldg Size **31,699 SF**
 Status **Existing**
 Year Built **1968**

Land Area **6.59 Ac.**
 Zoning **I-1**
 Sublease **No**
 % Occupied **54%**

Building Class **C**
 Stories **1**
 Typical Floor **31,699 /SF**
 Parking Spaces **136**
 Parking Ratio **4.29 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **14,582 SF**
 Max Contig **12,079 SF**
 Min Divisible **1,217 SF**
 Rental Rate **\$12.00 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **0**
 Parcel # **003-113024420006**

Operating Exp/SF **\$5.35 /SF**
 Taxes/SF **\$1.83 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	105	4,428	12,079	4,428	\$12.00 Gross	Office	Yes	Now	Negotiable
--									
1	112	1,217	2,503	1,217	\$12.00 Gross	Office	Yes	Now	Negotiable
--									
1	112/114	2,503	2,503	1,217	\$12.00 Gross	Office	Yes	Now	
--									
1	114	1,286	2,503	1,286	\$12.00 Gross	Office	Yes	Now	Negotiable
Quiet Business Park setting. Landlord will do \$12.00 gross deals including utilities and janitorial. Vacancies can be combined for a total of 14,853 contiguous sq. ft.									
1	119	1,796	8,976	1,796	\$12.00 Gross	Office	Yes	Now	Negotiable
Quiet Business Park setting. Landlord will do \$12.00 gross deals including utilities and janitorial. Vacancies can be combined for a total of 14,853 contiguous sq. ft.									

North Central I - 500 73rd Ave NE

Fridley, MN 55432 | Anoka County | Northeast Market

31,699 SF Class C Office - General Bldg 14,582 SF Available at \$12.00 Gross

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	119/105	6,224	12,079	1,796	\$12.00 Gross	Office	Yes	Now	
--									
1	119/121	4,548	12,079	1,796	\$12.00 Gross	Office	Yes	Now	
--									
1	119/105/121	8,976	12,079	1,796	\$12.00 Gross	Office	Yes	Now	
--									
1	121	2,752	12,079	2,752	\$12.00 Gross	Office	Yes	Now	Negotiable
Quiet Business Park setting. Landlord will do \$12.00 gross deals including utilities and janitorial. Vacancies can be combined for a total of 14,853 contiguous sq. ft.									
1	123	3,103	10,283	3,103	\$12.00 Gross	Office	Yes	Now	Negotiable
Quiet Business Park setting. Landlord will do \$12.00 gross deals including utilities and janitorial. Vacancies can be combined for a total of 14,853 contiguous sq. ft.									
1	123/105	7,531	12,079	3,103	\$12.00 Gross	Office	Yes	Now	
--									
1	123/121	5,855	12,079	2,752	\$12.00 Gross	Office	Yes	Now	
--									
1	123/105/121	10,283	12,079	2,752	\$12.00 Gross	Office	Yes	Now	
--									
1	Mult. Suites	12,079	12,079	1,796	\$12.00 Gross	Office	Yes	Now	
--									

Listing Company **Colliers International/Minneapolis-St Paul - Dan Friedner (952) 897-7863 / Jay Chmielecki (952) 897-7801 / Justin Rath (952) 897-7803 / CSM Corporation - Bruce Carland (612) 395-7028**

Franklyn Center - 2497 E 7th Ave

North Saint Paul, MN 55109-2902 | Ramsey County | Northeast Market
 18,746 SF Class C Office - General Bldg 3,130 SF Available at \$10.00 NNN



Great Access to Hwy 36, Hwy 120, and McKnight Road. Ample On Site Parking. Many Area Amenities including: Grocery stores, library, City Hall, restaurants, and other retailers. * Call ERSI at 651-482-1871 for more information and to view other available listings. www.essencerealestate.com

Property Type General Office	Land Area 0.55 Ac.
Bldg Size 18,746 SF	Zoning RM-3
Status Existing	Sublease No
Year Built 1958	% Occupied 83.3%
Building Class C	Available SF 3,130 SF
Stories 2	Max Contig 1,743 SF
Typical Floor 8,728 /SF	Min Divisible 267 SF
Parking Spaces 58	Rental Rate \$10.00 NNN
Parking Ratio 2.90 /1000 SF	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF \$6.46 /SF
Elevators	Taxes/SF --
Parcel # 123-122922310032	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
Lower Level	107	1,120	1,120	1,120	\$10.00 NNN	Office	Yes	Now	Negotiable
Great Access to Hwy 36, Hwy 120, and McKnight Road Ample On Site Parking Many Area Amenities including: Grocery Stores, Library, City Hall, Restaurants, and Other Retail * CALL ERSI at 651-482-1871 for more information and to view Other Available Listings. www.essencerealestate.com									
Lower Level	110	267	267	267	\$10.00 NNN	Office	Yes	Now	Negotiable
Great Access to Hwy 36, Hwy 120, and McKnight Road Ample On Site Parking Many Area Amenities including: Grocery Stores, Library, City Hall, Restaurants, and Other Retail * CALL ERSI at 651-482-1871 for more information and to view Other Available Listings. www.essencerealestate.com									
Upper Level	108	1,743	1,743	1,743	\$10.00 NNN	Office	Yes	Now	Negotiable

Fort Inc - www.operationfort.com
 Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Franklyn Center - 2497 E 7th Ave

36

North Saint Paul, MN 55109-2902 | Ramsey County | Northeast Market
18,746 SF Class C Office - General Bldg 3, 130 SF Available at \$10.00 NNN

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
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Great Access to Hwy 36, Hwy 120, and McKnight Road

Ample On Site Parking

Many Area Amenties including: Grocery Stores, Library, City Hall, Restaurants, and Other Retail

* CALL ERSI at 651-482-1871 for more information and to view Other Available Listings. www.essencerealestate.com

Listing Company **Essence Real Estate** - Jeff Salzbrun (612) 788-1552 / Jeff Nordness (651) 482-1871

Keindel's Korner - 2586 E 7th Ave

North Saint Paul, MN 55109-3083 | Ramsey County | Northeast Market
 49,200 SF Class B Office - General Bldg 17,500 SF Available at \$8.00 - \$13.00 Net



Property Type **General Office**
 Bldg Size **49,200 SF**
 Status **Existing**
 Year Built **2007**

Land Area **0.86 Ac.**
 Zoning **- -**
 Sublease **No**
 % Occupied **64.43%**

Building Class **B**
 Stories **3**
 Typical Floor **15,000 /SF**
 Parking Spaces **70**
 Parking Ratio **1.40 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **17,500 SF**
 Max Contig **15,000 SF**
 Min Divisible **162 SF**
 Rental Rate **\$8.00 - \$13.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **1**
 Parcel # **123-122922420139**

Operating Exp/SF **\$2.46 /SF**
 Taxes/SF **\$3.89 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2		15,000	15,000	1,000	\$8.00 - \$13.00 Net		Yes	Now	
Lease rate negotiable. Free rent, build out allowance, and off street parking available. Convenient access to I-694, I-94, I-35E and Hwy 36. Executive Suites Available: \$252-\$575 per month. 162-730 SF Phone and Internet available \$45 per month. 100 meg fiber in the building connect to the 511 building in Mpls.									
3		2,500	2,500	162	\$8.00 - \$13.00 Net		Yes	Now	
Lease rate negotiable. Free rent, build out allowance, and off street parking available. Convenient access to I-694, I-94, I-35E and Hwy 36. Executive Suites Available: \$252-\$575 per month. 162-730 SF Phone and Internet available \$45 per month. 100 meg fiber in the building connect to the 511 building in Mpls.									

Listing Company **Crossroads Properties - Mark Young (651) 233-2435 / Jim Edberg (651) 233-2436**

2700 7th Ave E Building - 2700 E 7th Ave

North Saint Paul, MN 55109-3113 | Ramsey County | Northeast Market
 16,000 SF Retail - Bank Bldg 3,500 SF Available at \$18.00 Gross



Beautifully Appointed Lower Level Office Space Open Floor Plan Ample Parking Numerous Neighborhood Amenities Furnishings Available Easy Access from Highway 36

Property Type Bank	Land Area 2.85 Ac.
Bldg Size 16,000 SF	Zoning RM-3
Status Existing	Sublease No
Year Built 1968	% Occupied 78.13%
Parking Spaces 66	Available SF 3,500 SF
Parking Ratio 0.31 /1000 SF	Max Contig 3,500 SF
Tenancy Single-Tenant	Min Divisible 250 SF
# Anchors	Rental Rate \$18.00 Gross
Anchor SF - -	Sale Price Not for Sale
# Bldgs 1	Price/SF Not for Sale
# Floors 2	Operating Exp/SF - -
Docks / Drive Ins - -/ -	Taxes/SF \$5.00 /SF
Parcel # 123-122922140084; 122922140084	

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Space Type	Term
LL	3,500	3,500	250	\$18.00 Gross	Yes	Now	Office	

Beautifully Appointed Lower Level Office Space
Open Floor Plan
Ample Parking
Numerous Neighborhood Amenities
Furnishings Available
Easy Access from Highway 36

Listing Company **Gaughan Companies - John Chirhart (612) 238-4403 / Lou Suski (612) 238-4402**

Spring Park Office Suites - 1314 81st Ave

Spring Lake Park, MN 55432 | Anoka County | Northeast Market
 7,500 SF Class A Office - General Bldg 1,500 SF Available at \$12.80 Gross
 For Sale at \$179,900 (\$119.93 PSF)



Ample parking space available. Four private offices, large open area, restroom, kitchenette, and utility room. Great location for office/service business. Option periods available. Great windows and separate entrance front and rear of the space. Signage available on building. Available immediately.

Property Type General Office	Land Area 0.03 Ac.
Bldg Size 7,500 SF	Zoning I-1
Status Existing	Sublease No
Year Built 2005	% Occupied 80%
Building Class A	Available SF 1,500 SF
Stories 1	Max Contig 1,500 SF
Typical Floor 7,500 /SF	Min Divisible 1,500 SF
Parking Spaces 21	Rental Rate \$12.80 Gross
Parking Ratio 3.66 /1000 SF	Sale Price \$179,900
Tenancy Multi-Tenant	Price/SF \$119.93 /SF
Core Factor	Operating Exp/SF --
Elevators	Taxes/SF --
Parcel # 003-013024420084	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		1,500	1,500	1,500	\$12.80 Gross		Yes	Now	3-5 years
Year 1 - \$1,600.00 per month									
Year 2 - \$1,650.00 per month									
Year 3 - \$1,700.00 per month									
Year 4 - \$1,750.00 per month									
Year 5 - \$1,800.00 per month									

Listing Company **Integrated Real Estate Services, Inc - Bill Hughes (612) 272-8839 / Alan Hamel (763) 784-2877 / Gary Hugeback (612) 619-8789**

Springbrook Office Building - 201 85th Ave

Coon Rapids, MN 55433-6004 | Anoka County | Northeast Market

10,350 SF Class A Office - General Bldg 10,340 SF Available at \$12.00 Gross

For Sale at \$800,000 (\$77.29 PSF)



Single level brick building with roof upgrade and remodeled in 2004. New sprinkler system for fire protection. New security system for property protection. Wired for T-1 computer system and new phone system. New parking lot (57 +/- stalls) and new landscaping. New plumbing throughout and updated tile bathrooms. 800 amp 3-phase electric service. 11 new furnaces with separate zones and thermostats. Air-conditioned upgraded and/or replaced as needed. Building has 29 +/- offices, 2 conference rooms, lunch room with outdoor patio, file room and reception area. Building can be divided into three sep

Property Type **General Office**
 Bldg Size **10,350 SF**
 Status **Existing**
 Year Built **1979**

Land Area **1.64 Ac.**
 Zoning **--**
 Sublease **No**
 % Occupied **.1%**

Building Class **A**
 Stories **1**
 Typical Floor **9,836 /SF**
 Parking Spaces **57**
 Parking Ratio **5.50 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **10,340 SF**
 Max Contig **3,870 SF**
 Min Divisible **3,130 SF**
 Rental Rate **\$12.00 Gross**
 Sale Price **\$800,000**
 Price/SF **\$77.29 /SF**

Core Factor
 Elevators **0**
 Parcel # **003-363124430004**

Operating Exp/SF **--**
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	East Entrance	3,870	3,870	3,870	\$12.00 Gross	Office	Yes	Now	
--									
1	North Entrance	3,340	3,340	3,340	\$12.00 Gross	Office	Yes	Now	
--									
1	South Entrance	3,130	3,130	3,130	\$12.00 Gross	Office	Yes	Now	
--									

Listing Company **Integrated Real Estate Services, Inc - Gary Hugeback (612) 619-8789 / Alan Hamel (763) 784-2877 / Bill Hughes (612) 272-8839**

Lake Drive Office Building - 3521-3533 88th Ave NE

Blaine, MN 55014-4108 | Anoka County | Northeast Market

11,680 SF Class B Office - Light Industrial Bldg 3,827 SF Available at \$8.50 NNN



Great visibility from Lake Drive. Lighted sign above front door and monument sign available. Private restroom. Well maintained. Some retail allowed.

Property Type **Light Industrial Office**
 Bldg Size **11,680 SF**
 Status **Existing**
 Year Built **1998**

Land Area **1.36 Ac.**
 Zoning **L-1**
 Sublease **No**
 % Occupied **100%**

Building Class **B**
 Stories **1**
 Typical Floor **11,680 /SF**
 Parking Spaces **43**
 Parking Ratio **3.68 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **3,827 SF**
 Max Contig **2,577 SF**
 Min Divisible **1,250 SF**
 Rental Rate **\$8.50 NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **353123320020**

Operating Exp/SF **\$1.69 /SF**
 Taxes/SF **\$3.31 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
	3529	1,250	1,250	1,250	\$8.50 NNN		No	Now	
Great visibility from Lake Drive. Lighted sign above front door and monument sign available. Private restroom. Well maintained. Some retail allowed.									
	3533	2,577	2,577	2,577	\$8.50 NNN		No	Now	
Great visibility from Lake Drive. Lighted sign above front door and monument sign available. Private restroom. Well maintained. Some retail allowed.									

Listing Company **Key Realty, LLC - Kathleen Gorzycki (612) 760-5626**

Circle Pines, MN 55014-4108 | Anoka County | Northeast Market
 6,924 SF Industrial - Light Industrial Bldg 749 SF Available at \$12.02 Gross



No warehouse with this space -- office only.

Property Type **Light Industrial**
 Bldg Size **6,924 SF**
 Status **Existing**
 Year Built **1997**

Land Area **0.69 Ac.**
 Zoning - -
 Sublease **No**
 % Occupied **89.18%**

Clear Height - -
 Dock Doors **0**
 Drive-Ins **3**
 Office SF - -
 Sprinkler **None**
 Power - - / - -

Available SF **749 SF**
 Max Contig **749 SF**
 Min Divisible **749 SF**
 Rental Rate **\$12.02 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

HVAC - -
 Rail **No**
 Parcel # **353123320008**

Operating Exp/SF - -
 Taxes/SF - -

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
200	749	749	749	\$12.02 Gross	Yes	Now				

2 private offices, 1 private restroom, and reception area.

Listing Company **5th Street Ventures - John Wood (952) 368-9007**

White Bear Lake, MN 55110-6717 | Ramsey County | Northeast Market
 38,958 SF Industrial - Flex/R&D Bldg 5,040 SF Available at \$9.50 Gross



Located in the NEQ of White Bear Parkway and Otter Lake Road.

