

Apple Valley Commons II - 15025 Glazier Ave

Apple Valley, MN 55124-3500 | Dakota County | Southeast Market
 66,738 SF Class B Office - General Bldg 36,517 SF Available at \$12.00 NNN



Property Type **General Office**
 Bldg Size **66,738 SF**
 Status **Existing**
 Year Built **1987**

Land Area **4.68 Ac.**
 Zoning **(Split Commercial)**
 Sublease **No**
 % Occupied **45.28%**

Building Class **B**
 Stories **4**
 Typical Floor **15,000 /SF**
 Parking Spaces **260**
 Parking Ratio **3.90 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **36,517 SF**
 Max Contig **18,006 SF**
 Min Divisible **500 SF**
 Rental Rate **\$12.00 NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor **17.2%**
 Elevators **2**
 Parcel # **011174101010**

Operating Exp/SF **\$4.75 /SF**
 Taxes/SF **\$3.25 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1st	103	1,490	1,490	1,490	\$12.00 NNN	Office	Yes	Now	
full kitchen, bathroom, 1 office and the balance is open space. Will need new finishes. Nice views overlooking pond.									
1st	106	705	705	705	\$12.00 NNN	Office	Yes	Now	
2 nice private offices on glass, 3rd inner office/conference room, reception area. Nice finishes ready to go.									
2nd	209	2,923	2,923	2,923	\$12.00 NNN	Office	Yes	Now	
4 privates, full kitchen, breakroom, reception area. Needs new finishes.									
2nd	210	538	538	538	\$12.00 NNN	Office	Yes	Now	
wide open space									
2nd	230	974	974	974	\$12.00 NNN	Office	Yes	Now	
3 private offices, work area, storage room and large reception. Needs finishes.									
2nd	242	4,317	4,317	4,317	\$12.00 NNN	Office	Yes	Now	
Large end cap space, 3 walls of glass, layout includes reception area, 3 offices on glass, file room, break room and conference room.									
Fourth	4xx	7,564	7,564	500	\$12.00 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**

Apple Valley Commons II - 15025 Glazier Ave

1

Apple Valley, MN 55124-3500 | Dakota County | Southeast Market

66,738 SF Class B Office - General Bldg 36,517 SF Available at \$12.00 NNN

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
Former law office. Heavy office build out with many private offices on glass, library, break area, large reception area, and conference rooms. four walls of glass and great views.									
Third	3xx	18,006	18,006	500	\$12.00 NNN		Yes	Now	
--									

Listing Company **LR Real Estate - Becky Leebens (952) 641-5902**

8147 Globe Dr**Woodbury, MN 55125-3379 | Washington County | Southeast Market**

29,000 SF Class A Office - General Bldg 25,851 SF Available at \$12.00 - \$14.00 Net



Property Type **General Office**
 Bldg Size **29,000 SF**
 Status **Existing**
 Year Built **2011**

Land Area **5.04 Ac.**
 Zoning **--**
 Sublease **No**
 % Occupied **10.86%**

Building Class **A**
 Stories **2**
 Typical Floor **14,500 /SF**
 Parking Spaces **157**
 Parking Ratio **--**
 Tenancy **Multi-Tenant**

Available SF **25,851 SF**
 Max Contig **25,851 SF**
 Min Divisible **2,000 SF**
 Rental Rate **\$12.00 - \$14.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **163-0402821220022**

Operating Exp/SF **\$3.57 /SF**
 Taxes/SF **\$5.18 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		25,851	25,851	2,000	\$12.00 - \$14.00 Net		Yes	Now	
--									

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



Great access and visibility on Grand Avenue. Security for property. Signage and off street parking available. Near restaurants, shops and other amenities. Located on busy bus line.

Property Type **General Office**
 Bldg Size **3,825 SF**
 Status **Existing**
 Year Built **1913**

Land Area **0.14 Ac.**
 Zoning **BC/C**
 Sublease **No**
 % Occupied **51.63%**

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

Available SF **1,850 SF**
 Max Contig **1,850 SF**
 Min Divisible **1,850 SF**
 Rental Rate **\$28.00 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **032823410046**

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

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2		1,850	1,850	1,850	\$28.00 Gross	Office	Yes	Now	

3rd floor has an additional approximate 350 sf. and storage is available.

Listing Company **Colliers International/Minneapolis-St Paul - Justin Rath (952) 897-7803 / Jay Chmielecki (952) 897-7801**

Skyline Professional Building - 12940 S Harriet Ave

Burnsville, MN 55337 | Dakota County | Southeast Market

26,082 SF Class B Office - General Bldg 11,849 SF Available at \$9.00 - \$11.00 NNN



Located on the edge of the Heart of the City of Burnsville, this highly accessible building is minutes from area amenities and less than 25 minutes to downtown Minneapolis and the MSP International airport. Convenient location for retail, professional or medical uses. A variety of space options are available including a large corner suite with direct access, signage, and 3 walls of glass. Additional building signage available with visibility to I35W. Extensive upgrades have been completed throughout the building. Shared building conference room. Executive suites available for \$500/month. Profe

Property Type **General Office**
 Bldg Size **26,082 SF**
 Status **Existing**
 Year Built **1979**

Land Area **1.60 Ac.**
 Zoning **(Split Commercial)**
 Sublease **No**
 % Occupied **54.57%**

Building Class **B**
 Stories **2**
 Typical Floor **13,059 /SF**
 Parking Spaces **110**
 Parking Ratio **4.21 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **11,849 SF**
 Max Contig **5,160 SF**
 Min Divisible **248 SF**
 Rental Rate **\$9.00 - \$11.00 NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **020130001323**

Operating Exp/SF **\$6.11 /SF**
 Taxes/SF **\$2.39 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	365	2,675	365	\$11.00 NNN	Office	Yes	Now	
--									
1	100/101/102	2,675	2,675	365	\$11.00 NNN	Office	Yes	Now	
--									
1	101	944	1,309	944	\$11.00 NNN	Office	Yes	Now	
Corner location with 2 walls of windows.									
1	101/100	1,309	2,675	365	\$11.00 NNN	Office	Yes	Now	
--									

Skyline Professional Building - 12940 S Harriet Ave

4

Burnsville, MN 55337 | Dakota County | Southeast Market

26,082 SF Class B Office - General Bldg 11,849 SF Available at \$9.00 - \$11.00 NNN

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	102	1,366	1,731	1,366	\$11.00 NNN	Office	Yes	Now	
--									
1	102/100	1,731	2,675	365	\$11.00 NNN	Office	Yes	Now	
--									
1	115	711	5,160	711	\$10.00 NNN	Office	Yes	Now	
Large professional office suite with one private office and reception area.									
1	120	4,449	5,160	4,449	\$9.00 NNN	Office	Yes	Now	
Excellent corner lower level location with a separate doorway in to suite. High ceilings and 3 walls of windows.									
1	120/115	5,160	5,160	711	\$9.00 - \$10.00 NNN	Office	Yes	Now	
--									
2	210	715	715	715	\$11.00 NNN	Office	Yes	Now	
--									
2	218	325	325	325	\$11.00 NNN	Office	Yes	Now	
--									
2	235	1,078	1,078	1,078	\$11.00 NNN	Office	Yes	Now	
Small office suite with 4 private offices.									
2	238	1,056	1,056	1,056	\$11.00 NNN	Office	Yes	Now	
--									
2	260B	329	329	329	\$11.00 NNN	Office	Yes	Now	
--									
2	260E	248	248	248	\$11.00 NNN	Office	Yes	Now	
--									
2	260F	263	263	263	\$11.00 NNN	Office	Yes	Now	
--									

Listing Company **Christianson & Company - Nancy Flicek (952) 992-0093**

Hiawatha Business Center - 3355-3445 Hiawatha Ave

Minneapolis, MN 55406 | Hennepin County | Southeast Market

30,817 SF Class C Office - General Bldg 1,523 SF Available at \$16.00 Gross



Property Type **General Office**
 Bldg Size **30,817 SF**
 Status **Existing**
 Year Built **1966**

Land Area **1.58 Ac.**
 Zoning **I1**
 Sublease **No**
 % Occupied **95.06%**

Building Class **C**
 Stories **2**
 Typical Floor **5,760 /SF**
 Parking Spaces **183**
 Parking Ratio **5.93 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **1,523 SF**
 Max Contig **768 SF**
 Min Divisible **755 SF**
 Rental Rate **\$16.00 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **0**
 Parcel # **053-0102824130007**

Operating Exp/SF --
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
205	2	768	768	768	\$16.00 Gross	Office	Yes	Now	
--									
220	2	755	755	755	\$16.00 Gross	Office	Yes	Now	
--									

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

20779 Holyoke Ave

Lakeville, MN 55044 | DAKOTA County | Southeast Market

1,949 SF Class B Office - General Bldg 1,949 SF Available at \$12.00



A total of 1,949 square feet for lease. Basement storage available as well.

Property Type **General Office**
 Bldg Size **1,949 SF**
 Status **Existing**
 Year Built **1890**

Land Area **0.05 Ac.**
 Zoning **--**
 Sublease **No**
 % Occupied **55.57%**

Building Class **B**
 Stories **1**
 Typical Floor **1,949 /SF**
 Parking Spaces
 Parking Ratio **--**
 Tenancy **Single-Tenant**

Available SF **1,949 SF**
 Max Contig **1,949 SF**
 Min Divisible **866 SF**
 Rental Rate **\$12.00 --**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **224445004012**

Operating Exp/SF **--**
 Taxes/SF **\$2.52 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	A	866	1,949	866	\$12.00 NNN	Office	Yes	Now	
This historic building in the heart of Downtown Lakeville is a great location for a boutique, main street retail, or an office use. Great architecture, great visibility, huge display window, high ceilings, street and parking behind the building. Up to 1,949 square feet for lease.									
1	B	1,083	1,949	992	\$12.00 Net	Office	No	11/1/2014	
20779 Holyoke Avenue has 1,084 square feet of office space available. This unique space has two private offices along with a reception area. There is a private parking lot for the building along with private entrance. This classic space would be great for a chiropractor, financial advisor, insurance agent or general office use.									
1	B/A	1,949	1,949	866	\$12.00	Office	No		
--									

Listing Company **Metro Equity Management LLC - Greg LaMere (952) 469-6380 / Stephanie Scherer (952) 469-6378**

Century Office Park - 6043-6063 Hudson Rd

Woodbury, MN 55125-1018 | Washington County | Southeast Market

153,000 SF Class C Office - General Bldg 42,025 SF Available at \$12.08 - \$35.84



A recently renovated office space property located off Hwy 94 & Century Ave, just one exit west of 494. The buildings are conveniently attached to the Green Mill Restaurant & Country Inn Hotel. The property offers free high-speed wireless internet, available underground parking, conference rooms, exercise area, and available executive suites. We have a number of size and configuration office space options for rent, ranging from 200-16,000 Sq Ft (any size and layout). Single suites available. Class A amenities at a reduced rate. The property has close proximity to Oakdale, Maplewood, Stilwater,

Property **General Office**

Type
Bldg **153,000 SF**
Size
Status **Existing**
Year **1969**
Built

Building **C**

Class
Stories **3**
Typical **15,000 /SF**
Floor
Parking **625**
Spaces
Parking **4.08 /1000 SF**
Ratio
Tenancy **Multi-Tenant**

Land Area **9.06 Ac.**

Zoning **FD-3**

Sublease **No**

% Occupied **72.53%**

Available SF **42,025 SF**

Max Contig **10,000 SF**

Min Divisible **454 SF**

Rental Rate **\$12.08 - \$35.84 - -**

Sale Price **Not for Sale**

Price/SF **Not for Sale**

Operating Exp/SF **\$2.47 /SF**

Taxes/SF **\$0.96 /SF**

Core
Factor

Elevators **3**

Parcel # **163-0602821220007; 163-0602821220006; 163-0602821220009;**
163-0602821220008; 163-0602821220013; 163-0602821220014;
163-0602821220015

Century Office Park - 6043-6063 Hudson Rd

7

Woodbury, MN 55125-1018 | Washington County | Southeast Market

153,000 SF Class C Office - General Bldg 42,025 SF Available at \$12.08 - \$35.84

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		458	458	458	\$14.15 FSG	Office	Yes	Now	
--									
1		1,225	1,225	1,225	\$13.47 FSG	Office	Yes	Now	
--									
1		1,010	1,010	1,010	\$13.66 FSG	Office	Yes	Now	
--									
1		454	454	454	\$13.88 FSG	Office	Yes	Now	
--									
1		1,369	1,369	1,369	\$12.93 FSG	Office	Yes	Now	
--									
1		1,268	1,268	1,268	\$13.25 FSG	Office	Yes	Now	
--									
1		1,262	1,262	1,262	\$13.31 FSG	Office	Yes	Now	
--									
1		1,570	1,570	1,570	\$12.42 FSG	Office	Yes	Now	
--									
1		2,140	2,140	2,140	\$12.34 FSG	Office	Yes	Now	
--									
1		1,172	1,172	1,172	\$12.80 FSG	Office	Yes	Now	
--									
1		3,480	3,480	3,480	\$35.84 FSG	Office	Yes	Now	
--									
1		1,542	1,542	1,542	\$12.65 FSG	Office	Yes	Now	
--									
1		2,050	2,050	2,050	\$12.29 FSG	Office	Yes	Now	
--									
1		946	946	946	\$13.19 FSG	Office	Yes	Now	
--									
1		901	901	901	\$13.32 FSG	Office	Yes	Now	
--									
1		1,096	1,096	1,096	\$12.59 FSG	Office	Yes	Now	
--									
1		821	821	821	\$13.52 FSG	Office	Yes	Now	
--									
1		1,391	1,391	1,391	\$12.08 FSG	Office	Yes	Now	
--									
1		3,200	3,200	3,200	\$12.19 FSG	Office	Yes	Now	
--									
1		1,228	1,228	1,228	\$12.95 FSG	Office	Yes	Now	
--									
1		1,288	1,288	1,288	\$13.19 FSG	Office	Yes	Now	
--									
1		10,000	10,000	1,000	Negotiable	Office	Yes	Now	
Built-To-Suit, Call for pricing.									
1	100	1,373	1,373	1,373	\$12.89 FSG	Office	Yes	Now	Negotiable
--									
2	235	781	781	781	\$13.44 FSG	Office	Yes	Now	Negotiable

Very nice office overlooking Tanner's Lake. Underground parking and free wireless high speed internet available. This suite has about 200 s.f. of raised floor data room space, with it's own cooling and back up power systems.

Listing Company **JGM Properties - Eli Russell (612) 290-1037**

Hudson Square Business Center - 7876 Hudson Rd

Woodbury, MN 55125-1422 | Washington County | Southeast Market
 10,143 SF Class B Office - General Bldg 2,200 SF Available at \$7.00 Net



Property Type **General Office**
 Bldg Size **10,143 SF**
 Status **Existing**
 Year Built **1993**

Land Area **1.10 Ac.**
 Zoning **I**
 Sublease **No**
 % Occupied **78.31%**

Building Class **B**
 Stories **1**
 Typical Floor **8,451 /SF**
 Parking Spaces **50**
 Parking Ratio **4.92 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **2,200 SF**
 Max Contig **2,200 SF**
 Min Divisible **500 SF**
 Rental Rate **\$7.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **0**
 Parcel # **163-0502821110015**

Operating Exp/SF **\$5.24 /SF**
 Taxes/SF **\$3.10 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		2,200	2,200	500	\$7.00 Net		Yes	Now	
--									

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

1540 Humboldt Ave

West Saint Paul, MN 55118-3417 | Dakota County | Southeast Market
 16,320 SF Class B Office - General Bldg 1,200 SF Available at \$16.00 Gross



City Center has a great property management staff located on site ready to resolve even the smallest problems. This professional office setting has great access to major highways and is just minutes from downtown St. Paul. Enjoy all of the conveniences of downtown office space while avoiding congested traffic.

Property Type General Office	Land Area 1.23 Ac.
Bldg Size 16,320 SF	Zoning --
Status Existing	Sublease No
Year Built 1998	% Occupied 92.65%
Building Class B	Available SF 1,200 SF
Stories 2	Max Contig 1,200 SF
Typical Floor 8,160 /SF	Min Divisible 600 SF
Parking Spaces 56	Rental Rate \$16.00 Gross
Parking Ratio 6.74 /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 # 421760004201	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		1,200	1,200	600	\$16.00 Gross	Office	Yes	Now	

City Center has a great property management staff located on site ready to resolve even the smallest problems. This professional office setting has great access to major highways and is just minutes from downtown St. Paul. Enjoy all of the conveniences of downtown office space while avoiding congested traffic. Don't hassle with parking meters and

Listing Company **Langer Real Estate - David Langer (651) 450-9669**

Professional Plaza II - 1501-1525 E Hwy 13

Burnsville, MN 55337-2917 | Dakota County | Southeast Market
35,779 SF Industrial - Flex/R&D Bldg 2,797 SF Available at \$7.95 Net



This 35,619 square foot office/showroom building is located south of the Minnesota River and directly off of East Highway 13 in Burnsville. This property is easily accessible from I-35W, I-35E, Highway 77 and Highway 13. The building is easily visible from East Highway 13. Minutes to area retail, hotels and restaurants. Abundant glass line.

Property Type **Flex/R&D**
Bldg Size **35,779 SF**
Status **Existing**
Year Built **1984**

Land Area **2.41 Ac.**
Zoning **B3**
Sublease **No**
% Occupied **92.18%**

Clear Height **11.00 - 12.00 FT**
Dock Doors **--**
Drive-Ins **5**
Office SF **6,984 (19.51%)**
Sprinkler **Unknown Type**
Power **800 Amps/120/480 Volts/--**

Available SF **2,797 SF**
Max Contig **1,709 SF**
Min Divisible **1,088 SF**
Rental Rate **\$7.95 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

HVAC **--**
Rail **No**
Parcel # **023190001101**

Operating Exp/SF **\$2.04 /SF**
Taxes/SF **\$1.86 /SF**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
1519	1,709	1,709	1,709	\$7.95 Net	Yes	Now				
--										
1523	1,088	1,088	1,088	\$7.95 Net	Yes	Now				
--										

Listing Company **Colliers International/Minneapolis-St Paul - Ryan Krzmarzick (952) 897-7746 / Eric Rossbach (952) 897-7872**

Professional Plaza I - 1601 Hwy 13 E

Burnsville, MN 55337-6865 | Dakota County | Southeast Market

38,090 SF Class B Office - General Bldg 13,134 SF Available at \$10.50 Net



38,090 square foot two-story office building for lease. One of three buildings that make up Professional Plaza Park. Excellent visibility from East Highway 13 and easy access to I-35W, 35E and Highway 77. Underground parking available. Common area conference room. Abundant glass line. Up to 9,500 sf contiguous space available.