Property Type **Flex/R&D**
 Bldg Size **38,958 SF**
 Status **Existing**
 Year Built **1975**

 Clear Height --
 Dock Doors **2**
 Drive-Ins **2**
 Office SF --
 Sprinkler **None**
 Power --/--/--

 HVAC --
 Rail **No**
 Parcel # **123-153022120023**

Land Area **4.50 Ac.**
 Zoning **R-1**
 Sublease **No**
 % Occupied **87.06%**

 Available SF **5,040 SF**
 Max Contig **5,040 SF**
 Min Divisible **4,200 SF**
 Rental Rate **\$9.50 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Operating Exp/SF --
 Taxes/SF **\$1.21 /SF**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
	5,040	5,040	4,200	\$9.50 Gross	Yes	Now		0	0	.00

5040 SF includes a kitchen and conference room. Can lease 4,200 SF without kitchen and conference room. Divisible to whatever works for client.

Listing Company **Colliers International/Minneapolis-St Paul - Mike Brass (952) 837-3054**

Oakdale Office Park - Bldg D - 7561 9th St N

Oakdale, MN 55128 | Washington County | Northeast Market

3,750 SF Class A Office - General Bldg 1,418 SF Available at \$10.00 - \$12.00 Net



Beautiful wooded setting. Easy access to I-694 and I-494. Nearby restaurants and shopping. Storage space available.

Property Type **General Office**
Bldg Size **3,750 SF**
Status **Existing**
Year Built - -

Land Area **5.47 Ac.**
Zoning - -
Sublease **No**
% Occupied **62.19%**

Building Class **A**
Stories **1**
Typical Floor **3,750 /SF**
Parking Spaces
Parking Ratio - -
Tenancy **Multi-Tenant**

Available SF **1,418 SF**
Max Contig **1,418 SF**
Min Divisible **1,418 SF**
Rental Rate **\$10.00 - \$12.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **0**
Parcel # **163-3202921120040**

Operating Exp/SF **\$7.45 /SF**
Taxes/SF - -

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		1,418	1,418	1,418	\$10.00 - \$12.00 Net	Office	Yes	Now	Negotiable
- -									

Listing Company **Colliers International/Minneapolis-St Paul - Eric Rapp (952) 837-3060 / Jay Chmielecki (952) 897-7801**

Continental Professional Center II - 11806 Aberdeen St

Blaine, MN 55449-4755 | Anoka County | Northeast Market

18,256 SF Class A Office - Medical Bldg 5,541 SF Available at \$15.00 - \$16.00 NNN



Property Type **Medical Office**
 Bldg Size **18,256 SF**
 Status **Existing**
 Year Built **2002**

Building Class **A**
 Stories **2**
 Typical Floor **9,158 /SF**
 Parking Spaces **87**
 Parking Ratio **4.74 /1000 SF**
 Tenancy **Multi-Tenant**

Core Factor **19.7%**
 Elevators **1**
 Parcel # **003-083123430060**

Land Area **1.17 Ac.**
 Zoning **B4**
 Sublease **No**
 % Occupied **88.77%**

Available SF **5,541 SF**
 Max Contig **5,541 SF**
 Min Divisible **389 SF**
 Rental Rate **\$15.00 - \$16.00 NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Operating Exp/SF **\$4.40 /SF**
 Taxes/SF **\$4.58 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	260	2,051	5,541	389	\$15.00 NNN		Yes	Now	
<p>Custom designed space to fit your needs! Highly visible and predominant from Hwy 65. Close to restaurants, retail, grocery stores and banks. Supported by a large established and growing residential population base. Average daily traffic count of 48,000 vehicles on Hwy 65.</p>									
2	290	3,490	5,541	3,490	\$16.00 NNN		No	Now	
<p>Custom designed space to fit your needs! Highly visible and predominant from Hwy 65. Close to restaurants, retail, grocery stores and banks. Supported by a large established and growing residential population base. Average daily traffic count of 48,000 vehicles on Hwy 65.</p>									
2	290/260	5,541	5,541	389	\$15.00 - \$16.00 NNN		No	Now	

Continental Professional Center II - 11806 Aberdeen St

45

Blaine, MN 55449-4755 | Anoka County | Northeast Market

18,256 SF Class A Office - Medical Bldg 5,541 SF Available at \$15.00 - \$16.00 NNN

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
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Listing Company **Continental Development Corporation - Courtnie Kirvelay (763) 757-7568**

Anthony Place - 2855 Anthony Ln

Saint Anthony, MN 55418 | Hennepin County | Northeast Market

35,577 SF Class C Office - General Bldg 5,000 SF Available at \$8.00 - \$14.00 Gross

For Sale at \$1,400,000 (\$39.35 PSF)



Quiet setting near Francis Gross Golf Course. 2 minute drive to NE Minneapolis or 35W Roseville. First and second floor availability. Full service leases with professional management and on call maintenance services.

Property Type **General Office**
Bldg Size **35,577 SF**
Status **Existing**
Year Built **1979**

Land Area **2.27 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **85.95%**

Building Class **C**
Stories **2**
Typical Floor **11,542 /SF**
Parking Spaces **144**
Parking Ratio **4.04 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **5,000 SF**
Max Contig **5,000 SF**
Min Divisible **850 SF**
Rental Rate **\$8.00 - \$14.00 Gross**
Sale Price **\$1,400,000**
Price/SF **\$39.35 /SF**

Core Factor
Elevators
Parcel # **053-0702923110033**

Operating Exp/SF **--**
Taxes/SF **\$1.55 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1-2		5,000	5,000	850	\$8.00 - \$14.00 Gross	Office	Yes	Now	Negotiable
--									

Listing Company **Colliers International/Minneapolis-St Paul - Dan Altstatt (952) 837-3049**

Heather Ridge Bldg - 2345-2399 N Ariel St

Maplewood, MN 55109-2248 | Ramsey County | Northeast Market
25,800 SF Class B Office - General Bldg 8,336 SF Available at \$13.50 MG



Easy access to Highway 36 via White Bear Avenue. Restaurants and retail within close proximity. Flexible floor plans. Monument signage available.

Property Type **General Office**
Bldg Size **25,800 SF**
Status **Existing**
Year Built **1996**

Building Class **B**
Stories **1**
Typical Floor **6,250 /SF**
Parking Spaces **200**
Parking Ratio **--**
Tenancy **Multi-Tenant**

Core Factor
Elevators **0**
Parcel # **123-112922310063**

Land Area **4.34 Ac.**
Zoning **C**
Sublease **No**
% Occupied **67.69%**

Available SF **8,336 SF**
Max Contig **6,244 SF**
Min Divisible **2,092 SF**
Rental Rate **\$13.50 MG**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Operating Exp/SF **\$7.05 /SF**
Taxes/SF **\$5.70 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	5/2385	2,092	2,092	2,092	\$13.50 MG	Office	Yes	Now	Negotiable
--									

Listing Company **Colliers International/Minneapolis-St Paul - Eric Rapp (952) 837-3060 / Jay Chmielecki (952) 897-7801**

Hamline Park Plaza - 570 Asbury St

Saint Paul, MN 55104-1849 | Ramsey County | Northeast Market

38,050 SF Class A Office - General Bldg 20,057 SF Available at \$20.00 - \$25.00 Gross Lease



Located near Hamline University and numerous retail amenities. Easy access to I-94, Minneapolis CBD & St. Paul CBD. Light Rail Green Line five minute walk. Comcast availability. Daily trash and restroom cleaning. Weekly vacuuming. Storage lockers available. Heated underground parking. 8.69/1,000 parking. Exterior signage available.

Property Type **General Office**
 Bldg Size **38,050 SF**
 Status **Existing**
 Year Built **1984**

Land Area **2.00 Ac.**
 Zoning **Apartment RM2**
 Sublease **No**
 % Occupied **47.29%**

Building Class **A**
 Stories **3**
 Typical Floor **11,000 /SF**
 Parking Spaces **327**
 Parking Ratio **8.59 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **20,057 SF**
 Max Contig **10,372 SF**
 Min Divisible **385 SF**
 Rental Rate **\$20.00 - \$25.00 Gross Lease**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **2**
 Parcel # **123-342923230228; 123-342923230227**

Operating Exp/SF **\$10.66 /SF**
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	101	2,482	3,406	2,482	\$20.00 - \$25.00 Gross Lease	Office	Yes	Now	Negotiable
--									
1	101/103	4,410	4,410	1,312	\$20.00 - \$25.00 Gross Lease	Office	Yes	Now	
--									
1	103	1,928	4,410	1,312	\$20.00 - \$25.00 Gross Lease	Office	Yes	Now	Negotiable
--									
1	108	385	385	385	\$20.00 - \$25.00 Gross Lease	Office	Yes	Now	
--									
1	109	881	1,529	881	\$20.00 - \$25.00 Gross Lease	Office	Yes	Now	Negotiable

Hamline Park Plaza - 570 Asbury St

48

Saint Paul, MN 55104-1849 | Ramsey County | Northeast Market

38,050 SF Class A Office - General Bldg 20,057 SF Available at \$20.00 - \$25.00 Gross Lease

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
1	109/110	1,529	1,529	648	\$20.00 - \$25.00 Gross Lease	Office	Yes	Now	
--									
1	110	648	1,529	648	\$20.00 - \$25.00 Gross Lease	Office	Yes	Now	Negotiable
--									
2	205	2,166	2,166	2,166	\$20.00 - \$25.00 Gross Lease	Office	Yes	Now	Negotiable
--									
3	302	1,195	1,195	1,195	\$20.00 - \$25.00 Gross Lease	Office	Yes	Now	
--									
3	303/308	8,910	10,372	814	\$20.00 - \$25.00 Gross Lease	Office	Yes	Now	
--									
3	303/310	9,558	10,372	1,462	\$20.00 - \$25.00 Gross Lease	Office	Yes	Now	
--									
3	303/308/310	10,372	10,372	814	\$20.00 - \$25.00 Gross Lease	Office	Yes	Now	
--									
3	308	814	10,372	814	\$20.00 - \$25.00 Gross Lease	Office	Yes	Now	Negotiable
--									
3	308/310	2,276	10,372	814	\$20.00 - \$25.00 Gross Lease	Office	Yes	Now	
--									
3	310	1,462	10,372	1,462	\$20.00 - \$25.00 Gross Lease	Office	Yes	Now	Negotiable
--									

Listing Company **Colliers International/Minneapolis-St Paul - Eric Dueholm (952) 837-3087**

Atrium Office Building - 1295 Bandana Blvd

Saint Paul, MN 55108-5126 | Ramsey County | Northeast Market

90,433 SF Class B Office - General Bldg 13,917 SF Available at \$8.00 - \$10.00 Net



Brick and timber construction with impressive three story interior atrium. three story interior atrium. Common area conference room. Conveniently located in the Midway area with easy access to local shops and restaurants. Locally owned and managed.

Property Type **General Office**
 Bldg Size **90,433 SF**
 Status **Existing**
 Year Built **1900**

Land Area **3.45 Ac.**
 Zoning **I-2**
 Sublease **No**
 % Occupied **84.61%**

Building Class **B**
 Stories **3**
 Typical Floor **32,000 /SF**
 Parking Spaces **351**
 Parking Ratio **3.88 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **13,917 SF**
 Max Contig **6,398 SF**
 Min Divisible **1,233 SF**
 Rental Rate **\$8.00 - \$10.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **27-29-23-13-0051**

Operating Exp/SF **\$7.11 /SF**
 Taxes/SF **\$2.98 /SF**

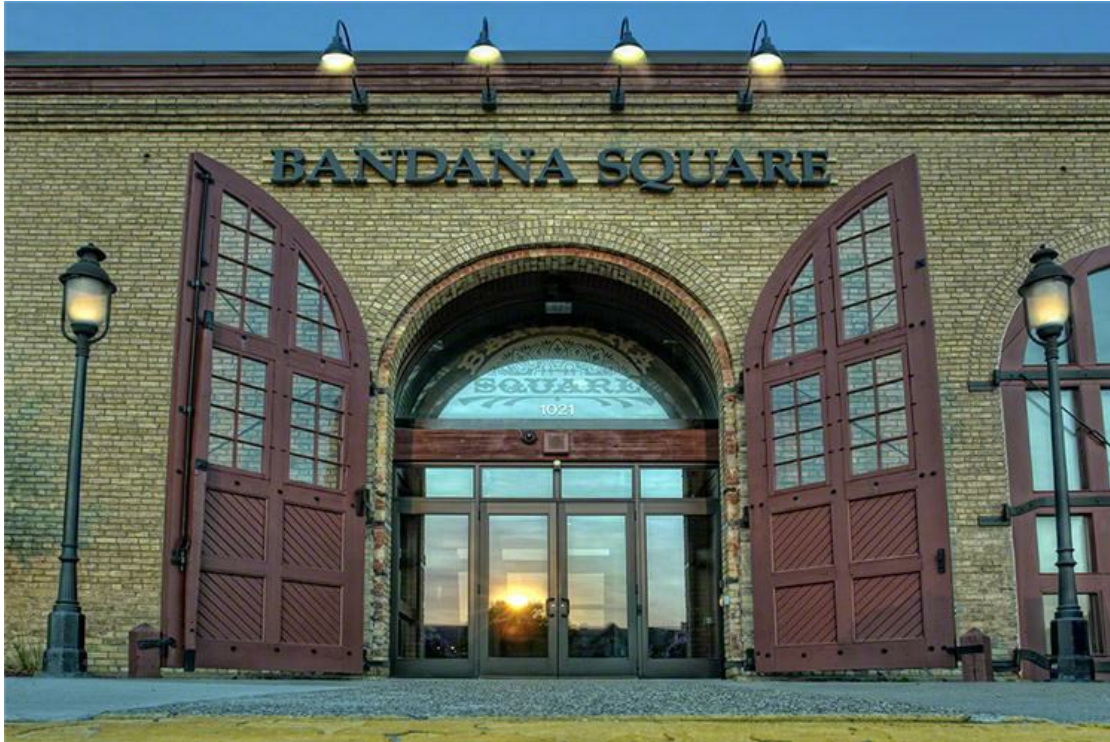
Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	110	1,233	1,233	1,233	\$8.00 - \$10.00 Net	Office	Yes	Now	
--									
1	142	3,371	6,286	3,371	\$8.00 - \$10.00 Net	Office	Yes	Now	1-3 Years
--									
1	150	2,915	6,286	2,915	\$8.00 - \$10.00 Net	Office	Yes	Now	1-3 Years
--									
1	150/142	6,286	6,286	2,915	\$8.00 - \$10.00 Net	Office	Yes	Now	
--									

Listing Company **Wellington Management Inc - Todd Kaufman (651) 999-5505**

Bandana Square - 1021 E Bandana Blvd

Saint Paul, MN 55108-5113 | Ramsey County | Northeast Market

141,740 SF Class B Office - General Bldg 10,894 SF Available at \$9.00 - \$11.00 Net



Property Type **General Office**
 Bldg Size **141,740 SF**
 Status **Existing**
 Year Built **1885**

Land Area **7.48 Ac.**
 Zoning **B-2**
 Sublease **No**
 % Occupied **92.31%**

Building Class **B**
 Stories **2**
 Typical Floor **68,500 /SF**
 Parking Spaces **280**
 Parking Ratio **6.70 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **10,894 SF**
 Max Contig **9,105 SF**
 Min Divisible **399 SF**
 Rental Rate **\$9.00 - \$11.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **123-272923130048**

Operating Exp/SF **\$6.93 /SF**
 Taxes/SF **\$3.36 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	212	399	399	399	\$9.00 - \$11.00 Net	Office	Yes	Now	

This property is a unique location for office users who appreciate a historic facility with exposed brick-and-timber interior, modern amenities and large arched interior features and skylights. Tenants also have access to the large landscaped courtyard. Building conference room. Skyway connected hotel. Skyway connected parking ramp.

2	217	1,390	1,390	1,390	\$9.00 - \$11.00 Net	Office	Yes	Now	
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This property is a unique location for office users who appreciate a historic facility with exposed brick-and-timber interior, modern amenities and large arched interior features and skylights. Tenants also have access to the large landscaped courtyard. Building conference room. Skyway connected hotel. Skyway connected parking ramp.