Property Type General Office	Land Area 2.80 Ac.
Bldg Size 38,090 SF	Zoning B3
Status Existing	Sublease No
Year Built 1986	% Occupied 80.59%
Building Class B	Available SF 13,134 SF
Stories 2	Max Contig 3,734 SF
Typical Floor 19,045 /SF	Min Divisible 1,912 SF
Parking Spaces 180	Rental Rate \$10.50 Net
Parking Ratio 4.72 /1000 SF	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF \$5.56 /SF
Elevators	Taxes/SF \$3.10 /SF
Parcel # 023190002001	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	102	2,218	2,218	2,218	\$10.50 Net	Office	Yes	Now	
--									
1	110	1,912	1,912	1,912	\$10.50 Net	Office	Yes	Now	Negotiable
--									
2	202	3,263	3,263	3,263	\$10.50 Net	Office	Yes	Now	Negotiable
--									
2	204	2,007	2,007	2,007	\$10.50 Net	Office	No	10/1/2014	
--									
2	209	3,734	3,734	3,734	\$10.50 Net	Office	No	10/1/2014	
--									

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

Professional Plaza I - 1601 Hwy 13 E

Burnsville, MN 55337-6865 | Dakota County | Southeast Market

38,090 SF Class B Office - General Bldg 13,134 SF Available at \$10.50 Net

Listing Company **Colliers International/Minneapolis-St Paul - Ryan Krzmarzick (952) 897-7746 / Eric Rossbach (952) 897-7872**

Northridge Office Park - 200 Hwy 13 Hwy

Burnsville, MN 55337-2549 | Dakota County | Southeast Market

13,513 SF Class B Office - General Bldg 2,244 SF Available at \$8.00 - \$12.00 NNN



Property Type **General Office**
 Bldg Size **13,513 SF**
 Status **Existing**
 Year Built **1986**

Land Area **0.84 Ac.**
 Zoning **(Split Commercial)**
 Sublease **No**
 % Occupied **83.39%**

Building Class **B**
 Stories **2**
 Typical Floor **6,463 /SF**
 Parking Spaces **53**
 Parking Ratio **- -**
 Tenancy **Multi-Tenant**

Available SF **2,244 SF**
 Max Contig **2,244 SF**
 Min Divisible **709 SF**
 Rental Rate **\$8.00 - \$12.00 NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor **1.2%**
 Elevators
 Parcel # **021140001001**

Operating Exp/SF **\$6.95 /SF**
 Taxes/SF **\$3.57 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	110	2,244	2,244	709	\$8.00 - \$12.00 NNN	Office	Yes	Now	
--									

Listing Company **Commercial Realty Advisors, LLC - Gary Gabrielson (612) 670-1700 / Jason Gabrielson (612) 817-8375**

925 Central Commons - 925 Hwy 55

Hastings, MN 55033-3734 | Dakota County | Southeast Market

21,600 SF Class B Office - General Bldg 1,232 SF Available at \$16.56 Gross



Approx. 1232 sq. ft. 4 office suite, spacial reception/waiting room, conference/breakroom, building & monument signage, surface parking, on busy Hwy 55 down the road from Hastings Government Center

Property Type General Office	Land Area 1.80 Ac.
Bldg Size 21,600 SF	Zoning PUD
Status Existing	Sublease No
Year Built 2003	% Occupied 94.3%
Building Class B	Available SF 1,232 SF
Stories 2	Max Contig 1,232 SF
Typical Floor	Min Divisible 1,232 SF
Parking Spaces 76	Rental Rate \$16.56 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 # 191695020206	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		1,232	1,232	1,232	\$16.56 Gross	Office	Yes	Now	Negotiable

Approx. 1232 sq. ft. 4 office suite, spacial reception/waiting room, conference/breakroom, building & monument signage, surface parking, on busy Hwy 55 down the road from Hastings Government Center

Listing Company **Town Lake Real Estate - Tamra Medina (651) 735-2877**

Grand Oak Office IX - 2854 Hwy 55

Eagan, MN 55121-2156 | Dakota County | Southeast Market

28,206 SF Class B Office - General Bldg 10,567 SF Available at \$13.00 - \$14.00 Net



Property Type **General Office**
Bldg Size **28,206 SF**
Status **Existing**
Year Built **2005**

Land Area **2.23 Ac.**
Zoning **--**
Sublease **No**
% Occupied **62.54%**

Building Class **B**
Stories **2**
Typical Floor **14,103 /SF**
Parking Spaces **150**
Parking Ratio **5.40 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **10,567 SF**
Max Contig **10,567 SF**
Min Divisible **5,000 SF**
Rental Rate **\$13.00 - \$14.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **103080404001**

Operating Exp/SF **\$7.53 /SF**
Taxes/SF **\$3.29 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	200/210	10,567	10,567	5,000	\$13.00 - \$14.00 Net	Office	Yes	Now	

Full floor opportunity with great visibility and building signage opportunities on Hwy 55.

Listing Company **Cassidy Turley - Mark Stevens (612) 347-9365 / Luke Allison (612) 347-9364**

International Plaza - 7900 International Dr

Bloomington, MN 55425-1510 | Hennepin County | Southeast Market
 280,244 SF Class A Office - General Bldg 40,449 SF Available at \$14.50 Net



This landmark, Class A property has been recently updated including brand new lobbies, corridors and bathrooms. The building sits prominently in the up-and-coming Airport South Loop district and offers extensive neighborhood hotel, restaurant and retail options. Featured building amenities include on-site property management, Classics Market and Deli, ramp parking, enclosed executive garage, fitness center with brand new Pre-Cor equipment, full lockers and showers, and building common Wi-Fi lounge.

Property Type **General Office**
 Bldg Size **280,244 SF**
 Status **Existing**
 Year Built **1984**

Land Area **5.16 Ac.**
 Zoning **(Office)**
 Sublease **No**
 % Occupied **85.57%**

Building Class **A**
 Stories **10**
 Typical Floor **25,146 /SF**
 Parking Spaces **975**
 Parking Ratio **3.47 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **40,449 SF**
 Max Contig **11,828 SF**
 Min Divisible **1,338 SF**
 Rental Rate **\$14.50 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor **16%**
 Elevators **7**
 Parcel # **053-0602723220004**

Operating Exp/SF **\$7.95 /SF**
 Taxes/SF **\$4.24 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
6	600	4,573	4,573	4,573	\$14.50 Net		Yes	Now	
--									
7	700	4,261	4,261	4,261	\$14.50 Net		Yes	Now	
--									
7	770	1,338	1,338	1,338	\$14.50 Net		Yes		
--									
10	1075	2,236	2,236	2,236	\$14.50 Net		Yes		
--									

International Plaza - 7900 International Dr

Bloomington, MN 55425-1510 | Hennepin County | Southeast Market
280,244 SF Class A Office - General Bldg 40,449 SF Available at \$14.50 Net

Listing Company **CBRE** - **Brent Karkula** (952) 924-4637 / **Joe Conzemius** (952) 924-4639

American Business Center II - 2960 Judicial Rd

Burnsville, MN 55337-5507 | Dakota County | Southeast Market
 23,801 SF Industrial - Flex/R&D Bldg 3,471 SF Available at \$12.00 NNN



Attractive 2-story Office/Warehouse building. Located in Burnsville's premier office and industrial park at Co Rd 42. Quick and convenient access to I-35 and Highway 69. Just minutes from Burnsville Center, hotels, restaurants, public transportation and more.

Property Type **Flex/R&D**
 Bldg Size **23,801 SF**
 Status **Existing**
 Year Built **2007**

Land Area **3.62 Ac.**
 Zoning **I-3**
 Sublease **No**
 % Occupied **85.42%**

Clear Height **24.00 FT**
 Dock Doors **2**
 Drive-Ins **3**
 Office SF **12,078 (50.74%)**
 Sprinkler **Unknown Type**
 Power **- /120/208 Volts/3 Phase**

Available SF **3,471 SF**
 Max Contig **2,871 SF**
 Min Divisible **1,450 SF**
 Rental Rate **\$12.00 NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

HVAC **--**
 Rail **No**
 Parcel # **021205101001**

Operating Exp/SF **\$4.69 /SF**
 Taxes/SF **--**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
110	2,021	2,871	2,021	\$12.00 NNN	Yes	Now				
--										
210	1,450	1,450	1,450	\$12.00 NNN	Yes	Now				
--										

Listing Company **EFH Realty Advisors Inc - Susan Whalen (952) 890-6450**

17645 Juniper Path - 17645 Juniper Path

Lakeville, MN 55044-7490 | Dakota County | Southeast Market

23,676 SF Class C Office - General Bldg 1,090 SF Available at \$14.77 - \$17.65 Gross



Nice class B space near I-35 & Cty Rd 50 shopping area, private entry, window offices, pylon signage, key card access & ample parking.

Property Type General Office	Land Area 2.24 Ac.
Bldg Size 23,676 SF	Zoning C-3
Status Existing	Sublease No
Year Built 1996	% Occupied 95.4%
Building Class C	Available SF 1,090 SF
Stories 2	Max Contig 765 SF
Typical Floor 12,750 /SF	Min Divisible 325 SF
Parking Spaces 104	Rental Rate \$14.77 - \$17.65 Gross
Parking Ratio 4.39 /1000 SF	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF --
Elevators 0	Taxes/SF \$2.08 /SF
Parcel # 221187501003	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
LL	135	765	765	765	\$17.65 Gross		Yes		
--									
LL	145	325	325	325	\$14.77 Gross		Yes		
--									

Listing Company **Cerron Commercial Properties - Roz Peterson (952) 469-9444 / Bruce Rydeen (952) 469-9444**

3600 Kennebec - 3600 Kennebec Rd

Eagan, MN 55122-1001 | Dakota County | Southeast Market

57,496 SF Industrial - Incubator Bldg 2,942 SF Available at \$10.00 Gross



57,496 square foot light manufacturing building available for sale or lease in prime Eagan location. Conveniently located near Hwy 13, Hwy 77 and I-35E. Close to retail, restaurants and hotels.

Property Type **Incubator**
 Bldg Size **57,496 SF**
 Status **Existing**
 Year Built **1972**

Land Area **4.29 Ac.**
 Zoning **L1**
 Sublease **No**
 % Occupied **94.88%**

Clear Height **12.00 FT**
 Dock Doors **5**
 Drive-Ins **8**
 Office SF **2,150 (3.73%)**
 Sprinkler **None**
 Power **-/-/-/-**

Available SF **2,942 SF**
 Max Contig **1,027 SF**
 Min Divisible **957 SF**
 Rental Rate **\$10.00 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

HVAC **--**
 Rail **No**
 Parcel # **10-01700-30-010**

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

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
200	1,027	1,027	1,027	\$10.00 Gross	Yes	Now				
--										
205	957	957	957	\$10.00 Gross	Yes	Now				
--										
215	958	958	958	\$10.00 Gross	Yes	Now				
--										

Listing Company **Xceligent, Inc. - Pending Research (816) 303-2895**

16372 Kenrick Ave - 16372 Kenrick Ave

Lakeville, MN 55044-3540 | Dakota County | Southeast Market
 16,972 SF Class B Office - General Bldg 4,448 SF Available at \$25.00 Gross



Medical Clinic Office Space. Approximately 4,448 SF. 8 Exam Rooms, Nurses Station, Lab, Treatment Room, Breakroom, Office and Reception. Located right off I-35 and CR 46. Built-out and ready.

Property Type **General Office**
 Bldg Size **16,972 SF**
 Status **Existing**
 Year Built **2002**

Land Area **1.81 Ac.**
 Zoning **C-3**
 Sublease **No**
 % Occupied **73.79%**

Building Class **B**
 Stories **2**
 Typical Floor **8,486 /SF**
 Parking Spaces **78**
 Parking Ratio **4.59 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **4,448 SF**
 Max Contig **4,448 SF**
 Min Divisible **4,448 SF**
 Rental Rate **\$25.00 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **223790012002**

Operating Exp/SF --
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		4,448	4,448	4,448	\$25.00 Gross		Yes	Now	

Medical Clinic Office Space. Approximately 4,448 SF. 8 Exam Rooms, Nurses Station, Lab, Treatment Room, Breakroom, Office and Reception. Located right off I-35 and CR 46. Built-out and ready.

Listing Company **Cerron Commercial Properties - Roz Peterson (952) 469-9444**

Southfork Professional Building - 17595 Kenwood Trl

Lakeville, MN 55044-9226 | Dakota County | Southeast Market
 11,140 SF Class B Office - General Bldg 981 SF Available at \$19.00 Gross



Professional office space available in a growing area of Lakeville! Direct visibility and conveniently located to I-35 and County Rd 50 that is surrounded by many amenities. Main floor break room. Pylon signage available.

Property Type General Office	Land Area 1.06 Ac.
Bldg Size 11,140 SF	Zoning B-4
Status Existing	Sublease No
Year Built 1986	% Occupied 91.19%
Building Class B	Available SF 981 SF
Stories 2	Max Contig 690 SF
Typical Floor 5,570 /SF	Min Divisible 291 SF
Parking Spaces 58	Rental Rate \$19.00 Gross
Parking Ratio 5.20 /1000 SF	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF --
Elevators	Taxes/SF \$1.91 /SF
Parcel # 221187503101	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	120	690	690	690	\$19.00 Gross	Office	Yes	Now	
Professional office space available in a growing area of Lakeville! Direct visibility and conveniently located to I-35 and County Rd 50 that is surrounded by many amenities. www.SpaceAvailableMN.com									
2	230	291	291	291	\$19.00 Gross	Office	Yes	Now	
--									

Listing Company **Christianson & Company - Laura Gill (612) 310-5399**

16233 Kenyon Ave - 16233 Kenyon Ave

Lakeville, MN 55044-4754 | Dakota County | Southeast Market
 23,000 SF Class B Office - General Bldg 4,259 SF Available at \$12.00 NNN



Flexible office available beginning Sept. 1: 5,595 s.f. Build to suit and ready for tenant finishes. Dense residential location. Just off I-35 and Co Rd 46. On-site property management. Ample windows providing natural light. Close to restaurants and retail.

Property Type **General Office**
 Bldg Size **23,000 SF**
 Status **Existing**
 Year Built **2009**

Land Area **2.51 Ac.**
 Zoning **--**
 Sublease **No**
 % Occupied **81.48%**

Building Class **B**
 Stories **2**
 Typical Floor **11,500 /SF**
 Parking Spaces **56**
 Parking Ratio **2.43 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **4,259 SF**
 Max Contig **2,270 SF**
 Min Divisible **1,989 SF**
 Rental Rate **\$12.00 NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **1**
 Parcel # **224164003001**

Operating Exp/SF **\$8.65 /SF**
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		1,989	1,989	1,989	\$12.00 NNN	Office	Yes	Now	5-10 years
--									
1		2,270	2,270	2,270	\$12.00 NNN	Office	Yes	Now	
--									

Listing Company **EFH Realty Advisors Inc - Susan Whalen (952) 890-6450**



Free standing building for lease (or sale). 1,320 (lower level) SF available for lease. Built in 2006. Lots of windows in a wooded setting. Great visibility. Easy access to I-35 and CR-60. Built out and ready!

Property Type General Office	Land Area 0.04 Ac.
Bldg Size 2,640 SF	Zoning --
Status Existing	Sublease No
Year Built 2006	% Occupied 50%
Building Class A	Available SF 1,320 SF
Stories 2	Max Contig 1,320 SF
Typical Floor 1,320 /SF	Min Divisible 1,320 SF
Parking Spaces	Rental Rate \$15.45 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 # 222340001001	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
LL	Lower Level	1,320	1,320	1,320	\$15.45 Gross		Yes		

--

Listing Company **Cerron Commercial Properties - Roz Peterson (952) 469-9444 / Bruce Rydeen (952) 469-9444**

BLN Office Park - 2001 Killebrew Dr

Bloomington, MN 55425 | Hennepin County | Southeast Market
 134,983 SF Class B Office - General Bldg 40,247 SF Available at \$13.00 Net



Property Type **General Office**
 Bldg Size **134,983 SF**
 Status **Existing**
 Year Built **1985**

Land Area **10.00 Ac.**
 Zoning **C**
 Sublease **No**
 % Occupied **73.47%**

Building Class **B**
 Stories **6**
 Typical Floor **33,800 /SF**
 Parking Spaces **521**
 Parking Ratio **3.85 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **40,247 SF**
 Max Contig **11,429 SF**
 Min Divisible **675 SF**
 Rental Rate **\$13.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **0102724330008**

Operating Exp/SF **\$6.78 /SF**
 Taxes/SF **\$2.97 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	103	1,115	1,115	1,115	\$13.00 Net	Office	Yes	Now	
--									
1	112	1,510	1,510	1,510	\$13.00 Net	Office	Yes	Now	
--									
1	114	3,562	3,562	3,562	\$13.00 Net	Office	Yes	Now	
--									
1	140	1,444	1,444	1,444	\$13.00 Net	Office	Yes	Now	
--									
1	160	831	831	831	\$13.00 Net	Office	Yes	Now	
--									
1	165	2,453	2,453	2,453	\$13.00 Net	Office	Yes	Now	
--									
2	240	4,441	11,429	4,441	\$13.00 Net	Office	No	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**

BLN Office Park - 2001 Killebrew Dr

Bloomington, MN 55425 | Hennepin County | Southeast Market

134,983 SF Class B Office - General Bldg 40,247 SF Available at \$13.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
2	243	2,477	11,429	1,000	\$13.00 Net	Office	Yes	Now	
Phase I									
2	243/240	6,918	11,429	1,000	\$13.00 Net	Office	No	Now	
--									
2	243/270	6,988	11,429	1,000	\$13.00 Net	Office	Yes	Now	
--									
2	243/270/240	11,429	11,429	1,000	\$13.00 Net	Office	No	Now	
--									
2	270	4,511	11,429	4,511	\$13.00 Net	Office	Yes	Now	
--									
2	270/240	8,952	11,429	4,441	\$13.00 Net	Office	No	Now	
--									
3	307	2,249	7,266	2,249	\$13.00 Net	Office	Yes	Now	
--									
3	307/308	7,266	7,266	2,249	\$13.00 Net	Office	Yes	Now	
--									
3	330	1,588	1,588	1,588	\$13.00 Net	Office	Yes	Now	
--									
3	340	675	4,116	675	\$13.00 Net	Office	Yes	Now	
--									
3	340/347	2,658	4,116	675	\$13.00 Net	Office	Yes	Now	
--									
3	347	1,983	2,658	1,983	\$13.00 Net	Office	Yes	Now	
--									
3	350	4,780	6,391	4,780	\$13.00 Net	Office	Yes	Now	
--									
3	350/360	6,391	6,391	1,611	\$13.00 Net	Office	Yes	Now	
--									
3	360	1,611	6,391	1,611	\$13.00 Net	Office	Yes	Now	
--									

Listing Company **Transwestern - Steve Kellogg (612) 359-1670**

BLN Office Park II - 2051 Killebrew Dr

Bloomington, MN 55425 | Hennepin County | Southeast Market

201,311 SF Class B Office - General Bldg 79,027 SF Available at \$13.00 - \$13.00 Net



Cafeteria, conference rooms, convenience store, garage and ramp parking. Many retail, hotel and restaurant options within walking distance. Adjacent to the Mall of America.