Listing Company **Wellington Management Inc - Todd Kaufman (651) 999-5505**

White Bear Lake, MN 55110-3157 | Ramsey County | Northeast Market
 23,952 SF Retail - General Bldg 1,000 SF Available at \$12.00 Net



Downtown White Bear Lake Banning & 4th Street, 2 Blocks East from Hwy 61 Charming Building Adjacent to a Large City Parking Lot Numerous Surrounding Amenities Tenants include Key's Café

Property Type General	Land Area 0.57 Ac.
Bldg Size 23,952 SF	Zoning --
Status Existing	Sublease No
Year Built 1984	% Occupied 95.82%
Parking Spaces 6	Available SF 1,000 SF
Parking Ratio --	Max Contig 1,000 SF
Tenancy Multi-Tenant	Min Divisible 894 SF
# Anchors 0	Rental Rate \$12.00 Net
Anchor SF --	Sale Price Not for Sale
# Bldgs 1	Price/SF Not for Sale
# Floors 2	Operating Exp/SF --
Docks / Drive Ins 0/0	Taxes/SF \$63,348.00 /SF
Parcel # 123-143022410055; 143022410055	

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Space Type	Term
4756	1,000	1,000	894	\$12.00 Net	Yes	Now	Office	

Downtown White Bear Lake
Affordable Rents
Professionally Managed
Blocks East from Hwy 61 - 26,500 Vehicles Per Day on Hwy 61

Listing Company **Gaughan Companies - John Chirhart (612) 238-4403 / Lou Suski (612) 238-4402**

Maplewood, MN 55109-1171 | Ramsey County | Northeast Market
 14,555 SF Class B Office - Medical Bldg 2,315 SF Available at Negotiable Net



Corner of Beam Avenue and Hazelwood Street, directly across from St. John's Hospital. Space is currently configured as a medical space and was most recently used by a cardiology practice. Building consists of all medical and dental tenants. Great visibility and accessibility to and from St. John's hospital. Exterior building and boulevard signage. Conveniently located near Maplewood Mall and other retail centers.

Property Type **Medical Office**
 Bldg Size **14,555 SF**
 Status **Existing**
 Year Built **1983**

Land Area **0.09 Ac.**
 Zoning - -
 Sublease **No**
 % Occupied **84.09%**

Building Class **B**
 Stories **1**
 Typical Floor **14,555 /SF**
 Parking Spaces **92**
 Parking Ratio **6.36 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **2,315 SF**
 Max Contig **2,315 SF**
 Min Divisible **2,315 SF**
 Rental Rate **Negotiable Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **123-032922420013**

Operating Exp/SF - -
 Taxes/SF - -

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	B	2,315	2,315	2,315	Negotiable Net	Medical	Yes	Now	

This property is located on the corner of Beam Avenue and Hazelwood Street. It has 5 exam rooms and a lab. It is currently configured as a Medical space, most recently used by a cardiology practice. All of the tenants in association are Medical and Dental practices. This building is located across the street from St. John's Hospital. It has great v

Listing Company **Commercial Real Estate Services Inc - Pat Wolf (651) 290-8892**

Maplewood Office Park - 1650 Beam Ave

Maplewood, MN 55109-1192 | Ramsey County | Northeast Market
 14,008 SF Class B Office - Medical Bldg 5,000 SF Available at Negotiable Net



Medical space across from St. John's Hospital. Additional 2.5 acres available for sale/build-to-suit.

Property Type Medical Office	Land Area 8.92 Ac.
Bldg Size 14,008 SF	Zoning R-2
Status Existing	Sublease No
Year Built 1988	% Occupied 64.31%
Building Class B	Available SF 5,000 SF
Stories 1	Max Contig 5,000 SF
Typical Floor 6,000 /SF	Min Divisible 2,000 SF
Parking Spaces 78	Rental Rate Negotiable Net
Parking Ratio 5.75 /1000 SF	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF \$10.00 /SF
Elevators	Taxes/SF - -
Parcel # 123-032922420001	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		5,000	5,000	2,000	Negotiable Net	Medical	Yes	Now	
--									

Listing Company **Cushman & Wakefield/NorthMarq - Aaron Barnard (952) 465-3372**

Beam Professional Building - 1675 Beam Ave

Maplewood, MN 55109-1172 | Ramsey County | Northeast Market

27,160 SF Class B Office - Medical Bldg 3,998 SF Available at \$18.00 - \$19.00 Net



Rare vacancies on the St. John's Hospital Campus, adjacent to Maplewood Mall and numerous retail amenities. Linked to St. John's Hospital via Maplewood Professional Bldg. Cafeteria in St. John's Hospital, elevator and fiber optic cabling available in the bldg.

Property Type Medical Office	Land Area 0.56 Ac.
Bldg Size 27,160 SF	Zoning BC
Status Existing	Sublease No
Year Built 1988	% Occupied 85.28%
Building Class B	Available SF 3,998 SF
Stories 2	Max Contig 3,998 SF
Typical Floor 10,000 /SF	Min Divisible 985 SF
Parking Spaces 180	Rental Rate \$18.00 - \$19.00 Net
Parking Ratio 9.00 /1000 SF	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF \$9.47 /SF
Elevators 1	Taxes/SF \$7.75 /SF
Parcel # 123-032922130007	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	210	3,013	3,998	3,013	\$18.00 - \$19.00 Net	Medical	Yes	Now	
--									
2	210/210A	3,998	3,998	985	\$18.00 - \$19.00 Net	Medical	Yes	Now	
--									
2	210A	985	3,998	985	\$18.00 - \$19.00 Net	Medical	Yes	Now	
--									

Listing Company **Cushman & Wakefield/NorthMarq - Tom Stella (651) 734-2383 / Ann Stahley (952) 465-3317**

The Alley - 125 Broadway Ave

Minneapolis, MN 55411 | Hennepin County | Northeast Market

18,000 SF Class B Office - General Bldg 6,919 SF Available at \$1.40 - \$12.15 Net



The former Rainbow Bowling Alley has been transformed into a contemporary and cool commercial building. With 15`-22` ceiling heights, the reuse of the bowling lanes and flooring, and the installation of huge amounts of curtain wall glass, The Alley is a cornerstone in the area.

Property Type **General Office**
 Bldg Size **18,000 SF**
 Status **Existing**
 Year Built **1960**

Land Area **0.29 Ac.**
 Zoning **M-3-2**
 Sublease **No**
 % Occupied **61.56%**

Building Class **B**
 Stories **2**
 Typical Floor **5,000 /SF**
 Parking Spaces **35**
 Parking Ratio **1.94 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **6,919 SF**
 Max Contig **3,566 SF**
 Min Divisible **711 SF**
 Rental Rate **\$1.40 - \$12.15 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **053-1502924240025**

Operating Exp/SF **\$3.00 /SF**
 Taxes/SF **\$3.00 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	3,566	3,566	3,566	\$1.40 - \$12.15 Net	Office	Yes	Now	
<p>The former Rainbow Bowling Alley has been transformed into a contemporary and cool commercial building. With 15`-22` ceiling heights, the reuse of the bowling lanes and flooring, and the installation of huge amounts of curtain wall glass, The Alley is a cornerstone in the area.</p>									
1071	120	1,071	1,071	1,071	\$1.40 - \$12.15 Net	Office	Yes	Now	
<p>The former Rainbow Bowling Alley has been transformed into a contemporary and cool commercial building. With 15`-22` ceiling heights, the reuse of the bowling lanes and flooring, and the installation of huge amounts of curtain wall glass, The Alley is a cornerstone in the area.</p>									
LL	B100	811	811	811	\$1.40 - \$12.15 Net	Office	Yes	Now	
<p>The former Rainbow Bowling Alley has been transformed into a contemporary and cool commercial building. With 15`-22` ceiling heights, the reuse of the bowling lanes and flooring, and the installation of huge amounts of curtain wall glass, The Alley is a cornerstone in the area.</p>									
LL	B300	711	711	711	\$1.40 - \$12.15 Net	Office	Yes	Now	

The Alley - 125 Broadway Ave

Minneapolis, MN 55411 | Hennepin County | Northeast Market

18,000 SF Class B Office - General Bldg 6,919 SF Available at \$1.40 - \$12.15 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
The former Rainbow Bowling Alley has been transformed into a contemporary and cool commercial building. With 15`-22` ceiling heights, the reuse of the bowling lanes and flooring, and the installation of huge amounts of curtain wall glass, The Alley is a cornerstone in the area.									
LL	B400	760	760	760	\$1.40 - \$12.15 Net	Office	Yes	Now	
The former Rainbow Bowling Alley has been transformed into a contemporary and cool commercial building. With 15`-22` ceiling heights, the reuse of the bowling lanes and flooring, and the installation of huge amounts of curtain wall glass, The Alley is a cornerstone in the area.									

Listing Company **Colliers International/Minneapolis-St Paul - Eric Batiza (952) 837-3007 / Brian Doyle (952) 837-3008**

Forest Lake, MN 55025-3769 | Washington County | Northeast Market

5,924 SF Class B Office - General Bldg 3,047 SF Available at \$15.25 - \$16.00 Net



This is one of the nicest office properties in the city of Forest Lake. Located on one of the few remaining signalized intersections along Broadway Avenue, this building has high end build out in both available spaces. The space facing Broadway Ave is 1,947 s.f. and the other is 1,100 s.f. Both spaces separately metered and ready for occupancy.

Property Type **General Office**
 Bldg Size **5,924 SF**
 Status **Existing**
 Year Built **1998**

Land Area **0.23 Ac.**
 Zoning **B-3**
 Sublease **No**
 % Occupied **48.57%**

Building Class **B**
 Stories **1**
 Typical Floor **5,924 /SF**
 Parking Spaces **30**
 Parking Ratio **4.28 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **3,047 SF**
 Max Contig **3,047 SF**
 Min Divisible **1,100 SF**
 Rental Rate **\$15.25 - \$16.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **0**
 Parcel # **0803221230015**

Operating Exp/SF **--**
 Taxes/SF **\$3.27 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		3,047	3,047	1,100	\$15.25 - \$16.00 Net	Office	Yes	Now	

This is one of the nicest office properties in the city of Forest Lake. Located on one of the few remaining signalized intersections along Broadway Avenue, this building has high end build out in both available spaces. The space facing Broadway Ave is 1,947 s.f. and the other is 1,100 s.f. Both spaces separately metered and ready for occupancy.

Listing Company **Wakota Commercial Advisors - Dana Dose (651) 330-4286**

Forest Lake, MN 55025 | Washington County | Northeast Market
 560 SF Class C Office - General Bldg 560 SF Available at \$1.16 Gross Lease



This office space is in a prime location. Great exposure & visibility on Broadway with a traffic count of 26,000 cars daily! Two blocks from I-35! Ample parking on corner black top lot with stoplight. Common area restrooms & kitchenette. Common area restrooms & kitchenette.

Property Type **General Office**
 Bldg Size **560 SF**
 Status **Existing**
 Year Built - -

Land Area **0.21 Ac.**
 Zoning - -
 Sublease **No**
 % Occupied **0%**

Building Class **C**
 Stories **1**
 Typical Floor
 Parking Spaces
 Parking Ratio - -
 Tenancy **Multi-Tenant**

Available SF **560 SF**
 Max Contig **560 SF**
 Min Divisible **560 SF**
 Rental Rate **\$1.16 Gross Lease**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **08.032.21.21.0123; 08.032.21.21.0123**

Operating Exp/SF - -
 Taxes/SF - -

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	#2	560	560	560	\$1.16 Gross Lease		Yes	Now	
- -									

Listing Company **RE/MAX Synergy - Vicky Katz (651) 982-1217**

Gleeson Place - 2520 Broadway St

Minneapolis, MN 55413 | Hennepin County | Northeast Market

20,280 SF Class B Office - General Bldg 2,515 SF Available at \$15.00 Gross



Monument signage available. Convenient access to major roadways: I-35W, Highway 36 and ighway 280. Minutes from major CBD's of both Minneapolis and St. Paul. Common restrooms on each floor, new landscaping in 2011. Locally and professionally managed.

Property Type **General Office**
 Bldg Size **20,280 SF**
 Status **Existing**
 Year Built **1982**

Land Area **0.06 Ac.**
 Zoning **C**
 Sublease **No**
 % Occupied **87.6%**

Building Class **B**
 Stories **2**
 Typical Floor **10,140 /SF**
 Parking Spaces **81**
 Parking Ratio **4.00 /1000 SF**
 Tenancy **Multi-Tenant**

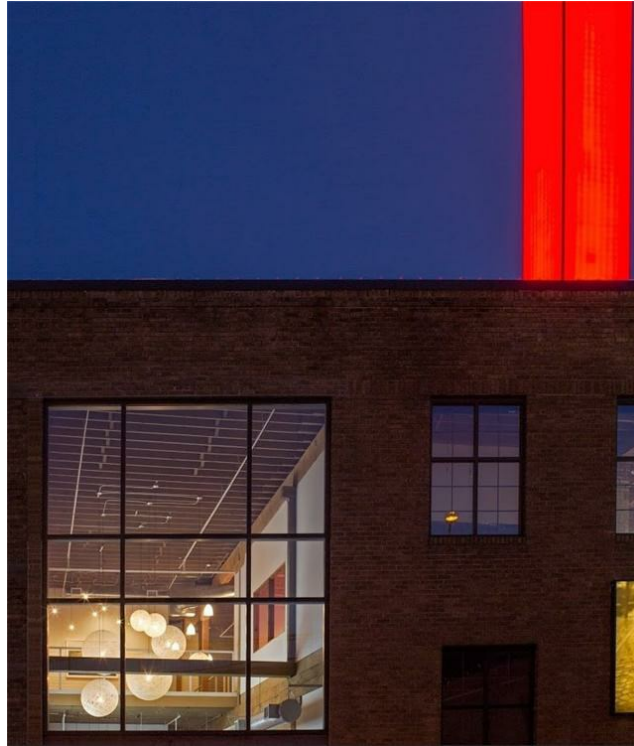
Available SF **2,515 SF**
 Max Contig **2,515 SF**
 Min Divisible **1,186 SF**
 Rental Rate **\$15.00 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **1**
 Parcel # **053-1802923320023**

Operating Exp/SF --
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		2,515	2,515	1,186	\$15.00 Gross	Office	Yes	Now	Negotiable
--									

Listing Company **Suntide Commercial Realty, Inc. - Jodi Walfoort (651) 209-9628**



Beautiful Creative Space. Outstanding Visibility on Central & Broadway. Some of the tenants include: Spyhouse Coffee, 612 Brewery, Corepower Yoga, and Snap Fitness. Traffic Count: 19,400 Broadway & 18,100 Central. Unique, Brick and Timber Space. Excellent Light with Large Windows.

Property Type **Loft Office**
 Bldg Size **57,524 SF**
 Status **Existing**
 Year Built **1921**

Land Area **1.01 Ac.**
 Zoning **M-3-2**
 Sublease **No**
 % Occupied **77.92%**

Building Class
 Stories **2**
 Typical Floor
 Parking Spaces **100**
 Parking Ratio **1.73 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **12,700 SF**
 Max Contig **5,700 SF**
 Min Divisible **1,000 SF**
 Rental Rate **\$11.00 - \$16.00 NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **1302924230038**

Operating Exp/SF **\$3.85 /SF**
 Taxes/SF **\$1.15 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	160	3,300	3,300	1,500	\$16.00 NNN	Office	Yes	Now	
Great retail space with private entrance.									
1	170	1,200	1,200	1,200	\$11.00 NNN	Office	Yes	Now	
Space lends itself to studio or office.									
2	200	5,700	5,700	1,000	\$15.00 NNN	Office	Yes	Now	
--									
2	220	2,500	2,500	1,500	\$15.00 NNN	Office	Yes	Now	
--									

Listing Company **First & First Creative Real Estate - Carrie Van Slooten (612) 334-9434**

Highlight Center - 807 Broadway St NE

Minneapolis, MN 55413 | Hennepin County | Northeast Market

166,000 SF Class C Office - Loft Bldg 146,000 SF Available at \$15.00 - \$21.00 MG



The last big Brick and Timber building In NE Minneapolis that has not been renovated! Great creative spaces available with huge natural light, hardwood floors, and great common area upgrades.