Property Type **General Office**
 Bldg Size **201,311 SF**
 Status **Existing**
 Year Built **1985**

Land Area **0.00 Ac.**
 Zoning **--**
 Sublease **No**
 % Occupied **90.46%**

Building Class **B**
 Stories **6**
 Typical Floor **736 /SF**
 Parking Spaces **895**
 Parking Ratio **4.44 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **79,027 SF**
 Max Contig **33,809 SF**
 Min Divisible **120 SF**
 Rental Rate **\$13.00 - \$13.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **053-0102724330007**

Operating Exp/SF **\$6.78 /SF**
 Taxes/SF **\$2.97 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	642	442	7,304	442	\$13.00 Net	Office	Yes	Now	
--									
2 & 6	642/641	1,178	7,304	442	\$13.00 Net	Office	Yes	Now	
--									
2 & 6	642/680	6,568	7,304	442	\$13.00 Net	Office	Yes	Now	
--									
2 & 6	642/680/641	7,304	7,304	442	\$13.00 Net	Office	Yes	Now	
--									
3	306	1,159	2,259	1,159	\$13.00 Net	Office	Yes	Now	
--									

BLN Office Park II - 2051 Killebrew Dr**Bloomington, MN 55425 | Hennepin County | Southeast Market**

201,311 SF Class B Office - General Bldg 79,027 SF Available at \$13.00 - \$13.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
3	308	1,100	2,259	1,100	\$13.00 Net	Office	Yes	Now	
--									
3	308/306	2,259	2,259	1,100	\$13.00 Net	Office	Yes	Now	
--									
3	316	120	120	120	\$13.00 Net	Office	Yes	Now	
--									
3	335	1,913	2,971	1,913	\$13.00 Net	Office	Yes	Now	
--									
3	335/337	2,971	2,971	1,058	\$13.00 Net	Office	Yes	Now	
--									
3	337	1,058	2,971	1,058	\$13.00 Net	Office	Yes	Now	
--									
6	641	736	1,178	736	\$13.00 Net	Office	Yes	Now	
--									

Listing Company **Transwestern - Steve Kellogg (612) 359-1670**

380 Lafayette Fwy

Saint Paul, MN 55107-1420 | Ramsey County | Southeast Market
 28,086 SF Class B Office - General Bldg 7,029 SF Available at \$8.50 Net



Riverview Business Plaza is a complex of six office showroom buildings totaling 200,000 square feet. It is located immediately across the Mississippi River from downtown St. Paul, adjacent to the St. Paul Downtown Airport and Highway 52. Convenience and accessibility are the words that best describe these properties. Built in 1982-1984.

Property Type **General Office**
 Bldg Size **28,086 SF**
 Status **Existing**
 Year Built **1981**

Land Area **3.51 Ac.**
 Zoning **I**
 Sublease **No**
 % Occupied **74.97%**

Building Class **B**
 Stories **2**
 Typical Floor **13,203 /SF**
 Parking Spaces **125**
 Parking Ratio **--**
 Tenancy **Multi-Tenant**

Available SF **7,029 SF**
 Max Contig **2,954 SF**
 Min Divisible **742 SF**
 Rental Rate **\$8.50 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **0**
 Parcel # **05-28-22-43-0032**

Operating Exp/SF **\$5.97 /SF**
 Taxes/SF **\$2.79 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	1,087	1,087	1,087	\$8.50 Net	Office	Yes	Now	3 year minimum

Riverview Business Plaza is a complex of six office showroom buildings totaling 200,000 square feet. It is located immediately across the Mississippi River from downtown St. Paul, adjacent to the St. Paul Downtown Airport and Highway 52.

Convenience and accessibility are the words that best describe these properties. Built in 1982-84.

1	104	2,954	2,954	2,954	\$8.50 Net	Office	Yes	Now	3 year minimum
---	-----	-------	-------	-------	------------	--------	-----	-----	----------------

Riverview Business Plaza is a complex of six office showroom buildings totaling 200,000 square feet. It is located immediately across the Mississippi River from downtown St. Paul, adjacent to the St. Paul Downtown Airport and Highway 52.

Convenience and accessibility are the words that best describe these properties. Built in 1982-84.

380 Lafayette Fwy

25

Saint Paul, MN 55107-1420 | Ramsey County | Southeast Market

28,086 SF Class B Office - General Bldg 7,029 SF Available at \$8.50 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	208	742	742	742	\$8.50 Net	Office	Yes	Now	3 year minimum

Riverview Business Plaza is a complex of six office showroom buildings totaling 200,000 square feet. It is located immediately across the Mississippi River from downtown St. Paul, adjacent to the St. Paul Downtown Airport and Highway 52.

Convenience and accessibility are the words that best describe these properties. Built in 1982-84.

2	210	846	846	846	\$8.50 Net	Office	Yes	Now	3 year minimum
---	-----	-----	-----	-----	------------	--------	-----	-----	----------------

Riverview Business Plaza is a complex of six office showroom buildings totaling 200,000 square feet. It is located immediately across the Mississippi River from downtown St. Paul, adjacent to the St. Paul Downtown Airport and Highway 52.

Convenience and accessibility are the words that best describe these properties. Built in 1982-84.

2	216	1,400	1,400	1,400	\$8.50 Net	Office	Yes	Now	3 year minimum
---	-----	-------	-------	-------	------------	--------	-----	-----	----------------

Riverview Business Plaza is a complex of six office showroom buildings totaling 200,000 square feet. It is located immediately across the Mississippi River from downtown St. Paul, adjacent to the St. Paul Downtown Airport and Highway 52.

Convenience and accessibility are the words that best describe these properties. Built in 1982-84.

Listing Company **Cassidy Turley - David Stokes (612) 347-9366 / Boston Weir (612) 347-9336**

Woodbury, MN 55125-1712 | Washington County | Southeast Market
 52,767 SF Class B Office - Medical Bldg 20,290 SF Available at \$23.50 Net



Owner can add a 20,290 square foot Third Floor Conveniently located just south of Woodwinds Hospital Newly constructed building in 2007 Card access system

Property Type **Medical Office**
 Bldg Size **52,767 SF**
 Status **Existing**
 Year Built **2007**

Land Area **6.69 Ac.**
 Zoning **R2**
 Sublease **No**
 % Occupied **61.55%**

Building Class **B**
 Stories **2**
 Typical Floor **20,290 /SF**
 Parking Spaces **200**
 Parking Ratio **- -**
 Tenancy **Multi-Tenant**

Available SF **20,290 SF**
 Max Contig **20,290 SF**
 Min Divisible **2,000 SF**
 Rental Rate **\$23.50 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **163-1802821220029; 1802821220029**

Operating Exp/SF **\$8.16 /SF**
 Taxes/SF **\$6.88 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
3	3	20,290	20,290	2,000	\$23.50 Net	Medical	Yes	Completion	

Owner will expand and add this suite as a third floor.

Listing Company **Frauenschuh, Inc - Dean Williamson (952) 829-3472 / Ross Hedlund (952) 829-3460**

4401 Lake St E - 4401-4407 Lake St E

Minneapolis, MN 55406 | Hennepin County | Southeast Market

7,790 SF Class B Office - General Bldg 1,300 SF Available at \$14.75 Gross

For Sale at \$499,000 (\$64.06 PSF)



Four private offices. Reception area.

Property Type **General Office**
Bldg Size **7,790 SF**
Status **Existing**
Year Built **1954**

Land Area **0.18 Ac.**
Zoning **B-3; S-2**
Sublease **No**
% Occupied **83.31%**

Building Class **B**
Stories **1**
Typical Floor **7,790 /SF**
Parking Spaces
Parking Ratio - -
Tenancy **Multi-Tenant**

Available SF **1,300 SF**
Max Contig **1,300 SF**
Min Divisible **1,300 SF**
Rental Rate **\$14.75 Gross**
Sale Price **\$499,000**
Price/SF **\$64.06 /SF**

Core Factor
Elevators **0**
Parcel # **053-0602823110177**

Operating Exp/SF - -
Taxes/SF - -

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	4401	1,300	1,300	1,300	\$14.75 Gross	Office	Yes	Now	
--									

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

Blue Water I - 2905 Lexington Ave S

Eagan, MN 55121-1589 | Dakota County | Southeast Market
 54,906 SF Industrial - Flex/R&D Bldg 2,745 SF Available at Negotiable



Property Type **Flex/R&D**
 Bldg Size **54,906 SF**
 Status **Existing**
 Year Built **1988**

Land Area **9.32 Ac.**
 Zoning **I1**
 Sublease **No**
 % Occupied **95%**

Clear Height **19.00 - 22.00 FT**
 Dock Doors **3**
 Drive-Ins **6**
 Office SF **4,604 (8.38%)**
 Sprinkler **None**
 Power **800 Amps/480 Volts/3 Phase**

 HVAC **--**
 Rail **No**
 Parcel # **102250901001**

Available SF **2,745 SF**
 Max Contig **1,895 SF**
 Min Divisible **850 SF**
 Rental Rate **Negotiable --**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Operating Exp/SF **\$1.25 /SF**
 Taxes/SF **\$1.97 /SF**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
--	850	850	850	Negotiable	Yes	Now				
--	1,895	1,895	1,895	Negotiable	Yes	Now				

Listing Company **Efficient Properties, LLC - Leanne Anderson (651) 675-2280**

City Center - 1549-1551 Livingston Ave

West Saint Paul, MN 55118 | Dakota County | Southeast Market

12,000 SF Class A Office - Govt Bldg 2, 175 SF Available at \$0.99 - \$1.40 Gross



This property has a common conference room and kitchenette, and is within walking distance to numerous banks, restaurants & shopping centers. It has easy access to I-494 & Hwy 52.

Property Type Govt Office	Land Area 0.00 Ac.
Bldg Size 12,000 SF	Zoning --
Status Existing	Sublease No
Year Built 0	% Occupied 81.88%
Building Class A	Available SF 2,175 SF
Stories 1	Max Contig 800 SF
Typical Floor 12,000 /SF	Min Divisible 125 SF
Parking Spaces 30	Rental Rate \$0.99 - \$1.40 Gross
Parking Ratio 2.50 /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 # 421780004001	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		800	800	800	\$.99 Gross	Office	Yes	Now	Negotiable
Currently over 90% occupied the City Center Business Plaza is locally owned and managed with a stable and diverse tenant mix. Located a few miles south of Downtown St. Paul and 8 miles East of the MSP airport tenants enjoy easy accessibility to I-494, Hwy 52 and Hwy 110. Enjoy all of the amenities of South Robert St. and walk to numerous banks, r									
1		700	700	700	\$1.28 Gross	Office	Yes	Now	Negotiable
--									
1		550	550	550	\$1.08 Gross	Office	Yes	Now	Negotiable
--									
1		125	125	125	\$1.40 Gross	Office	Yes	Now	Negotiable
--									

City Center - 1549-1551 Livingston Ave

West Saint Paul, MN 55118 | Dakota County | Southeast Market

12,000 SF Class A Office - Govt Bldg 2, 175 SF Available at \$0.99 - \$1.40 Gross

Listing Company **Langer Real Estate - David Langer (651) 450-9669**

1880 Professional Center - 1880 Livingston Ave

West Saint Paul, MN 55118-3425 | Dakota County | Southeast Market

13,760 SF Class A Office - General Bldg 10,150 SF Available at \$19.00 - \$21.00 Gross



Best Office Product in West St Paul. Class A finishes. Great Glass Lines, sky lights, elevator, and new finishes. Short walk to Robert Street Amenities and Restaurants.

Property Type General Office	Land Area 1.13 Ac.
Bldg Size 13,760 SF	Zoning (Office)
Status Existing	Sublease No
Year Built 2001	% Occupied 26.24%
Building Class A	Available SF 10,150 SF
Stories 2	Max Contig 4,200 SF
Typical Floor	Min Divisible 1,100 SF
Parking Spaces 29	Rental Rate \$19.00 - \$21.00 Gross
Parking Ratio 3.92 /1000 SF	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF --
Elevators 1	Taxes/SF --
Parcel # 420290004026	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		1,650	1,650	1,650	\$19.00 - \$21.00 Gross	Office	Yes	Now	
Best Office Product in West St Paul. Class A finishes. Great Glass Lines, sky lights, elevator, and new finishes. Short walk to Robert Street Amenities and Restaurants.									
1		3,200	3,200	3,200	\$19.00 - \$21.00 Gross	Office	Yes	Now	
Best Office Product in West St Paul. Class A finishes. Great Glass Lines, sky lights, elevator, and new finishes. Short walk to Robert Street Amenities and Restaurants.									
1		4,200	4,200	4,200	\$19.00 - \$21.00 Gross	Office	Yes	Now	
Best Office Product in West St Paul. Class A finishes. Great Glass Lines, sky lights, elevator, and new finishes. Short walk to Robert Street Amenities and Restaurants.									
1		1,100	1,100	1,100	\$19.00 - \$21.00 Gross	Office	Yes	Now	
--									

1880 Professional Center - 1880 Livingston Ave

West Saint Paul, MN 55118-3425 | Dakota County | Southeast Market

13,760 SF Class A Office - General Bldg 10,150 SF Available at \$19.00 - \$21.00 Gross

Listing Company **Core Commercial Real Estate - Sean Coatney (651) 307-1951 / Michael Dolan (612) 308-6885**

6601 Lyndale Ave - 6601 Lyndale Ave

Richfield, MN 55423 | Hennepin County | Southeast Market

85,000 SF Class B Office - Medical Bldg 21,110 SF Available at \$15.00 - \$16.00 Net



Great location at Lyndale and 66th Street in Richfield.

Property Type **Medical Office**
 Bldg Size **85,000 SF**
 Status **Existing**
 Year Built **2000**

Land Area **3.48 Ac.**
 Zoning **C**
 Sublease **No**
 % Occupied **75.16%**

Building Class **B**
 Stories **5**
 Typical Floor **32,666 /SF**
 Parking Spaces **800**
 Parking Ratio **9.41 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **21,110 SF**
 Max Contig **6,112 SF**
 Min Divisible **2,448 SF**
 Rental Rate **\$15.00 - \$16.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **053-2702824320137**

Operating Exp/SF **\$10.50 /SF**
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	2,448	2,448	2,448	\$15.00 - \$16.00 Net	Office	Yes	Now	
--									
1	110	4,539	4,539	4,539	\$15.00 - \$16.00 Net	Office	Yes	Now	
--									
2	210	3,986	3,986	3,986	\$15.00 - \$16.00 Net	Office	Yes	Now	
--									
3	350	4,025	4,025	4,025	\$15.00 - \$16.00 Net	Office	Yes	Now	
--									

Listing Company **Cushman & Wakefield/NorthMarq - Dan Wicker (952) 893-8254 / Bill Rothstein (952) 893-8214**

Pizza Hut Building - 8714 Lyndale Ave

Bloomington, MN 55420-2738 | Hennepin County | Southeast Market
 2,500 SF Class B Office - General Bldg 2,500 SF Available at Negotiable Gross
 For Sale at \$495,000



Great development opportunity! Flexible zoning located near new development. Signage and visibility on Lyndale Avenue, 14,700 vehicles per day on Lyndale Avenue . Easy access to I-35W and 494.

Property Type **General Office**
 Bldg Size **2,500 SF**
 Status **Existing**
 Year Built **1970**

Land Area **0.72 Ac.**
 Zoning **R-1**
 Sublease **No**
 % Occupied **0%**

Building Class **B**
 Stories **1**
 Typical Floor **2,500 /SF**
 Parking Spaces **50**
 Parking Ratio **22.22 /1000 SF**
 Tenancy **Single-Tenant**

Available SF **2,500 SF**
 Max Contig **2,500 SF**
 Min Divisible **2,500 SF**
 Rental Rate **Negotiable Gross**
 Sale Price **\$495,000**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **0902724110016; 0530902724110016; 053-0902724110086**

Operating Exp/SF --
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		2,500	2,500	2,500	Negotiable Gross		Yes	Now	
--									

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

Marvin H Anderson Building - 8901 Lyndale Ave

Bloomington, MN 55420 | Hennepin County | Southeast Market
19,400 SF Class C Office - General Bldg 1,800 SF Available at \$12.00 Gross



Newly remodeled office space available on Lyndale Ave.

Property Type **General Office**
Bldg Size **19,400 SF**
Status **Existing**
Year Built **1955**

Land Area **0.00 Ac.**
Zoning **Commercial**
Sublease **No**
% Occupied **90.72%**

Building Class **C**
Stories **2**
Typical Floor **0 /SF**
Parking Spaces **55**
Parking Ratio **4.58 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **1,800 SF**
Max Contig **1,800 SF**
Min Divisible **1,800 SF**
Rental Rate **\$12.00 Gross**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **053-1002724230023**

Operating Exp/SF --
Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		1,800	1,800	1,800	\$12.00 Gross		Yes	Now	
--									

Listing Company **Kendall Commercial Advisors - Kari Kendall (952) 884-4888**

Corporate One Business Center - 10740 Lyndale Ave

Bloomington, MN 55420 | Hennepin County | Southeast Market
 40,000 SF Industrial - Flex/R&D Bldg 794 SF Available at \$13.00 Gross



Office warehouse building located off 35W & the 106th Street Exit in Bloomington. Directly located on Lyndale Avenue South. This property has a number of small to medium size office, warehouse, and office warehouse combos for lease. The building offers free Wi-Fi, dock doors, drive-in doors, and spaces with 18' ceilings. Access to heavy power is also available. The property has close proximity to: Richfield, Burnsville, and Minneapolis.

Property Type **Flex/R&D**
 Bldg Size **40,000 SF**
 Status **Existing**
 Year Built **1980**

Land Area **3.24 Ac.**
 Zoning **I**
 Sublease **No**
 % Occupied **98.02%**

Clear Height **14.00 FT**
 Dock Doors **9**
 Drive-Ins **5**
 Office SF **--**
 Sprinkler **Unknown Type**
 Power **--/--/--**

Available SF **794 SF**
 Max Contig **794 SF**
 Min Divisible **794 SF**
 Rental Rate **\$13.00 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

HVAC **--**
 Rail **No**
 Parcel # **2102724410005**

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

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
10E	794	794	794	\$13.00 Gross	Yes	Now				
--										

Listing Company **JGM Properties - Eli Russell (612) 290-1037**

Valley Office Park - 10800 Lyndale Ave

Bloomington, MN 55420-5614 | Hennepin County | Southeast Market

63,162 SF Class C Office - General Bldg 10,279 SF Available at \$18.00 - \$19.00 Gross



Fiber optic internet service included, exceptionally managed property, great freeway access and visibility, close to restaurants and retail

Property Type **General Office**
 Bldg Size **63,162 SF**
 Status **Existing**
 Year Built **1971**

Land Area **4.76 Ac.**
 Zoning - -
 Sublease **No**
 % Occupied **83.73%**

Building Class **C**
 Stories **3**
 Typical Floor **21,054 /SF**
 Parking Spaces **252**
 Parking Ratio **4.00 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **10,279 SF**
 Max Contig **5,594 SF**
 Min Divisible **1,378 SF**
 Rental Rate **\$18.00 - \$19.00 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **053-2102724440022**