Property Type Loft Office	Land Area --
Bldg Size 166,000 SF	Zoning --
Status Existing	Sublease No
Year Built 1927	% Occupied 12.05%
Building Class C	Available SF 146,000 SF
Stories 4	Max Contig 146,000 SF
Typical Floor 24,000 /SF	Min Divisible 750 SF
Parking Spaces	Rental Rate \$15.00 - \$21.00 MG
Parking Ratio --	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF --
Elevators 2	Taxes/SF --
Parcel #	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1st-3rd	100-300	146,000	146,000	750	\$15.00 - \$21.00 MG	Office	Yes	Completion	flexible

Hillcrest has been renovation on our newest creative office building. If your client is looking for cool brick and timber space but with modern amenities, they need to visit Highlight Center

Listing Company **Hillcrest Development, LLLP - Charlie Nestor (612) 623-2475 / Joe Klein (612) 623-2470**

White Bear Business Park - 4444 Centerville Rd

White Bear Lake, MN 55127 | Ramsey County | Northeast Market

96,165 SF Industrial - Light Industrial Bldg 6,099 SF Available at \$4.75 - \$12.00 Net



Freeway visibility. Convenient access to I-35E via Hwy 96 and Centerville Road.

Property Type **Light Industrial**
 Bldg Size **96,165 SF**
 Status **Existing**
 Year Built **2005**

Land Area **0.00 Ac.**
 Zoning **--**
 Sublease **No**
 % Occupied **93.66%**

Clear Height **22.75 FT**
 Dock Doors **12**
 Drive-Ins **15**
 Office SF **--**
 Sprinkler **Unknown Type**
 Power **200 Amps/TBD Volts/3 Phase**

Available SF **6,099 SF**
 Max Contig **3,633 SF**
 Min Divisible **2,466 SF**
 Rental Rate **\$4.75 - \$12.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

HVAC **--**
 Rail **No**
 Parcel # **123-213022130025**

Operating Exp/SF **\$1.16 /SF**
 Taxes/SF **\$2.42 /SF**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
115	3,633	3,633	3,633	\$4.75 - \$10.50 Net	Yes	Now	1,000	1	0	22.75
--										
205	2,466	2,466	2,466	\$12.00 Net	Yes	Now				
--										

Listing Company **Colliers International/Minneapolis-St Paul - Mike Brass (952) 837-3054**

Rose Professional Building - 7671 Central Ave

Fridley, MN 55432-3575 | Anoka County | Northeast Market

11,200 SF Class C Office - General Bldg 2,883 SF Available at \$11.50 Gross

For Sale at \$595,000 (\$53.13 PSF)



Two story office building just off of Osborne Road and Central Ave. Easy access to Highways 10, 610 & I-694. Pylon signage available.

Property Type **General Office**
 Bldg Size **11,200 SF**
 Status **Existing**
 Year Built **1979**

Land Area **0.69 Ac.**
 Zoning **C-1**
 Sublease **No**
 % Occupied **74.26%**

Building Class **C**
 Stories **2**
 Typical Floor
 Parking Spaces **35**
 Parking Ratio **1.16 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **2,883 SF**
 Max Contig **1,056 SF**
 Min Divisible **370 SF**
 Rental Rate **\$11.50 Gross**
 Sale Price **\$595,000**
 Price/SF **\$53.13 /SF**

Core Factor
 Elevators
 Parcel # **003-123024120075**

Operating Exp/SF --
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	105	875	875	875	\$11.50 Gross	Office	Yes	Now	
Two story office building just off Osborne Road and Central Ave. Easy access to Highways 10, 610 & I-694. Pylon signage available.									
1	106	431	1,056	431	\$11.50 Gross	Office	Yes	Now	
Two story office building just off Osborne Road and Central Ave. Easy access to Highways 10, 610 & I-694. Pylon signage available.									
1	108	625	1,056	625	\$11.50 Gross	Office	Yes	Now	
Two story office building just off Osborne Road and Central Ave. Easy access to Highways 10, 610 & I-694. Pylon signage available.									
1	108/106	1,056	1,056	431	\$11.50 Gross	Office	Yes	Now	
--									
2	202	582	582	582	\$11.50 Gross	Office	Yes	Now	
Two story office building just off Osborne Road and Central Ave. Easy access to Highways 10, 610 & I-694. Pylon signage available.									
2	209	370	370	370	\$11.50 Gross	Office	Yes	Now	
Two story office building just off Osborne Road and Central Ave. Easy access to Highways 10, 610 & I-694. Pylon signage available.									

Rose Professional Building - 7671 Central Ave

Fridley, MN 55432-3575 | Anoka County | Northeast Market

11,200 SF Class C Office - General Bldg 2,883 SF Available at \$11.50 Gross

For Sale at \$595,000 (\$53.13 PSF)

Listing Company **Premier Commercial Properties - Robert (Marty) Fisher (763) 862-2005**

3948 Central Ave NE - 3948 Central Ave NE

Columbia Heights, MN 55421 | Anoka County | Northeast Market

3,300 SF Class B Office - General Bldg 910 SF Available at \$14.27 - \$14.59 Gross

For Sale at \$215,000 (\$65.15 PSF)



Professional office space on Central Avenue. Parking in rear of building and on Central Ave. Common rest rooms main level & second floor.

Property Type General Office	Land Area 0.06 Ac.
Bldg Size 3,300 SF	Zoning --
Status Existing	Sublease No
Year Built 1962	% Occupied 72.42%
Building Class B	Available SF 910 SF
Stories 2	Max Contig 658 SF
Typical Floor 1,650 /SF	Min Divisible 252 SF
Parking Spaces	Rental Rate \$14.27 - \$14.59 Gross
Parking Ratio --	Sale Price \$215,000
Tenancy Multi-Tenant	Price/SF \$65.15 /SF
Core Factor	Operating Exp/SF --
Elevators	Taxes/SF --
Parcel # 353024410070	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	201	658	658	658	\$14.27 - \$14.59 Gross	Office	Yes	Now	
Professional office space on Central Avenue. Parking in rear of building and on Central Ave. Common rest rooms main level & second floor.									
2	203	252	252	252	\$14.27 Gross	Office	Yes	Now	
Professional office space on Central Avenue. Parking in rear of building and on Central Ave. Common rest rooms main level & second floor.									

Listing Company **Premier Commercial Properties - Robert (Marty) Fisher (763) 862-2005**

7691 Central Ave NE - 7691 Central Ave NE

Fridley, MN 55432 | Anoka County | Northeast Market

3,700 SF Class B Office - General Bldg 1,900 SF Available at \$12.00 Gross

For Sale at Negotiable



This office building is conveniently located just minutes north of I-694, south of Highway 10 and right on Highway 65. Nicely built office, pylon signage, with restrooms on both floors. 20 Parking stalls, with ADA approved ramp.

Property Type General Office	Land Area 0.22 Ac.
Bldg Size 3,700 SF	Zoning C-1
Status Existing	Sublease No
Year Built 1977	% Occupied 48.65%
Building Class B	Available SF 1,900 SF
Stories 2	Max Contig 950 SF
Typical Floor 1,800 /SF	Min Divisible 950 SF
Parking Spaces 20	Rental Rate \$12.00 Gross
Parking Ratio 5.40 /1000 SF	Sale Price Negotiable
Tenancy Multi-Tenant	Price/SF Negotiable
Core Factor	Operating Exp/SF --
Elevators	Taxes/SF \$2.50 /SF
Parcel # 123024120053	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	101	950	950	950	\$12.00 Gross		Yes	Now	
--									
1	102	950	950	950	\$12.00 Gross	Office	Yes	Now	
--									

Listing Company **Christianson & Company - Anita Johnson (612) 805-2173**

Village Bank Financial Center Bldg 000108 - 9298 Central Ave NE

Blaine, MN 55434-4205 | Anoka County | Northeast Market

43,328 SF Class B Office - General Bldg 4,502 SF Available at \$12.00 NNN



HIGH visibility on Hwy 65. Easy access to Hwy 610 & I-35W. Executive offices with lots of glass. On-site management. Immediate occupancy available. Office cleaning 5 times per week. High speed data available.

Property Type General Office	Land Area 4.19 Ac.
Bldg Size 43,328 SF	Zoning PUD
Status Existing	Sublease No
Year Built 1997	% Occupied 89.61%
Building Class B	Available SF 4,502 SF
Stories 4	Max Contig 2,098 SF
Typical Floor 5,000 /SF	Min Divisible 324 SF
Parking Spaces 208	Rental Rate \$12.00 NNN
Parking Ratio 5.20 /1000 SF	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF \$5.00 /SF
Elevators	Taxes/SF \$5.00 /SF
Parcel # 003-323123210015	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	202	2,098	2,098	2,098	\$12.00 NNN	Office	Yes	Now	
HIGH visibility on Hwy 65. Easy access to Hwy 610 & I-35W. Executive offices with lots of glass. On-site management. Immediate occupancy available. Office cleaning 5 times per week. High speed data available.									
4	412	2,080	2,080	2,080	\$12.00 NNN	Office	Yes	Now	
--									
4	418	324	324	324	\$12.00 NNN	Office	Yes	Now	
--									

Listing Company **Premier Commercial Properties - Richard Lee (612) 718-9919 / Robert (Marty) Fisher (763) 862-2005**

21st Century Bank - 9380 Central Ave NE

Blaine, MN 55434-3432 | Anoka County | Northeast Market

29,521 SF Class B Office - General Bldg 4,970 SF Available at \$14.00 - \$18.00 Gross



Excellent high traffic exposure is a key feature of this site. 21st Century building offers contemporary office design. Large windows provide sunlight throughout the space. A large open foyer includes a sign directory. High security building has a private outside security entrance. 21st Century building offers elevator access to the floors.

Property Type **General Office**
 Bldg Size **29,521 SF**
 Status **Existing**
 Year Built **1998**

Land Area **2.51 Ac.**
 Zoning **C**
 Sublease **No**
 % Occupied **83.16%**

Building Class **B**
 Stories **3**
 Typical Floor **9,043 /SF**
 Parking Spaces **122**
 Parking Ratio **4.13 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **4,970 SF**
 Max Contig **2,432 SF**
 Min Divisible **990 SF**
 Rental Rate **\$14.00 - \$18.00 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor **1.2%**
 Elevators
 Parcel # **293123340004**

Operating Exp/SF --
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		2,432	2,432	2,432	\$18.00 Gross		Yes	Now	
Gross lease basis includes: CAM, General building maintenance, common area cleaning, lawn care and snow removal, building insurance, and real estate taxes. Tenant pays for electricity and percentage of the window cleaning. Landlord provides basic tenant leasehold improvements allowance for unbuilt space. Tenant may customize the office area.									
2		990	990	990	\$14.00 Gross		Yes	Now	
Gross lease basis includes: CAM, General building maintenance, common area cleaning, lawn care and snow removal, building insurance, and real estate taxes. Tenant pays for electricity and percentage of the window cleaning. Landlord provides basic tenant leasehold improvements allowance for unbuilt space. Tenant may customize the office area.									
3		1,548	1,548	1,548	\$14.00 Gross		Yes	Now	

21st Century Bank - 9380 Central Ave NE

Blaine, MN 55434-3432 | Anoka County | Northeast Market

29,521 SF Class B Office - General Bldg 4,970 SF Available at \$14.00 - \$18.00 Gross

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
Gross lease basis includes: CAM, General building maintenance, common area cleaning, lawn care and snow removal, building insurance, and real estate taxes. Tenant pays for electricity and percentage of the window cleaning. Landlord provides basic tenant leasehold improvements allowance for unbuilt space. Tenant may customize the office area.									

Listing Company **Integrated Real Estate Services, Inc - Gary Hugeback (612) 619-8789 / Alan Hamel (763) 784-2877 / Bill Hughes (612) 272-8839**

Village Shops - 30 Central St

Circle Pines, MN 55014 | Anoka County | Northeast Market
 13,346 SF Class B Office - General Bldg 1,788 SF Available at \$8.50 NNN



Property Type General Office	Land Area --
Bldg Size 13,346 SF	Zoning --
Status Existing	Sublease No
Year Built 1985	% Occupied 86.6%
Building Class B	Available SF 1,788 SF
Stories 1	Max Contig 1,116 SF
Typical Floor	Min Divisible 672 SF
Parking Spaces 72	Rental Rate \$8.50 NNN
Parking Ratio --	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF \$8.42 /SF
Elevators	Taxes/SF --
Parcel # 25-31-23-33-0182	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	301	1,116	1,116	1,116	\$8.50 NNN	Office	Yes	Now	
--									
1	305	672	672	672	\$8.50 NNN	Office	Yes	Now	
--									

Listing Company **Beard Group, Inc - Ben Beard (952) 930-0630**

Midtown Doctors Building - 2545 Chicago Ave

Minneapolis, MN 55404 | Hennepin County | Northeast Market

56,160 SF Class B Office - Medical Bldg 26,066 SF Available at \$20.00 - \$21.00 Net



The Midtown Doctors Building of Minneapolis is a seven story medical/office building located at 2545 Chicago Avenue South centered between two of the Twin Cities largest hospitals - Abbott Northwestern Hospital and Children's Hospital - Minneapolis. The building's accessibility to downtown Minneapolis and the surrounding metro area is unmatched, not to mention the direct connection to two major hospitals has real advantages. The Tunnel System connects the Midtown Doctors Building to both hospitals and the adjacent parking structure for physicians, patients and visitors. Internal referral oppor

Property Type **Medical Office**
 Bldg Size **56,160 SF**
 Status **Existing**
 Year Built **1971**

Land Area **5.65 Ac.**
 Zoning **R-6**
 Sublease **No**
 % Occupied **66.69%**

Building Class **B**
 Stories **7**
 Typical Floor **12,981 /SF**
 Parking Spaces **0**
 Parking Ratio **--**
 Tenancy **Multi-Tenant**

Available SF **26,066 SF**
 Max Contig **7,359 SF**
 Min Divisible **371 SF**
 Rental Rate **\$20.00 - \$21.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **053-3502924240273**

Operating Exp/SF **\$10.44 /SF**
 Taxes/SF **\$5.25 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1st	106	3,423	6,179	3,423	\$21.00 Net		Yes	Now	
Medical/Professional Space. On-Campus Advantage! Tunnel connected to Abbott Northwestern Hospital and Children's Hospital - Minneapolis. Please visit the website www.cbre.com/mob or contact the agent at 952.924.4659 with any questions.									
1st	114	2,756	6,179	2,756	\$21.00 Net		Yes	Now	
Medical/Professional Space. On-Campus Advantage! Tunnel connected to Abbott Northwestern Hospital and Children's Hospital - Minneapolis. Please visit the website www.cbre.com/mob or contact the agent at 952.924.4659 with any questions.									
1st	114/106	6,179	6,179	2,756	\$21.00 Net		Yes	Now	
--									

Midtown Doctors Building - 2545 Chicago Ave

Minneapolis, MN 55404 | Hennepin County | Northeast Market

56,160 SF Class B Office - Medical Bldg 26,066 SF Available at \$20.00 - \$21.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2nd	211	1,275	1,275	1,275	\$21.00 Net		Yes	Now	
Medical/Professional Space. On-Campus Advantage! Tunnel connected to Abbott Northwestern Hospital and Children's Hospital - Minneapolis. Please visit the website www.cbre.com/mob or contact the agent at 952.924.4659 with any questions.									
3	301	3,773	3,773	3,773	\$20.00 Net		Yes	Now	
--									
3	307	371	371	371	\$20.00 Net		Yes	Now	
--									
3rd	305	1,462	1,462	1,462	\$21.00 Net		Yes	Now	
Medical/Professional Space. On-Campus Advantage! Tunnel connected to Abbott Northwestern Hospital and Children's Hospital - Minneapolis. Please visit the website www.cbre.com/mob or contact the agent at 952.924.4659 with any questions.									
4th	416	622	622	622	\$21.00 Net		Yes	Now	
Medical/Professional Space. On-Campus Advantage! Tunnel connected to Abbott Northwestern Hospital and Children's Hospital - Minneapolis. Please visit the website www.cbre.com/mob or contact the agent at 952.924.4659 with any questions.									
5th	517	1,396	1,396	1,396	\$21.00 Net		Yes	Now	
Medical/Professional Space. On-Campus Advantage! Tunnel connected to Abbott Northwestern Hospital and Children's Hospital - Minneapolis. Please visit the website www.cbre.com/mob or contact the agent at 952.924.4659 with any questions.									
6	602	1,211	1,211	1,211	\$20.00 Net		Yes	Now	
--									
6	605c	1,019	1,019	1,019	\$20.00 Net		Yes	Now	
--									
6th	612	1,399	1,399	1,399	\$21.00 Net		Yes	Now	
Medical/Professional Space. On-Campus Advantage! Tunnel connected to Abbott Northwestern Hospital and Children's Hospital - Minneapolis. Please visit the website www.cbre.com/mob or contact the agent at 952.924.4659 with any questions.									