Operating Exp/SF **\$0.00 /SF**
 Taxes/SF **\$0.00 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	150	1,632	1,632	1,632	\$18.00 Gross	Office	Yes	Now	
--									
1	200	1,675	1,675	1,675	\$19.00 Gross	Office	Yes	Now	
Fiber optic internet service included, exceptionally managed property, great freeway access and visibility, close to restaurants and retail									
3	330	1,378	1,378	1,378	\$19.00 Gross	Office	Yes	Now	
Fiber optic internet service included, exceptionally managed property, great freeway access and visibility, close to restaurants and retail									

Listing Company **Valley Office Park - Tim Eide (952) 881-9500**



Property Type **General Office**
 Bldg Size **85,000 SF**
 Status **Existing**
 Year Built **2000**

Land Area **3.48 Ac.**
 Zoning **C**
 Sublease **No**
 % Occupied **71.16%**

Building Class **B**
 Stories **5**
 Typical Floor **32,666 /SF**
 Parking Spaces **800**
 Parking Ratio **9.41 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **28,049 SF**
 Max Contig **19,947 SF**
 Min Divisible **3,534 SF**
 Rental Rate **\$12.00 - \$13.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **053-2702824320137**

Operating Exp/SF --
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	104	3,534	3,534	3,534	\$12.00 - \$13.00 Net	Office	No	90 Days	
--									
2	200	19,947	19,947	5,000	\$12.00 - \$13.00 Net	Office	Yes	Now	
--									
5	500	4,568	4,568	4,568	\$12.00 - \$13.00 Net	Office	Yes	Now	
--									

Listing Company **Cushman & Wakefield/NorthMarq - Dan Wicker (952) 893-8254 / Bill Rothstein (952) 893-8214**



Property Type **General Office**
 Bldg Size **20,000 SF**
 Status **Existing**
 Year Built **1965**

Land Area **0.55 Ac.**
 Zoning **C-2**
 Sublease **No**
 % Occupied **49.3%**

Building Class **C**
 Stories **1**
 Typical Floor **20,000 /SF**
 Parking Spaces **54**
 Parking Ratio **2.70 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **10,140 SF**
 Max Contig **10,140 SF**
 Min Divisible **977 SF**
 Rental Rate **\$20.00 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **0**
 Parcel # **053-3302824410001**

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

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		10,140	10,140	977	\$20.00 Gross	Office	Yes	Now	

One level. Great location (4 blocks from I-494 on Lyndale) Good Parking- Surface space and underground parking available. Pylon signage is available.

Listing Company **Core Commercial Real Estate - Sean Coatney (651) 307-1951 / Michael Dolan (612) 308-6885**

9309 Lyndale Ave S Building - 9309 Lyndale Ave S

Bloomington, MN 55420 | Hennepin County | Southeast Market

2,700 SF Class B Office - General Bldg 500 SF Available at \$15.00 Gross



The owner will not lease the space on a long term basis. Month-to-month basis is preferred.

Property Type	General Office	Land Area	0.27 Ac.
Bldg Size	2,700 SF	Zoning	CB
Status	Existing	Sublease	No
Year Built	1962	% Occupied	81.48%
Building Class	B	Available SF	500 SF
Stories	1	Max Contig	500 SF
Typical Floor	2,700 /SF	Min Divisible	500 SF
Parking Spaces	10	Rental Rate	\$15.00 Gross
Parking Ratio	3.70 /1000 SF	Sale Price	Not for Sale
Tenancy	Multi-Tenant	Price/SF	Not for Sale
Core Factor		Operating Exp/SF	\$8.74 /SF
Elevators	0	Taxes/SF	\$2.92 /SF
Parcel #	1002724330023		

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	1	500	500	500	\$15.00 Gross	Office	Yes	Now	

The owner will not lease the space on a long term basis. Month-to-month basis is preferred.

Listing Company **Midwest Management, Inc. - Gregory Hayes (763) 513-4655**

Hampton, MN 55031-0009 | Dakota County | Southeast Market

5,500 SF Class C Office - General Bldg 4,367 SF Available at \$12.00 - \$14.00



Individual professional office suites, conveniently located on Main Street, ample parking. Single Bedroom Apartment also available for lease above business area.

Property Type **General Office**
 Bldg Size **5,500 SF**
 Status **Existing**
 Year Built **2002**

Land Area **0.49 Ac.**
 Zoning **Commercial**
 Sublease **No**
 % Occupied **48.84%**

Building Class **C**
 Stories **2**
 Typical Floor **2,750 /SF**
 Parking Spaces **18**
 Parking Ratio **--**
 Tenancy **Multi-Tenant**

Available SF **4,367 SF**
 Max Contig **3,598 SF**
 Min Divisible **128 SF**
 Rental Rate **\$12.00 - \$14.00 --**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **18-32000-02-211; 123-18-32000-02-211**

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

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	7	193	193	193	\$14.00 Gross	Office	Yes	Now	
--									
1	8	448	576	448	\$14.00 Gross	Office	Yes	Now	
--									
1	8/9	576	576	128	\$14.00 Gross	Office	Yes	Now	
--									
1	9	128	576	128	\$14.00 Gross	Office	Yes	Now	
--									
1	260A	2,045	3,598	1,000	\$12.00 MG	Office	Yes	Now	
--									
1	260B	1,553	3,598	1,553	\$12.00 MG	Office	No	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**

23250-23260 Main St

Hampton, MN 55031-0009 | Dakota County | Southeast Market

5,500 SF Class C Office - General Bldg 4,367 SF Available at \$12.00 - \$14.00

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
Suite #260A & #260B are contiguous and can be combined for a total of 3,585rsf.									
1	260B/260A	3,598	3,598	1,000	\$12.00 MG	Office	No	Now	
--									

Listing Company **Upper Midwest Management - Jeffrey Houg (763) 951-7564**

Southridge Business Center - 1355 Mendota Heights Rd

Mendota Heights, MN 55120-1199 | Dakota County | Southeast Market
 54,120 SF Industrial - Flex/R&D Bldg 13,623 SF Available at \$8.00 Net



Southridge Business Center is an exceptionally attractive 54,040 square foot office showroom property located just east of 494 in Mendota Heights. The design is sleek and modern, with large, charcoal gray ribbon windows contrasting with a deep red brick exterior. This project was developed in the early 1990's and has continued to be well leased.

Property Type **Flex/R&D**
 Bldg Size **54,120 SF**
 Status **Existing**
 Year Built **1985**

Land Area **4.74 Ac.**
 Zoning **R1**
 Sublease **No**
 % Occupied **74.83%**

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

Available SF **13,623 SF**
 Max Contig **7,725 SF**
 Min Divisible **2,275 SF**
 Rental Rate **\$8.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

HVAC --
 Rail
 Parcel # **27-71286-03-001**

Operating Exp/SF **\$2.59 /SF**
 Taxes/SF **\$2.19 /SF**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
220	2,275	2,275	2,275	\$8.00 Net	Yes	Now				

Southridge Business Center is an exceptionally attractive 54,040 square foot office showroom property located just east of 494 in Mendota Heights. The design is sleek and modern, with large, charcoal gray ribbon windows contrasting with a deep red brick exterior. This project was developed in the early 1990's and has continued to be well leased.

280	3,623	3,623	3,623	\$8.00 Net	Yes	Now				
-----	-------	-------	-------	------------	-----	-----	--	--	--	--

Southridge Business Center is an exceptionally attractive 54,040 square foot office showroom property located just east of 494 in Mendota Heights. The design is sleek and modern, with large, charcoal gray ribbon windows contrasting with a deep red brick exterior. This project was developed in the early 1990's and has continued to be well leased.

Listing Company **Wellington Management Inc - Kathy Bayliss (651) 999-5509**

Two Meridian Crossing - 2 Meridian Crossing

Richfield, MN 55423 | Hennepin County | Southeast Market
 184,718 SF Class A Office - General Bldg 12,573 SF Available at \$14.00 Net



Suite has double door elevator lobby exposure. Good mix of private offices, cubicle areas, work rooms, conference room, and nice kitchenette. Furniture available as well!

Property Type **General Office**
 Bldg Size **184,718 SF**
 Status **Existing**
 Year Built **1998**

Land Area **4.54 Ac.**
 Zoning **(Office)**
 Sublease **No**
 % Occupied **95.68%**

Building Class **A**
 Stories **8**
 Typical Floor **24,000 /SF**
 Parking Spaces **782**
 Parking Ratio **4.23 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **12,573 SF**
 Max Contig **4,984 SF**
 Min Divisible **1,500 SF**
 Rental Rate **\$14.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor **.2%**
 Elevators **5**
 Parcel # **053-3302824430049**

Operating Exp/SF **\$7.77 /SF**
 Taxes/SF **\$6.32 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	1XX	2,500	2,500	2,500	\$14.00 Net		No		
--									
1	120	2,995	2,995	1,500	\$14.00 Net		Yes	Now	
Full service cafeteria, four level ramp attached to office building & climate controlled under building parking, on-site security, management, and conference center. True Class A finishes.									
4	410	4,984	4,984	4,984	\$14.00 Net		Yes	Now	
Full service cafeteria, four level ramp attached to office building & climate controlled under building parking, on-site security, management, and conference room. True Class A finishes.									
4th	4XX	2,094	2,094	2,094	\$14.00 Net		No		
--									

Two Meridian Crossing - 2 Meridian Crossing

41

Richfield, MN 55423 | Hennepin County | Southeast Market

184,718 SF Class A Office - General Bldg 12,573 SF Available at \$14.00 Net

Listing Company **CBRE** - **Brian Helmken** (952) 924-4659 / **Erik Heltne** (952) 924-4800

2901 Metro Drive - 2901 Metro Dr

Bloomington, MN 55425 | Hennepin County | Southeast Market

107,736 SF Class C Office - General Bldg 29,983 SF Available at \$8.50 - \$9.50 Net



ENERGY STAR rating from the U.S. Environmental Protection Agency (EPA). Located off I-494 and 34th Avenue. One block to light rail transit system. Seconds from Mall of America. Equal distance to downtown Minneapolis and downtown St. Paul. Conference and seminar rooms available. On MTC bus route. Exercise facility. On-site D`Brians deli and catering. On-site property management and maintenance.