Listing Company **CBRE** - Brian Helmken (952) 924-4659 / Gerald Driessen (612) 336-4310 / Joseph Hughes (612) 336-4293

2800 Medical Building - 2800 Chicago Ave

Minneapolis, MN 55407-1318 | Hennepin County | Northeast Market

54,971 SF Class B Office - Medical Bldg 8,910 SF Available at \$16.00 - \$18.50 Net



Property Type **Medical Office**
 Bldg Size **54,971 SF**
 Status **Existing**
 Year Built **1988**

Land Area **1.33 Ac.**
 Zoning **--**
 Sublease **No**
 % Occupied **83.79%**

Building Class **B**
 Stories **4**
 Typical Floor **13,742 /SF**
 Parking Spaces **65**
 Parking Ratio **3.72 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **8,910 SF**
 Max Contig **6,382 SF**
 Min Divisible **100 SF**
 Rental Rate **\$16.00 - \$18.50 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **2**
 Parcel # **053-3502924330242**

Operating Exp/SF **\$11.20 /SF**
 Taxes/SF **\$7.53 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		6,382	6,382	100	\$16.00 - \$18.50 Net	Medical	Yes	Now	
--									
1		2,528	2,528	100	\$16.00 - \$18.50 Net	Medical	Yes	Now	
--									

Listing Company **Colliers International/Minneapolis-St Paul - Louis Suarez (952) 837-3061 / Brian Bruggeman (952) 837-3079**

Midtown Exchange - 2929 Chicago Ave

Minneapolis, MN 55407 | Hennepin County | Northeast Market

1,000,000 SF Class B Office - General Bldg 29,480 SF Available at \$15.00 - \$24.00



Home to Allina Clinic. Over 1,500 Allina Employees. Neighboring the Minnesota International Medicine Group. Will Build to Suit. Weekly Traffic of over 24,000.

Property Type **General Office**
 Bldg Size **1,000,000 SF**
 Status **Existing**
 Year Built **1924**

Land Area **3.75 Ac.**
 Zoning **--**
 Sublease **No**
 % Occupied **97.05%**

Building Class **B**
 Stories **12**
 Typical Floor **83,333 /SF**
 Parking Spaces
 Parking Ratio **--**
 Tenancy **Multi-Tenant**

Available SF **29,480 SF**
 Max Contig **20,000 SF**
 Min Divisible **500 SF**
 Rental Rate **\$15.00 - \$24.00 --**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **053-3502924340591**

Operating Exp/SF **\$10.00 /SF**
 Taxes/SF **\$2.03 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		20,000	20,000	500	\$15.00 - \$24.00 MG	Office	Yes	Now	
Great opportunity to start a restaurnat, retail shop. Free parking, janitorial. financing available for new Businesses. Great location and visability									
1		2,800	2,800	2,800	\$20.00 NNN		Yes	Now	
--									
1	1	1,449	1,449	1,449	\$19.00 NNN	Office	Yes	Now	
All three spaces are vacant and ready for build-out. The owner is offering a generous Tenant Allowance of \$25.00 per square foot of leased space. Ideally located, these retail spaces are at the epicenter of activity generated by the Midtown Global Market and the Allina Commons.									
1	2	2,693	2,693	2,693	\$19.00 NNN	Office	Yes	Now	
All three spaces are vacant and ready for build-out. The owner is offering a generous Tenant Allowance of \$25.00 per square foot of leased space. Ideally located, these retail spaces are at the epicenter of activity generated by the Midtown Global Market and the Allina Commons.									

Midtown Exchange - 2929 Chicago Ave

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Minneapolis, MN 55407 | Hennepin County | Northeast Market

1,000,000 SF Class B Office - General Bldg 29,480 SF Available at \$15.00 - \$24.00

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	3	2,538	2,538	2,538	\$19.00 NNN	Office	Yes	Now	

All three spaces are vacant and ready for build-out. The owner is offering a generous Tenant Allowance of \$25.00 per square foot of leased space. Ideally located, these retail spaces are at the epicenter of activity generated by the Midtown Global Market and the Allina Commons.

Listing Company **Java Properties, LLC** - Mark Krogh (612) 384-9646 / Andy Urness (612) 867-4989

Pinesview Square - 620 Civic Heights Dr

Circle Pines, MN 55014-4709 | Anoka County | Northeast Market
9,760 SF Class B Office - General Bldg 430 SF Available at \$16.05 Gross



Great visibility to Lake Drive. Includes all utilities except phone. Small to medium office sizes, and short term leases available.

Property Type **General Office**
Bldg Size **9,760 SF**
Status **Existing**
Year Built **1996**

Land Area **7.70 Ac.**
Zoning **C**
Sublease **No**
% Occupied **95.59%**

Building Class **B**
Stories **1**
Typical Floor **9,500 /SF**
Parking Spaces **23**
Parking Ratio **--**
Tenancy **Multi-Tenant**

Available SF **430 SF**
Max Contig **430 SF**
Min Divisible **430 SF**
Rental Rate **\$16.05 Gross**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **0**
Parcel # **253123310036**

Operating Exp/SF **--**
Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	109	430	430	430	\$16.05 Gross	Office	Yes	Now	

Reception area, 2 privates on glass.

Listing Company **Premier Commercial Properties - Robert (Marty) Fisher (763) 862-2005**

708 Cleveland Avenue SW - 708 Cleveland Ave

New Brighton, MN 55112 | Ramsey County | Northeast Market
 17,426 SF Class B Office - General Bldg 1,369 SF Available at \$11.00 Net



Property Type General Office	Land Area 1.57 Ac.
Bldg Size 17,426 SF	Zoning B-2
Status Existing	Sublease No
Year Built 1999	% Occupied 92.14%
Building Class B	Available SF 1,369 SF
Stories 2	Max Contig 1,369 SF
Typical Floor 8,561 /SF	Min Divisible 1,369 SF
Parking Spaces 79	Rental Rate \$11.00 Net
Parking Ratio 6.50 /1000 SF	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF \$5.85 /SF
Elevators	Taxes/SF \$2.94 /SF
Parcel # 123-323023440023	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		1,369	1,369	1,369	\$11.00 Net	Office	Yes	Now	
--									

Listing Company **Transwestern - Michael Honsa (612) 359-1631 / Michael Salmen (612) 359-1660 / Francis Richie (612) 359-1674**

Ivy League Place - 475 Cleveland Ave N

Saint Paul, MN 55104-5031 | Ramsey County | Northeast Market

40,129 SF Class C Office - General Bldg 7,859 SF Available at \$6.00 - \$7.00 Net



Property Type **General Office**
 Bldg Size **40,129 SF**
 Status **Existing**
 Year Built **1893**

Land Area **1.00 Ac.**
 Zoning **I-1**
 Sublease **No**
 % Occupied **86.23%**

Building Class **C**
 Stories **3**
 Typical Floor **12,666 /SF**
 Parking Spaces **60**
 Parking Ratio **--**
 Tenancy **Multi-Tenant**

Available SF **7,859 SF**
 Max Contig **2,617 SF**
 Min Divisible **586 SF**
 Rental Rate **\$6.00 - \$7.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **123-322923410125**

Operating Exp/SF **\$7.25 /SF**
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	101	2,617	2,617	2,617	\$7.00 Net	Office	Yes	Now	
--									
2	200	2,324	2,324	2,324	\$6.00 Net	Office	Yes	Now	
--									
2	202	1,619	1,619	1,619	\$7.00 Net	Office	No	60 Days	
The current tenant is still in the space on a 60 day notice agreement.									
3	301	713	713	713	\$7.00 Net	Office	No	11/1/2014	
--									
3	321	586	586	586	\$6.00 Net	Office	Yes	Now	
--									

Listing Company **Ludeman Real Estate Inc. - Larry Ludeman (612) 872-6999**

Roseridge - 1611 Co Rd B W

Roseville, MN 55113-5021 | Ramsey County | Northeast Market

38,472 SF Class B Office - General Bldg 15,711 SF Available at \$8.00 NNN



Recently remodeled as of March 2012. New elevator as of end of November 2013. 600-9,000 sq ft available. Will build to suit. NNN Lease. Operating Expenses include janitorial services. Great central location, 15 minutes from both downtown. Located on County Rd B just off Snelling Ave. and Highway 36. Close proximity to 35W. Restaurants and shopping centers nearby. Amenities: Ample FREE parking, Building Conference Room, Building Break and Vending Room.

Property Type General Office	Land Area 2.88 Ac.
Bldg Size 38,472 SF	Zoning Community Business
Status Existing	Sublease No
Year Built 1980	% Occupied 59.16%
Building Class B	Available SF 15,711 SF
Stories 3	Max Contig 3,417 SF
Typical Floor 12,284 /SF	Min Divisible 646 SF
Parking Spaces 202	Rental Rate \$8.00 NNN
Parking Ratio 5.25 /1000 SF	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor 19%	Operating Exp/SF \$6.04 /SF
Elevators 1	Taxes/SF \$2.97 /SF
Parcel # 123-092923440010	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	102	1,884	1,884	1,884	\$8.00 NNN	Office	Yes	Now	
Nice first floor space with a sink. Private offices and open area.									
1	106	3,417	3,417	3,417	\$8.00 NNN	Office	Yes	Now	3-5 YEARS
Fantastic Building Location. Just off the main entrance and lobby.									
2	201	646	3,120	646	\$8.00 NNN	Office	Yes	Now	2+
Located just off the elevator and lobby on the 2nd floor. Open floor plan.									
2	201/221	3,120	3,120	646	\$8.00 NNN	Office	Yes	Now	
--									
2	202	1,620	1,620	800	\$8.00 NNN	Office	Yes	Now	

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

Roseridge - 1611 Co Rd B W

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Roseville, MN 55113-5021 | Ramsey County | Northeast Market

38,472 SF Class B Office - General Bldg 15,711 SF Available at \$8.00 NNN

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
Currently one open floor plan located just off the elevator and lobby on the 2nd floor. Could be subdivided into approximately 800 SF.									
2	221	2,474	3,120	2,474	\$8.00 NNN	Office	Yes	Now	3+ years
Kitchenette, 4 offices, open area, and reception area. Located close to elevator and 2nd floor lobby.									
3	315	2,387	2,387	2,387	\$8.00 NNN		Yes		
--									
3	320	3,283	3,283	3,283	\$8.00 NNN	Office	Yes	Now	Negotiable
Kitchenette/ Break room. Large open area/classroom/conference room. Nice size offices. Near elevator and 3rd floor lobby and bathrooms.									

Listing Company **KW Commercial Midwest - Thomas Mollner (651) 592-2222 / Kevin Peck (651) 262-1030**

Rosedale East Building - 1751 Co Rd B W

Roseville, MN 55113-4081 | Ramsey County | Northeast Market

26,951 SF Class B Office - General Bldg 2,207 SF Available at \$9.00 - \$10.00 NNN



Property Type **General Office**
Bldg Size **26,951 SF**
Status **Existing**
Year Built **1978**

Building Class **B**
Stories **3**
Typical Floor **7,972 /SF**
Parking Spaces **127**
Parking Ratio **5.19 /1000 SF**
Tenancy **Multi-Tenant**

Core Factor
Elevators
Parcel # **123-092923430009**

Land Area **3.12 Ac.**
Zoning **B-4**
Sublease **No**
% Occupied **100%**

Available SF **2,207 SF**
Max Contig **2,207 SF**
Min Divisible **800 SF**
Rental Rate **\$9.00 - \$10.00 NNN**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Operating Exp/SF **\$7.05 /SF**
Taxes/SF **\$3.01 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	250	2,207	2,207	800	\$9.00 - \$10.00 NNN		No	Now	
--									

Listing Company **Real Estate Advisors Inc - Timothy Nesvold (952) 546-7000**

Roseville Medical and Dental Center - 1835 Co Rd C W

Roseville, MN 55113-1352 | Ramsey County | Northeast Market

65,000 SF Class A Office - Medical Bldg 11,530 SF Available at \$8.00 - \$16.00 Net



> Anchor Tenants: Multicare Associates, Park Dental, Children's, NovaCare > Class A professional medical/dental center > Easy access to I-35W and Highway 36 in Roseville > Ample free surface lot parking > Just down Fairview Avenue from retail, restaurant and entertainment options in Rosedale Center > Attractive net rates and TI allowances > R/U factor of 1.15% > Please note - operating expenses differ for lower level and upper level spaces

Property Type Medical Office	Land Area 4.01 Ac.
Bldg Size 65,000 SF	Zoning R-3
Status Existing	Sublease No
Year Built 1994	% Occupied 82.26%
Building Class A	Available SF 11,530 SF
Stories 2	Max Contig 8,428 SF
Typical Floor 32,500 /SF	Min Divisible 200 SF
Parking Spaces 258	Rental Rate \$8.00 - \$16.00 Net
Parking Ratio 4.00 /1000 SF	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF \$6.97 /SF
Elevators	Taxes/SF \$9.23 /SF
Parcel # 123-042923340031	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	210	3,102	3,102	3,102	\$16.00 Net		Yes	Now	
for upper level suite, taxes are \$9.23 psf, ops are \$6.97 psf									
Lower Leve	020	2,773	8,428	2,773	\$8.00 Net		Yes	Now	
for lower level suites, taxes are \$9.23 psf, ops are \$2.99 psf									
Lower Leve	021	1,117	8,428	200	\$8.00 Net		Yes	Now	
for lower level suites, taxes are \$9.23 psf, ops are \$2.99 psf									
Lower Leve	030	2,017	8,428	2,017	\$8.00 Net		Yes	Now	
for lower level suites, taxes are \$9.23 psf, ops are \$2.99 psf									
Lower Leve	053	2,521	8,428	2,521	\$8.00 Net		Yes	Now	

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: Jacob Gerads

Roseville Medical and Dental Center - 1835 Co Rd C W

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Roseville, MN 55113-1352 | Ramsey County | Northeast Market

65,000 SF Class A Office - Medical Bldg 11,530 SF Available at \$8.00 - \$16.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
for lower level suites, taxes are \$9.23 psf, ops are \$2.99 psf									
Lower Level	Mult. Suites	8,428	8,428	200	\$8.00 Net		Yes	Now	
-	-								

Listing Company **Colliers International/Minneapolis-St Paul - Louis Suarez (952) 837-3061 / Brian Bruggeman (952) 837-3079**

Brighton Business Center - 888 Co Rd D W

New Brighton, MN 55112-7593 | Ramsey County | Northeast Market

13,200 SF Class C Office - General Bldg 6,419 SF Available at \$12.00 - \$16.00 Gross



Property Type **General Office**
 Bldg Size **13,200 SF**
 Status **Existing**
 Year Built **1971**

Land Area **0.74 Ac.**
 Zoning **B-4**
 Sublease **No**
 % Occupied **51.37%**

Building Class **C**
 Stories **2**
 Typical Floor **6,650 /SF**
 Parking Spaces **37**
 Parking Ratio **2.78 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **6,419 SF**
 Max Contig **1,956 SF**
 Min Divisible **466 SF**
 Rental Rate **\$12.00 - \$16.00 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **0**
 Parcel # **123-323023340027**

Operating Exp/SF --
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	466	1,921	466	\$12.00 - \$16.00 Gross	Office	Yes	Now	
--									
1	100/108/106	1,921	1,921	466	\$12.00 - \$16.00 Gross	Office	Yes	Now	
--									
1	106	870	1,336	870	\$12.00 - \$16.00 Gross	Office	Yes	Now	
--									
1	106/100	1,336	1,921	466	\$12.00 - \$16.00 Gross	Office	Yes	Now	
--									
1	108	585	1,051	585	\$12.00 - \$16.00 Gross	Office	Yes	Now	
--									
1	108/100	1,051	1,921	466	\$12.00 - \$16.00 Gross	Office	Yes	Now	
--									
2	212	536	536	536	\$12.00 - \$16.00 Gross	Office	Yes	Now	

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

Brighton Business Center - 888 Co Rd D W

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New Brighton, MN 55112-7593 | Ramsey County | Northeast Market

13,200 SF Class C Office - General Bldg 6,419 SF Available at \$12.00 - \$16.00 Gross

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
3	303	644	644	644	\$12.00 - \$16.00 Gross	Office	Yes	Now	
--									
3	306	1,956	1,956	1,956	\$12.00 - \$16.00 Gross	Office	Yes	Now	
--									
3	306	1,362	1,362	1,362	\$12.00 - \$16.00 Gross		Yes		
--									

Listing Company **KW Commercial Midwest - Kevin Peck (651) 262-1030**

Automatic Systems Building - 2400 Co Rd D W

Roseville, MN 55113 | Ramsey County | Northeast Market
 15,000 SF Class C Office - General Bldg 2,125 SF Available at \$11.00 NNN



~ INDOOR PARKING included in the lease; 2 spaces per leased suite ~ Rare vacancies and the on-site owner will remodel to suit ~ Pylon signage on West County Road D ~ Quiet building; other tenant's include a Law Firm, CPA, Municipal Controls and a Chiropractor ~ Suite 100 is 1,200 "usable" square feet and has a private entrance to the outside ~ Suite 120 is 925 "usable" square feet with 2 privates, conference room and reception area, etc.

Property Type **General Office**
 Bldg Size **15,000 SF**
 Status **Existing**
 Year Built **1979**

Land Area **1.25 Ac.**
 Zoning **RM-3**
 Sublease **No**
 % Occupied **85.83%**

Building Class **C**
 Stories **1**
 Typical Floor **7,500 /SF**
 Parking Spaces **32**
 Parking Ratio **2.40 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **2,125 SF**
 Max Contig **1,200 SF**
 Min Divisible **925 SF**
 Rental Rate **\$11.00 NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **123-052923210002**

Operating Exp/SF **\$3.80 /SF**
 Taxes/SF **\$3.20 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	1,200	1,200	925	\$11.00 NNN	Office	Yes	4/15/2014	3 - 5
Great small office suite with private both an interior and exterior private entrance. First time available in the last 22 years. Rates are based on USABLE square footage. 2 underground parking spaces included.									
1	120	925	925	925	\$11.00 NNN	Office	Yes	4/15/2014	3 - 5
Great layout includes 3 generous sized privates and reception area. Rates are based upon USABLE square footage. 2 underground parking spaces included in lease.									

Listing Company **Copperwood Investments, LLC - Tom Bissen (952) 392-1308 / EJM Commercial Real Estate - Edward J. (Ted) LaFave (612) 875-3858**

Collier-IT Building - 2310 W Co Rd D W

New Brighton, MN 55112-7565 | Ramsey County | Northeast Market

9,436 SF Class B Office - General Bldg 2,215 SF Available at \$14.00 Gross Lease



Shared conference room and computer training rooms also available. Easy access to Hwy 35 & 694 and excellent on site parking. Area amenities include: SuperAmerica, McDonald's, Subway, Caribou Coffee and Snap Fitness * CALL ERSI at (651) 482-1871 or visit www.essencerealestate.com to view our other available properties/spaces.

Property Type General Office	Land Area 0.65 Ac.
Bldg Size 9,436 SF	Zoning B-3
Status Existing	Sublease No
Year Built 1988	% Occupied 76.53%
Building Class B	Available SF 2,215 SF
Stories 2	Max Contig 2,215 SF
Typical Floor 5,000 /SF	Min Divisible 600 SF
Parking Spaces 41	Rental Rate \$14.00 Gross Lease
Parking Ratio 4.10 /1000 SF	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF --
Elevators 0	Taxes/SF --
Parcel # 052923210006	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
Lower Level		2,215	2,215	600	\$14.00 Gross Lease	Office	Yes	Now	

Shared conference room and computer training rooms also available, Great access to Hwy 35 & 694, Area amenities include: SuperAmerica, McDonald's, Subway, Caribou Coffee and Snap Fitness

* CALL ERSI at (651) 482-1871 or visit www.essencerealestate.com to view our other available properties/spaces.

Listing Company **Essence Real Estate - Jeff Salzbrun (612) 788-1552 / Jeff Nordness (651) 482-1871**

Oak Knoll Business Park - 371 Commerce Ct

Vadnais Heights, MN 55127-8506 | Ramsey County | Northeast Market
 7,164 SF Class B Office - General Bldg 1,450 SF Available at \$15.31 Gross



Property Type **General Office**
 Bldg Size **7,164 SF**
 Status **Existing**
 Year Built **2004**

Land Area **0.12 Ac.**
 Zoning **OB**
 Sublease **No**
 % Occupied **79.76%**

Building Class **B**
 Stories **1**
 Typical Floor **0 /SF**
 Parking Spaces **40**
 Parking Ratio **5.33 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **1,450 SF**
 Max Contig **1,450 SF**
 Min Divisible **1,450 SF**
 Rental Rate **\$15.31 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **0**
 Parcel # **123-203022230062**

Operating Exp/SF --
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		1,450	1,450	1,450	\$15.31 Gross	Office	Yes	Now	

Great amenities nearby including grocery stores, restaurants, hotels and other retail.
Easy Access to Hwy 96, 35E/35W, and I-694
Approximately 1450 Rentable Square Feet
Newly constructed with new buildout

Listing Company **Essence Real Estate - Jeff Nordness (651) 482-1871 / Jeff Salzbrun (612) 788-1552**

199 Building - 199 Coon Rapids Blvd

Coon Rapids, MN 55433-5831 | Anoka County | Northeast Market

30,225 SF Class B Office - Medical Bldg 9,768 SF Available at \$7.00 - \$9.00 NNN



Property Type **Medical Office**
 Bldg Size **30,225 SF**
 Status **Existing**
 Year Built **1986**

Land Area **6.20 Ac.**
 Zoning **C**
 Sublease **No**
 % Occupied **67.68%**

Building Class **B**
 Stories **3**
 Typical Floor **10,005 /SF**
 Parking Spaces **72**
 Parking Ratio **2.38 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **9,768 SF**
 Max Contig **2,854 SF**
 Min Divisible **459 SF**
 Rental Rate **\$7.00 - \$9.00 NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **003-363124120009**

Operating Exp/SF **\$6.85 /SF**
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	102	2,306	2,306	1,100	\$7.00 - \$9.00 NNN	Medical	Yes	Now	

Twin Office Buildings Located at Coon Rapids Blvd and Hwy's 10 & 610
Small Floor Plates for Greater Visibility
Turn Key Suites Available
First Class Customer Service with Rapid Response 24-Hour Maintenance Team
Abundant Parking in Surrounding Lot
Close Proximity to Hwy's 10, 610, 694, Northtown Mall, Allina Medical Center, Area Hotels & Restau

1	106	2,854	2,854	2,854	\$7.00 - \$9.00 NNN	Medical	Yes	Now	
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Twin Office Buildings Located at Coon Rapids Blvd and Hwy's 10 & 610
Small Floor Plates for Greater Visibility
Turn Key Suites Available
First Class Customer Service with Rapid Response 24-Hour Maintenance Team
Abundant Parking in Surrounding Lot
Close Proximity to Hwy's 10, 610, 694, Northtown Mall, Allina Medical Center, Area Hotels & Restau

199 Building - 199 Coon Rapids Blvd

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Coon Rapids, MN 55433-5831 | Anoka County | Northeast Market

30,225 SF Class B Office - Medical Bldg 9,768 SF Available at \$7.00 - \$9.00 NNN

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	202	2,258	2,258	2,258	\$7.00 - \$9.00 NNN	Medical	Yes	Now	

Twin Office Buildings Located at Coon Rapids Blvd and Hwy` s 10 & 610**Small Floor Plates for Greater Visibility****Turn Key Suites Available****First Class Customer Service with Rapid Response 24-Hour Maintenance Team****Abundant Parking in Surrounding Lot****Close Proximity to Hwy` s 10, 610, 694, Northtown Mall, Allina Medical Center, Area Hotels & Restau**

2	210	797	797	797	\$7.00 - \$9.00 NNN	Medical	Yes	Now	
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Twin Office Buildings Located at Coon Rapids Blvd and Hwy` s 10 & 610**Small Floor Plates for Greater Visibility****Turn Key Suites Available****First Class Customer Service with Rapid Response 24-Hour Maintenance Team****Abundant Parking in Surrounding Lot****Close Proximity to Hwy` s 10, 610, 694, Northtown Mall, Allina Medical Center, Area Hotels, and Res**

2	211	1,094	1,094	1,094	\$7.00 - \$9.00 NNN	Medical	Yes	Now	
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2	213	459	459	459	\$7.00 - \$9.00 NNN	Medical	Yes	Now	
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Listing Company **Gaughan Companies - Dan Hebert (651) 255-5558 / Derrick Jensen (651) 255-5569**

Northtown Financial Plaza - 200 Coon Rapids Blvd

Coon Rapids, MN 55433-5876 | Anoka County | Northeast Market

61,728 SF Class B Office - General Bldg 6,438 SF Available at \$12.00 - \$15.00 NNN



Property Type **General Office**
 Bldg Size **61,728 SF**
 Status **Existing**
 Year Built **1989**

Land Area **3.30 Ac.**
 Zoning **C**
 Sublease **No**
 % Occupied **89.57%**

Building Class **B**
 Stories **4**
 Typical Floor **7,825 /SF**
 Parking Spaces **218**
 Parking Ratio **3.91 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **6,438 SF**
 Max Contig **6,438 SF**
 Min Divisible **572 SF**
 Rental Rate **\$12.00 - \$15.00 NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **003-363124120028; 363124120028**

Operating Exp/SF **\$12.04 /SF**
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	205	807	1,379	807	\$12.00 - \$15.00 NNN	Office	Yes	Now	
Premier North Central Office Building High Visibility Location off Coon Rapids Boulevard Quick Access to Hwy's 10, 610, I-694, and I-35W Class A Type Finishes, Featuring New HVAC Abundant Parking in Surrounding Lot Located in Northtown Business Center Common Area Break Room Close Proximity to: Northtown Mall, Allina Medical Clinic, Area Hotel									
2	205/210	1,379	6,438	572	\$12.00 - \$15.00 NNN	Office	Yes	Now	
--									
2	210	572	6,438	572	\$12.00 - \$15.00 NNN	Office	Yes	Now	

Northtown Financial Plaza - 200 Coon Rapids Blvd

Coon Rapids, MN 55433-5876 | Anoka County | Northeast Market
 61,728 SF Class B Office - General Bldg 6,438 SF Available at \$12.00 - \$15.00 NNN

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
Premier North Central Office Building High Visibility Location off Coon Rapids Boulevard Quick Access to Hwy's 10, 610, I-694, and I-35W Class A Type Finishes, Featuring New HVAC Abundant Parking in Surrounding Lot Located in Northtown Business Center Common Area Break Room Close Proximity to: Northtown Mall, Allina Medical Clinic, Area Hotel									
2	215	1,328	1,900	1,328	\$12.00 - \$15.00 NNN	Office	Yes	Now	
Four Offices with Large Reception Area. High Visibility Location off Coon Rapids Boulevard Quick Access to Hwy's 10, 610, I-694, and I-35W Class A Type Finishes, Featuring New HVAC ABundant Parking in Surrounding Lot Located in Northtown Business Center Common Area Break Room Close Proximity to: Northtown Mall, Allina Medical Clinic, Area Ho									
2	215/210	1,900	6,438	572	\$12.00 - \$15.00 NNN	Office	Yes	Now	
--									
2	225	2,116	2,688	2,116	\$12.00 - \$15.00 NNN	Office	Yes	Now	
Premier North Central Office Building High Visibility Location off Coon Rapids Boulevard Quick Access to Hwy's 10, 610, I-694, and I-35 W Class A Type Finishes, Featuring New HVAC Abundant Parking in Surrounding Lot Located in Northtown Business Center Common Area Break Room Close Proximity to: Northtown Mall, Allina Medical Clinic, Area Hot									
2	225/210	2,688	6,438	572	\$12.00 - \$15.00 NNN	Office	Yes	Now	
--									
3	307	717	1,289	717	\$12.00 - \$15.00 NNN	Office	Yes	Now	
Premier North Central Office Building High Visibility Location off Coon Rapids Boulevard Quick Access to Hwy's 10, 610, I-694, and I-35W Class A Type Finishes, Featuring New HVAC Abundant Parking in Surrounding Lot Common Area Break Room Located in Northtown Business Center Close Proximity to: Northtown Mall, Allina Medical Clinic, Area Hotel									
3	310	898	1,470	898	\$12.00 - \$15.00 NNN	Office	Yes	Now	
Premier North Central Office Building High Visibility Location off Coon Rapids Boulevard Quick Access to Hwy's 10, 610, I-694, and I-35W Class A Type Finishes, Featuring New HVAC Abundant Parking in Surrounding Lot Located in Northtown Business Center Common Area Break Room Close Proximity to: Northtown Mall, Allina Medical Clinic, Area Hote									
3 & 2	307/210	1,289	6,438	572	\$12.00 - \$15.00 NNN	Office	Yes	Now	
--									
3 & 2	310/210	1,470	6,438	572	\$12.00 - \$15.00 NNN	Office	Yes	Now	
--									
Mult. Floors	Mult. Suites	6,438	6,438	572	\$12.00 - \$15.00 NNN	Office	Yes	Now	
--									

Listing Company **Gaughan Companies - Dan Hebert (651) 255-5558 / Derrick Jensen (651) 255-5569**

299 Building - 299 Coon Rapids Blvd

Coon Rapids, MN 55433-5832 | Anoka County | Northeast Market

26,838 SF Class B Office - General Bldg 26,838 SF Available at \$7.00 - \$14.00 Gross

For Sale at \$995,000 (\$37.07 PSF)



Great access and visibility on Coon Rapids Blvd just south of Highway 610 . New roof and siding in 2006. Pleasant creek-side woodland setting with walking paths alongside. Great Owner/User or Investor opportunity.

Property Type **General Office**
 Bldg Size **26,838 SF**
 Status **Existing**
 Year Built **1983**

Land Area **2.13 Ac.**
 Zoning **3A**
 Sublease **No**
 % Occupied **0%**

Building Class **B**
 Stories **2**
 Typical Floor **8,671 /SF**
 Parking Spaces **72**
 Parking Ratio **2.68 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **26,838 SF**
 Max Contig **26,838 SF**
 Min Divisible **200 SF**
 Rental Rate **\$7.00 - \$14.00 Gross**
 Sale Price **\$995,000**
 Price/SF **\$37.07 /SF**

Core Factor
 Elevators **1**
 Parcel # **003-253124430043**

Operating Exp/SF **--**
 Taxes/SF **\$1.87 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		8,669	26,838	222	\$14.00 Gross	Office	Yes	Now	Negotiable
--									
2		8,669	26,838	222	\$14.00 Gross	Office	Yes	Now	Negotiable
--									
2 & LL & 1	//	26,838	26,838	200	\$7.00 - \$14.00 Gross	Office	Yes	Now	
--									
LL		9,500	26,838	200	\$7.00 Gross	Office	Yes	Now	Negotiable
Windows and small drive in door.									
LL & 1	/	18,169	26,838	200	\$7.00 - \$14.00 Gross	Office	Yes	Now	
--									

299 Building - 299 Coon Rapids Blvd

Coon Rapids, MN 55433-5832 | Anoka County | Northeast Market

26,838 SF Class B Office - General Bldg 26,838 SF Available at \$7.00 - \$14.00 Gross

For Sale at \$995,000 (\$37.07 PSF)

Listing Company **Colliers International/Minneapolis-St Paul - Justin Rath (952) 897-7803 / Dan Friedner (952) 897-7863**

2393 Coon Rapids Blvd

Coon Rapids, MN 55433 | Anoka County | Northeast Market

3,680 SF Class C Office - General Bldg 3,680 SF Available at \$11.00 - \$13.00 Gross Lease



Multi-tenant office building on re-developing medical corridor of Coon Rapids. Two story office building offers 3,680 SF of office space. The entire main level is ADA compliant. Lease the entire upper level or half of the upper level, or 1/4th of the lower level.

Property Type **General Office**
Bldg Size **3,680 SF**
Status **Existing**
Year Built **1975**

Land Area **0.76 Ac.**
Zoning **L-1**
Sublease **No**
% Occupied **0%**

Building Class **C**
Stories **2**
Typical Floor **1,800 /SF**
Parking Spaces **15**
Parking Ratio **4.07 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **3,680 SF**
Max Contig **3,680 SF**
Min Divisible **3,680 SF**
Rental Rate **\$11.00 - \$13.00 Gross Lease**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **223124220072; 003-223124220072**

Operating Exp/SF --
Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1-2		3,680	3,680	3,680	\$11.00 - \$13.00 Gross Lease	Office	Yes		

Lease rate is \$11 PSF Gross for upper level and \$13 PSF Gross for lower level. Ample off-street surface parking adjacent to the building. Convenient, central location with easy access to all major thoroughfares.

Listing Company **Rock Solid Companies - Ron Touchette (612) 435-7777**

2437 Coon Rapids Blvd - 2437 Coon Rapids Blvd

Coon Rapids, MN 55433 | Anoka County | Northeast Market

3,600 SF Class B Office - General Bldg 3,600 SF Available at \$15.00 Gross

For Sale at \$450,000 (\$125.00 PSF)



Great access and visibility on Coon Rapids Blvd. Abundance of private offices. Reception area and conference room. Near Mercy Hospital and additional amenities. Building signage and available on Coon Rapids Blvd.

Property Type **General Office**
Bldg Size **3,600 SF**
Status **Existing**
Year Built **1954**

Land Area **0.69 Ac.**
Zoning **--**
Sublease **No**
% Occupied **100%**

Building Class **B**
Stories **2**
Typical Floor **1,750 /SF**
Parking Spaces
Parking Ratio **--**
Tenancy **Multi-Tenant**

Available SF **3,600 SF**
Max Contig **3,600 SF**
Min Divisible **3,600 SF**
Rental Rate **\$15.00 Gross**
Sale Price **\$450,000**
Price/SF **\$125.00 /SF**

Core Factor
Elevators **0**
Parcel # **213124110002**

Operating Exp/SF **--**
Taxes/SF **\$2.45 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		3,600	3,600	3,600	\$15.00 Gross	Office	No	30 Days	Negotiable
--									

Listing Company **Colliers International/Minneapolis-St Paul - Justin Rath (952) 897-7803 / Dan Friedner (952) 897-7863**

2520 Coon Rapids Blvd - 2520 Coon Rapids Blvd

86

Coon Rapids, MN 55433-3998 | Anoka County | Northeast Market

11,584 SF Class B Office - General Bldg 647 SF Available at \$10.50 Gross



Nicely appointed office building. Many new updates. Walking/biking trails behind building. Close to restaurants & shopping. Nice glass lines. Pylon signage available. Sits on Coon Rapids Blvd. Small office spaces and shorter term leases available.

Property Type	General Office	Land Area	0.68 Ac.
Bldg Size	11,584 SF	Zoning	--
Status	Existing	Sublease	No
Year Built	--	% Occupied	94.41%
Building Class	B	Available SF	647 SF
Stories	2	Max Contig	647 SF
Typical Floor	5,792 /SF	Min Divisible	647 SF
Parking Spaces	65	Rental Rate	\$10.50 Gross
Parking Ratio	5.61 /1000 SF	Sale Price	Not for Sale
Tenancy	Multi-Tenant	Price/SF	Not for Sale
Core Factor		Operating Exp/SF	--
Elevators		Taxes/SF	--
Parcel #	003-213124110021		

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	260	647	647	647	\$10.50 Gross	Office	Yes	Now	

Nicely appointed office building. Many new updates. Walking/biking trails behind building. Close to restaurants & shopping. Nice glass lines. Pylon signage available. Sits on Coon Rapids Blvd. Small office spaces and shorter term leases available.

Listing Company **Premier Commercial Properties - Robert (Marty) Fisher (763) 862-2005**

Parent Professional Center Bldg 4 - 3738-3776 Coon Rapids Blvd

Coon Rapids, MN 55433-2629 | Anoka County | Northeast Market
 14,301 SF Class B Office - Medical Bldg 11,465 SF Available at Negotiable



Professional Medical Office Build-out Existing Medical Build-out Adjacent to Mercy Hospital Located on the Corners of Coon Rapids Blvd & Round Lake Blvd. with Traffic Counts of 11,100 VPD Monument and Building Signage Available Abundant Surface Parking - 45 Stalls (5.5/1,000 SF) Other Adjacent Medical Specialty Including Dentistry, Osteopathy

Property Type Medical Office	Land Area 2.34 Ac.
Bldg Size 14,301 SF	Zoning Office
Status Existing	Sublease No
Year Built 2003	% Occupied 19.83%
Building Class B	Available SF 11,465 SF
Stories 1	Max Contig 5,455 SF
Typical Floor	Min Divisible 981 SF
Parking Spaces 105	Rental Rate Negotiable - -
Parking Ratio 7.34 /1000 SF	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF \$6.42 /SF
Elevators	Taxes/SF - -
Parcel # 003-173124210033	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	2742	981	981	981	Negotiable Net	Medical	Yes	Now	
--									
1	3738	2,317	2,317	2,317	Negotiable Net	Medical	Yes	Now	

Professional Medical Office Build-out
Existing Medical Build-out
Adjacent to Mercy Hospital
Located on the Corners of Coon Rapids Blvd & Round Lake Blvd. with Traffic Counts of 11,100 VPD
Monument and Building Signage Available
Abundant Surface Parking - 45 Stalls (5.5/1,000 SF)
Other Adjacent Medical Specialty Including Dentistry, Osteopathy

Parent Professional Center Bldg 4 - 3738-3776 Coon Rapids Blvd

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Coon Rapids, MN 55433-2629 | Anoka County | Northeast Market

14,301 SF Class B Office - Medical Bldg 11,465 SF Available at Negotiable

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	3746	1,290	1,290	1,290	Negotiable Net	Medical	Yes	Now	
--									
1	3750	1,422	1,422	1,422	Negotiable MG	Medical	Yes	Now	
--									

Listing Company **Gaughan Companies - Dan Hebert (651) 255-5558**

Parent Professional Center Bldg 2 - 3800-3824 Coon Rapids Blvd

Coon Rapids, MN 55433 | Anoka County | Northeast Market

8,959 SF Class B Office - Medical Bldg 1,731 SF Available at Negotiable



Fully built-out, turn-key medical suites. Building signage available for tenants. Adjacent to Mercy Hospital.

Property Type **Medical Office**
 Bldg Size **8,959 SF**
 Status **Existing**
 Year Built **2003**

Land Area **1.09 Ac.**
 Zoning **Commercial**
 Sublease **No**
 % Occupied **80.68%**

Building Class **B**
 Stories **1**
 Typical Floor
 Parking Spaces **105**
 Parking Ratio **11.72 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **1,731 SF**
 Max Contig **1,731 SF**
 Min Divisible **1,731 SF**
 Rental Rate **Negotiable - -**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **0**
 Parcel # **173124220015; 003-173124220015**

Operating Exp/SF **--**
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	3424	1,731	1,731	1,731	Negotiable	Medical	Yes	Now	
--									

Listing Company **Gaughan Companies - Dan Hebert (651) 255-5558 / Derrick Jensen (651) 255-5569**

Coon Rapids, MN 54433 | Anoka County | Northeast Market
 15,811 SF Class B Office - Medical Bldg 4,568 SF Available at Negotiable



Professional Medical Office Build-out Existing Medical Build-out Adjacent to Mercy Hospital Located on the Corners of Coon Rapids Blvd & Round Lake Blvd. with Traffic Counts of 11,100 VPD Monument and Building Signage Available Abundant Surface Parking - 45 Stalls (5.5/1,000 SF) Other Adjacent Medical Specialty Including Dentistry, Osteopathy

Property Type **Medical Office**
 Bldg Size **15,811 SF**
 Status **Existing**
 Year Built --

Land Area --
 Zoning --
 Sublease **No**
 % Occupied **71.11%**

Building Class **B**
 Stories **1**
 Typical Floor
 Parking Spaces
 Parking Ratio --
 Tenancy **Multi-Tenant**

Available SF **4,568 SF**
 Max Contig **2,419 SF**
 Min Divisible **2,149 SF**
 Rental Rate **Negotiable --**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **0**
 Parcel # **003-083124330058**

Operating Exp/SF --
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	3863	2,419	2,419	2,419	Negotiable	Medical	Yes	Now	
--									
1	3875	2,149	2,149	2,149	Negotiable	Medical	Yes	Now	
--									

Listing Company **Gaughan Companies - Dan Hebert (651) 255-5558 / Derrick Jensen (651) 255-5569**

Parent Professional Center Bldg 1 - 3903-3927 Coon Rapids Blvd

Coon Rapids, MN 55433-2518 | Anoka County | Northeast Market
 12,258 SF Class B Office - General Bldg 1,497 SF Available at Negotiable NNN



Property Type **General Office**
 Bldg Size **12,258 SF**
 Status **Existing**
 Year Built **2000**

Building Class **B**
 Stories **1**
 Typical Floor **8,959 /SF**
 Parking Spaces **67**
 Parking Ratio **5.46 /1000 SF**
 Tenancy **Multi-Tenant**

Core Factor
 Elevators **0**
 Parcel # **003-083124330017**

Land Area **1.37 Ac.**
 Zoning **--**
 Sublease **No**
 % Occupied **87.79%**

Available SF **1,497 SF**
 Max Contig **1,497 SF**
 Min Divisible **1,497 SF**
 Rental Rate **Negotiable NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Operating Exp/SF **\$8.61 /SF**
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	3923	1,497	1,497	1,497	Negotiable NNN	Office	Yes	Now	
--									

Listing Company **Gaughan Companies - Dan Hebert (651) 255-5558**

Mercy Health Care Center - 3960 NW Coon Rapids Blvd

Coon Rapids, MN 55433-2569 | Anoka County | Northeast Market

92,256 SF Class A Office - Medical Bldg 67,316 SF Available at \$14.00 - \$20.00 Net



Tunnel connected to Mercy Hospital. On-site amenities include cafe and gift shop.

Property Type **Medical Office**
 Bldg Size **92,256 SF**
 Status **Existing**
 Year Built **1977**

Land Area **2.34 Ac.**
 Zoning **--**
 Sublease **No**
 % Occupied **28.34%**

Building Class **A**
 Stories **4**
 Typical Floor **23,064 /SF**
 Parking Spaces **325**
 Parking Ratio **--**
 Tenancy **Multi-Tenant**

Available SF **67,316 SF**
 Max Contig **14,197 SF**
 Min Divisible **709 SF**
 Rental Rate **\$14.00 - \$20.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **003-173124220061**

Operating Exp/SF **\$8.48 /SF**
 Taxes/SF **\$3.89 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	4,128	6,443	4,128	\$14.00 - \$20.00 Net	Medical	Yes	Now	
Tunnel connected to Mercy Hospital. On-site amenities include cafe and gift shop.									
1	100/116	6,443	6,443	2,315	\$14.00 - \$20.00 Net	Medical	Yes	Now	
--									
1	102	958	958	958	\$14.00 - \$20.00 Net	Medical	Yes	Now	
--									
1	104	6,538	6,538	2,000	\$14.00 - \$20.00 Net	Medical	Yes	Now	
--									
1	116	2,315	6,443	2,315	\$14.00 - \$20.00 Net	Medical	Yes	Now	
Tunnel connected to Mercy Hospital. On-site amenities include cafe and gift shop.									
2	200	4,547	6,431	1,000	\$14.00 - \$20.00 Net	Medical	Yes	Now	
Tunnel connected to Mercy Hospital. On-site amenities include cafe and gift shop.									

Mercy Health Care Center - 3960 NW Coon Rapids Blvd

91

Coon Rapids, MN 55433-2569 | Anoka County | Northeast Market

92,256 SF Class A Office - Medical Bldg 67,316 SF Available at \$14.00 - \$20.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	200/216	5,598	6,431	1,000	\$14.00 - \$20.00 Net	Medical	Yes	Now	
--									
2	200/218/216	6,431	6,431	833	\$14.00 - \$20.00 Net	Medical	Yes	Now	
--									
2	202	709	709	709	\$14.00 - \$20.00 Net	Medical	Yes	Now	
--									
2	203	859	859	859	\$14.00 - \$20.00 Net	Medical	Yes	Now	
Tunnel connected to Mercy Hospital. On-site amenities include cafe and gift shop.									
2	204	1,654	1,654	1,654	\$14.00 - \$20.00 Net	Medical	Yes	Now	
Tunnel connected to Mercy Hospital. On-site amenities include cafe and gift shop.									
2	209	4,628	4,628	1,000	\$14.00 - \$20.00 Net	Medical	Yes	Now	
Tunnel connected to Mercy Hospital. On-site amenities include cafe and gift shop.									
2	210	825	825	825	\$14.00 - \$20.00 Net	Medical	Yes	Now	
Tunnel connected to Mercy Hospital. On-site amenities include cafe and gift shop.									
2	216	1,051	5,598	1,051	\$14.00 - \$20.00 Net	Medical	Yes	Now	
Tunnel connected to Mercy Hospital. On-site amenities include cafe and gift shop.									
2	218	833	5,380	833	\$14.00 - \$20.00 Net	Medical	Yes	Now	
Tunnel connected to Mercy Hospital. On-site amenities include cafe and gift shop.									
2	218/200	5,380	6,431	833	\$14.00 - \$20.00 Net	Medical	Yes	Now	
--									
2	220	2,824	2,824	2,824	\$14.00 - \$20.00 Net	Medical	Yes	Now	
--									
3	300	1,582	1,582	1,582	\$14.00 - \$20.00 Net	Medical	Yes	Now	
--									
3	301	1,204	1,204	1,204	\$14.00 - \$20.00 Net	Medical	No	8/15/2014	
--									
3	304	3,237	3,237	3,237	\$14.00 - \$20.00 Net	Medical	Yes	Now	
Tunnel connected to Mercy Hospital. On-site amenities include cafe and gift shop.									
3	305	1,011	1,011	1,011	\$14.00 - \$20.00 Net	Medical	Yes	Now	
--									
3	311	2,937	2,937	2,937	\$14.00 - \$20.00 Net	Medical	Yes	Now	
--									
3	315	1,225	1,225	1,225	\$14.00 - \$20.00 Net	Medical	Yes	Now	
--									
3	318	2,457	2,457	2,457	\$14.00 - \$20.00 Net	Medical	Yes	Now	
--									
3	320	1,834	1,834	1,834	\$14.00 - \$20.00 Net	Medical	Yes	Now	
--									
3	321	1,646	1,646	1,646	\$14.00 - \$20.00 Net	Medical	Yes	Now	
--									
LL	17	4,117	4,117	1,000	\$14.00 - \$20.00 Net	Medical	Yes	Now	
Tunnel connected to Mercy Hospital. On-site amenities include cafe and gift shop.									

Listing Company **Cushman & Wakefield/NorthMarq - Rob Davis (651) 734-2386 / Tom Stella (651) 734-2383**

277 Building - 277 Coon Rapids Blvd NW

Coon Rapids, MN 55433-5843 | Anoka County | Northeast Market

32,318 SF Class B Office - General Bldg 8,059 SF Available at \$7.00 - \$9.00 NNN



Property Type **General Office**
 Bldg Size **32,318 SF**
 Status **Existing**
 Year Built **1984**

Land Area - -
 Zoning **C**
 Sublease **No**
 % Occupied **75.06%**

Building Class **B**
 Stories **4**
 Typical Floor **7,967 /SF**
 Parking Spaces **145**
 Parking Ratio **5.41 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **8,059 SF**
 Max Contig **4,265 SF**
 Min Divisible **1,520 SF**
 Rental Rate **\$7.00 - \$9.00 NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **1**
 Parcel # **003-363124120015**

Operating Exp/SF **\$9.34 /SF**
 Taxes/SF - -

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	212	1,581	1,581	1,581	\$7.00 - \$9.00 NNN	Office	Yes	Now	

Twin Office Buildings Located at Coon Rapids Blvd and Hwy's 10 & 610
 Small Floor Plates for Greater Visibility
 Turn Key Suites Available
 First Class Customer Service with Rapid Response 24 Hour Maintenance Team
 Abundant Parking in Surrounding Lot
 Close Proximity to Hwy's 10, 610, and 694, Allina Medical Center, Area Hotels & Restaurants

3	301	2,745	4,265	2,745	\$7.00 - \$9.00 NNN	Office	Yes	Now	
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Twin Office Buildings Located at Coon Rapids Blvd and Hwy's 10 & 610
 Small Floor Plates for Greater Visibility
 Turn Key Suites Available
 First Class Customer Service with Rapid Response 24 Hour Maintenance Team
 Abundant Parking in Surrounding Lot
 Close Proximity to Hwy's 10, 610, and 694, Allina Medical Center, Area Hotels & Restaurants

277 Building - 277 Coon Rapids Blvd NW

Coon Rapids, MN 55433-5843 | Anoka County | Northeast Market

32,318 SF Class B Office - General Bldg 8,059 SF Available at \$7.00 - \$9.00 NNN

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
3	304	1,520	4,265	1,520	\$7.00 - \$9.00 NNN	Office	Yes	Now	

Twin Office Buildings Located at Coon Rapids Blvd and Hwy`s 10 & 610

Small Floor Plates for Greater Visibility

Turn Key Suites Available

First Class Customer Service with Rapid Response 24 Hour Maintenance Team

Abundant Parking in Surrounding Lot

Close Proximity to Hwy`s 10, 610, and 694, Allina Medical Center, Area Hotels & Restaurants

3	304/301	4,265	4,265	1,520	\$7.00 - \$9.00 NNN	Office	Yes	Now	
--									

3 313 2,213 2,213 2,213 \$7.00 - \$9.00 NNN Office Yes Now

Twin Office Buildings Located at Coon Rapids Blvd and Hwy`s 10 & 610

Small Floor Plates for Greater Visibility

Turn Key Suites Available

First Class Customer Service with Rapid Response 24 Hour Maintenance Team

Abundant Parking in Surrounding Lot

Close Proximity to Hwy`s 10, 610, and 694, Allina Medical Center, Area Hotels & Restaurants

Listing Company **Gaughan Companies - Dan Hebert (651) 255-5558 / Derrick Jensen (651) 255-5569**

1635 Coon Rapids Blvd NW

Coon Rapids, MN 55433-4779 | Anoka County | Northeast Market
8,790 SF Class B Office - General Bldg 2,187 SF Available at \$7.25 NNN



Professional image, brick exterior. Lots of parking. Good access to Highways 610 & 10 via Foley Blvd.

Property Type **General Office**
Bldg Size **8,790 SF**
Status **Existing**
Year Built **1977**

Building Class **B**
Stories **2**
Typical Floor **4,204 /SF**
Parking Spaces **40**
Parking Ratio **5.00 /1000 SF**
Tenancy **Single-Tenant**

Core Factor
Elevators **0**
Parcel # **003-223124440037**

Land Area **1.15 Ac.**
Zoning **B-1**
Sublease **No**
% Occupied **75.12%**

Available SF **2,187 SF**
Max Contig **2,187 SF**
Min Divisible **255 SF**
Rental Rate **\$7.25 NNN**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Operating Exp/SF **\$2.88 /SF**
Taxes/SF **\$2.87 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	110	2,187	2,187	255	\$7.25 NNN	Office	Yes	Now	

Professional image, brick exterior. Lots of parking. Good access to Highways 610 & 10 via Foley Blvd.

Listing Company **Premier Commercial Properties - Robert (Marty) Fisher (763) 862-2005**

2619 Coon Rapids Blvd Building - 2619 Coon Rapids Blvd NW

Coon Rapids, MN 55433-3900 | Anoka County | Northeast Market

17,652 SF Class B Office - General Bldg 3,158 SF Available at \$13.00 - \$20.83 Gross

For Sale at \$495,000 (\$40.24 PSF)



Built out office space. Former insurance agency. Perfect single office user. Easy access off Coon Rapids Blvd.

Property Type General Office	Land Area 0.94 Ac.
Bldg Size 17,652 SF	Zoning C
Status Existing	Sublease No
Year Built 1987	% Occupied 82.11%
Building Class B	Available SF 3,158 SF
Stories 2	Max Contig 917 SF
Typical Floor 6,000 /SF	Min Divisible 144 SF
Parking Spaces 38	Rental Rate \$13.00 - \$20.83 Gross
Parking Ratio 2.50 /1000 SF	Sale Price \$495,000
Tenancy Multi-Tenant	Price/SF \$40.24 /SF
Core Factor	Operating Exp/SF --
Elevators	Taxes/SF --
Parcel # 003-163124430068	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	105	144	144	144	\$20.83 Gross	Office	Yes	Now	
Built out office space. Former insurance agency. Perfect single office user. Easy access off Coon Rapids Blvd.									
1	108	331	331	331	\$13.05 Gross	Office	Yes	Now	
Built out office space. Former insurance agency. Perfect single office user. Easy access off Coon Rapids Blvd.									
2	200/205	917	917	917	\$13.02 Gross	Office	Yes	Now	
Built out office space. Easy access off Coon Rapids Blvd.									
2	201	869	869	869	\$13.00 Gross	Office	Yes	Now	
Built out office space. Easy access off Coon Rapids Blvd.									
2	202	897	897	897	\$13.00 Gross	Office	Yes	Now	
Built out office space. Easy access off Coon Rapids Blvd.									

Listing Company **Premier Commercial Properties - Robert (Marty) Fisher (763) 862-2005**

Cameron Medical Center - 3777 Coon Rapids Blvd NW

Coon Rapids, MN 55433 | Anoka County | Northeast Market

32,000 SF Class A Office - Medical Bldg 2,754 SF Available at \$20.00 Net



New medical office development. Great signage opportunity on Coon Rapids Boulevard. Ample parking and convenient drop off for patients. Near Mercy Hospital campus. Superior visibility and building access. Main level space available.

Property Type Medical Office	Land Area 2.00 Ac.
Bldg Size 32,000 SF	Zoning --
Status Existing	Sublease No
Year Built 2013	% Occupied 91.39%
Building Class A	Available SF 2,754 SF
Stories 1	Max Contig 2,754 SF
Typical Floor 32,000 /SF	Min Divisible 2,754 SF
Parking Spaces	Rental Rate \$20.00 Net
Parking Ratio --	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF \$7.80 /SF
Elevators 0	Taxes/SF \$2.00 /SF
Parcel # 0	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		2,754	2,754	2,754	\$20.00 Net	Medical	Yes	Now	
--									

Listing Company **Davis Real Estate Services Group, LLC - Jill Rasmussen (612) 341-3247**

Coon Rapids Medical Building - 3833 Coon Rapids Blvd NW

Coon Rapids, MN 55433-2643 | Anoka County | Northeast Market

31,668 SF Class A Office - Medical Bldg 5,000 SF Available at \$18.50 NNN



Medical office next to Mercy Hospital.

Property Type **Medical Office**
Bldg Size **31,668 SF**
Status **Existing**
Year Built **2007**

Land Area **1.07 Ac.**
Zoning **- -**
Sublease **No**
% Occupied **84.21%**

Building Class **A**
Stories **3**
Typical Floor **15,571 /SF**
Parking Spaces **133**
Parking Ratio **4.19 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **5,000 SF**
Max Contig **5,000 SF**
Min Divisible **2,500 SF**
Rental Rate **\$18.50 NNN**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **1**
Parcel # **003-173124220079; 003-083124330080**

Operating Exp/SF **\$4.72 /SF**
Taxes/SF **\$4.34 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2		5,000	5,000	2,500	\$18.50 NNN	Medical	Yes	Now	

Medical office next to Mercy Hospital.

Listing Company **Bertelle Partners - David Stolpestad (612) 749-7841**

Coon Rapids Medical Building - 3833 Coon Rapids Blvd NW

Coon Rapids, MN 55433-2643 | Anoka County | Northeast Market
 31,668 SF Class A Office - Medical Bldg 1,404 SF Available at \$18.50 NNN



Property Type **Medical Office**
 Bldg Size **31,668 SF**
 Status **Existing**
 Year Built **2007**

Land Area **1.07 Ac.**
 Zoning --
 Sublease **No**
 % Occupied **95.57%**

Building Class **A**
 Stories **3**
 Typical Floor **15,571 /SF**
 Parking Spaces **133**
 Parking Ratio **4.19 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **1,404 SF**
 Max Contig **1,404 SF**
 Min Divisible **1,404 SF**
 Rental Rate **\$18.50 NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **1**
 Parcel # **003-173124220079; 003-083124330080**

Operating Exp/SF --
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2		1,404	1,404	1,404	\$18.50 NNN	Medical	Yes	Now	
--									

Listing Company **Hempel - Benjamin Krsnak (612) 355-2608 / Brent Jacobson (612) 355-2609**

Cope Avenue Professional Building - 1714 E Cope Ave

Maplewood, MN 55109-2664 | Ramsey County | Northeast Market

6,565 SF Class C Office - Medical Bldg 1,906 SF Available at \$12.00 - \$15.00 MG

For Sale at Negotiable



Property Type **Medical Office**
 Bldg Size **6,565 SF**
 Status **Existing**
 Year Built **1974**

Land Area **0.65 Ac.**
 Zoning **R-4**
 Sublease **No**
 % Occupied **70.97%**

Building Class **C**
 Stories **1**
 Typical Floor **6,565 /SF**
 Parking Spaces **20**
 Parking Ratio **3.07 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **1,906 SF**
 Max Contig **1,157 SF**
 Min Divisible **244 SF**
 Rental Rate **\$12.00 - \$15.00 MG**
 Sale Price **Negotiable**
 Price/SF **Negotiable**

Core Factor
 Elevators **0**
 Parcel # **123-102922440037**

Operating Exp/SF --
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	B	1,157	1,157	1,157	\$12.00 - \$15.00 MG		Yes	Now	
--									
1	C	505	505	505	\$12.00 - \$15.00 MG		Yes		
--									
1	D	244	244	244	\$12.00 - \$15.00 MG		Yes	Now	
--									

Listing Company **Crossroads Properties - Mark Young (651) 233-2435 / Jim Edberg (651) 233-2436**

Kandace Heights I - 2885 Country Dr

Little Canada, MN 55117 | Ramsey County | Northeast Market
 32,670 SF Industrial - Flex/R&D Bldg 4,100 SF Available at \$8.00 Net



Great location with easy access to I-35 via Little Canada Road. Minutes from downtown St. Paul. Close to many amenities. Ample parking spaces.

Property Type **Flex/R&D**
 Bldg Size **32,670 SF**
 Status **Existing**
 Year Built **1990**

Clear Height **14.00 - 16.00 FT**
 Dock Doors **2**
 Drive-Ins **3**
 Office SF **--**
 Sprinkler **--**
 Power **--/--/--**

HVAC **--**
 Rail **No**
 Parcel # **123-062922410028**

Land Area **2.29 Ac.**
 Zoning **--**
 Sublease **No**
 % Occupied **87.45%**

Available SF **4,100 SF**
 Max Contig **4,100 SF**
 Min Divisible **950 SF**
 Rental Rate **\$8.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Operating Exp/SF **\$1.90 /SF**
 Taxes/SF **\$1.75 /SF**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
100	2,200	3,150	2,200	\$8.00 Net	Yes	Now				
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100/110	3,150	4,100	950	\$8.00 Net	Yes	Now				
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110	950	4,100	950	\$8.00 Net	Yes	Now				
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110/120	1,900	4,100	950	\$8.00 Net	Yes	Now				
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110/100/120	4,100	4,100	950	\$8.00 Net	Yes	Now				
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120	950	1,900	950	\$8.00 Net	Yes	Now				
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Kandace Heights I - 2885 Country Dr

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Listing Company **Colliers International/Minneapolis-St Paul - Mike Brass (952) 837-3054**

Country Drive Office - 2935 Country Dr

Little Canada, MN 55117-1183 | Ramsey County | Northeast Market
 16,159 SF Class C Office - General Bldg 4,095 SF Available at \$12.00 NNN



• 4,095 Rentable Square Feet • Single-Story Building • Constructed in 2005 • Includes Kitchen, Reception & Conference Area • Large Windows Provide Natural Light in Offices • Quick Access to 35E and I-694 * CALL ERSI at 651-482-1871 for more Information and to view Other Available Listings. www.essencerealestate.com

Property Type General Office	Land Area 1.51 Ac.
Bldg Size 16,159 SF	Zoning --
Status Existing	Sublease No
Year Built 1971	% Occupied 74.66%
Building Class C	Available SF 4,095 SF
Stories 1	Max Contig 4,095 SF
Typical Floor 16,159 /SF	Min Divisible 4,095 SF
Parking Spaces 52	Rental Rate \$12.00 NNN
Parking Ratio --	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF \$2.70 /SF
Elevators 0	Taxes/SF \$3.90 /SF
Parcel # 123-062922140053	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	101	4,095	4,095	4,095	\$12.00 NNN	Office	Yes	Now	Negotiable

- 4,095 Rentable Square Feet
- Single-Story Building
- Constructed in 2005
- Includes Kitchen, Reception & Conference Area
- Large Windows Provide Natural Light in Offices
- Quick Access to 35E and I-694

* CALL ERSI at 651-482-1871 for more Information and to view Other Available Listings. www.essencerealestate.com

Listing Company **Essence Real Estate - Jeff Nordness (651) 482-1871 / Jeff Salzbrun (612) 788-1552**