Property Type **General Office**
 Bldg Size **107,736 SF**
 Status **Existing**
 Year Built **1980**

Land Area **4.54 Ac.**
 Zoning **CO-1 PD**
 Sublease **No**
 % Occupied **72.17%**

Building Class **C**
 Stories **5**
 Typical Floor **21,500 /SF**
 Parking Spaces **473**
 Parking Ratio **4.39 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **29,983 SF**
 Max Contig **7,642 SF**
 Min Divisible **356 SF**
 Rental Rate **\$8.50 - \$9.50 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **2**
 Parcel # **053-0102724110013; 0102724110013**

Operating Exp/SF **\$7.69 /SF**
 Taxes/SF **\$2.26 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	201	3,745	4,101	3,745	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									
2	201/215	4,101	4,101	356	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									
2	214	4,042	4,042	4,042	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									
2	215	356	4,101	356	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									
2	220	2,312	6,311	2,312	\$8.50 - \$9.50 Net	Office	Yes	Now	

2901 Metro Drive - 2901 Metro Dr

42

Bloomington, MN 55425 | Hennepin County | Southeast Market

107,736 SF Class C Office - General Bldg 29,983 SF Available at \$8.50 - \$9.50 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
2	225	1,750	4,062	1,750	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									
2	225/220	4,062	6,311	1,750	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									
2	228	1,204	3,516	1,204	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									
2	228/220	3,516	6,311	1,204	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									
2	230	1,045	3,357	1,045	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									
2	230/220	3,357	6,311	1,045	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									
2	Mult. Suites	6,311	6,311	1,045	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									
5	530	1,832	1,832	1,832	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									

Listing Company **Frauenschuh, Inc - Sherry Hastings (952) 829-3468 / Josh Curb (952) 767-2840**

2950 Metro Drive - 2950 Metro Dr

Bloomington, MN 55425 | Hennepin County | Southeast Market

42,669 SF Class C Office - General Bldg 10,533 SF Available at \$8.50 - \$9.50 Net



ENERGY STAR rating from the U.S. Environmental Protection Agency (EPA). Located off I-494 and 34th Avenue. One block to light rail transit system. Seconds from Mall of America. Equal distance to downtown Minneapolis and downtown St. Paul. Conference and seminar rooms available. On MTC bus route. Exercise facility. On-site D'Brians deli and catering. On-site property management and maintenance.

Property Type **General Office**
 Bldg Size **42,669 SF**
 Status **Existing**
 Year Built **1968**

Land Area **1.78 Ac.**
 Zoning **CO-1 PD**
 Sublease **No**
 % Occupied **75.31%**

Building Class **C**
 Stories **3**
 Typical Floor **14,000 /SF**
 Parking Spaces **162**
 Parking Ratio **3.79 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **10,533 SF**
 Max Contig **3,684 SF**
 Min Divisible **1,019 SF**
 Rental Rate **\$8.50 - \$9.50 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **1**
 Parcel # **053-0102724110006; 0102724110006**

Operating Exp/SF **\$7.69 /SF**
 Taxes/SF **\$2.26 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	102	2,544	2,544	2,544	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									
1	104	1,704	1,704	1,704	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									
1	114	1,085	3,684	1,085	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									
1	114/115	3,684	3,684	1,085	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									
1	115	2,599	3,684	2,599	\$8.50 - \$9.50 Net	Office	Yes	Now	

2950 Metro Drive - 2950 Metro Dr

43

Bloomington, MN 55425 | Hennepin County | Southeast Market

42,669 SF Class C Office - General Bldg 10,533 SF Available at \$8.50 - \$9.50 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
3	301	1,582	1,582	1,582	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									
3	314	1,019	1,019	1,019	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									

Listing Company **Frauenschuh, Inc - Sherry Hastings (952) 829-3468 / Josh Curb (952) 767-2840**

3001 Metro Drive - 3001 Metro Dr

Bloomington, MN 55425 | Hennepin County | Southeast Market

107,684 SF Class C Office - General Bldg 15,058 SF Available at \$8.50 - \$9.50 NNN



ENERGY STAR® rating from the U.S. Environmental Protection Agency (EPA)

Property Type **General Office**
Bldg Size **107,684 SF**
Status **Existing**
Year Built **1978**

Land Area **4.22 Ac.**
Zoning **CO-1 PD**
Sublease **No**
% Occupied **86.02%**

Building Class **C**
Stories **5**
Typical Floor **21,538 /SF**
Parking Spaces **493**
Parking Ratio **4.57 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **15,058 SF**
Max Contig **13,601 SF**
Min Divisible **1,457 SF**
Rental Rate **\$8.50 - \$9.50 NNN**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **2**
Parcel # **053-0102724110014; 0102724110014**

Operating Exp/SF **\$7.69 /SF**
Taxes/SF **\$2.26 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	290	1,457	1,457	1,457	\$8.50 - \$9.50 NNN	Office	Yes	Now	
--									

Listing Company **Frauenschuh, Inc - Sherry Hastings (952) 829-3468 / Josh Curb (952) 767-2840**

3050 Metro Drive - 3050 Metro Dr

Bloomington, MN 55425 | Hennepin County | Southeast Market

42,661 SF Class C Office - General Bldg 4,949 SF Available at \$8.50 - \$9.50 Net



Located off I-494 and 34th Avenue. One block to light rail transit system. Seconds from Mall of America. Equal distance to downtown Minneapolis and downtown St. Paul. Conference and seminar rooms available. On MTC bus route. Exercise facility. On-site D`Briens deli and catering. On-site property management and maintenance.

Property Type **General Office**
 Bldg Size **42,661 SF**
 Status **Existing**
 Year Built **1969**

Land Area **1.80 Ac.**
 Zoning **CO-1 PD**
 Sublease **No**
 % Occupied **88.4%**

Building Class **C**
 Stories **3**
 Typical Floor **14,000 /SF**
 Parking Spaces **165**
 Parking Ratio **3.86 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **4,949 SF**
 Max Contig **3,141 SF**
 Min Divisible **1,000 SF**
 Rental Rate **\$8.50 - \$9.50 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **1**
 Parcel # **053-0102724110010; 0102724110010**

Operating Exp/SF **\$7.69 /SF**
 Taxes/SF **\$2.26 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	103	1,452	3,141	1,000	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									
1	112	1,689	3,141	1,689	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									
1	112/103	3,141	3,141	1,000	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									
1	114	1,808	1,808	1,808	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									

Listing Company **Frauenschuh, Inc - Sherry Hastings (952) 829-3468 / Josh Curb (952) 767-2840**

7800 Metro Pkwy - 7800 Metro Pkwy

Bloomington, MN 55425-1514 | Hennepin County | Southeast Market

32,000 SF Class C Office - General Bldg 7,954 SF Available at \$13.00 - \$17.00 Gross



Property Type **General Office**
 Bldg Size **32,000 SF**
 Status **Existing**
 Year Built **1968**

Land Area **1.90 Ac.**
 Zoning **(Office)**
 Sublease **No**
 % Occupied **75.14%**

Building Class **C**
 Stories **3**
 Typical Floor **800 /SF**
 Parking Spaces **235**
 Parking Ratio **5.58 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **7,954 SF**
 Max Contig **5,059 SF**
 Min Divisible **557 SF**
 Rental Rate **\$13.00 - \$17.00 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **1**
 Parcel # **053-0102724110004**

Operating Exp/SF --
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100-102	1,754	1,754	557	\$14.00 Gross	Office	Yes	Now	
--									
1	104	1,141	1,141	1,141	\$14.00 Gross	Office	Yes	Now	
--									

Listing Company **Halverson & Blaiser Group LTD - Clinton Blaiser (952) 851-3194**

7801 Metro Parkway - 7801 Metro Pkwy

Bloomington, MN 55425-1518 | Hennepin County | Southeast Market

42,667 SF Class C Office - General Bldg 14,230 SF Available at \$8.50 - \$9.50 Net



Located off I-494 and 34th Avenue. One block to light rail transit system. Seconds from Mall of America. Equal distance to downtown Minneapolis and downtown St. Paul. Conference and seminar rooms available. On MTC bus route. Exercise facility. On-site D`Briens deli and catering. On-site property management and maintenance.

Property Type **General Office**
 Bldg Size **42,667 SF**
 Status **Existing**
 Year Built **1969**

Land Area **1.90 Ac.**
 Zoning **CO-1 PD**
 Sublease **No**
 % Occupied **66.65%**

Building Class **C**
 Stories **3**
 Typical Floor **14,000 /SF**
 Parking Spaces **155**
 Parking Ratio **3.63 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **14,230 SF**
 Max Contig **6,825 SF**
 Min Divisible **914 SF**
 Rental Rate **\$8.50 - \$9.50 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **1**
 Parcel # **053-0102724110008; 0102724110008**

Operating Exp/SF **\$7.69 /SF**
 Taxes/SF **\$2.26 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	3,449	3,449	1,000	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									
1	160	3,042	3,956	1,000	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									
1	170	914	3,956	914	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									
1	170/160	3,956	3,956	914	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									
3	350	6,825	6,825	1,000	\$8.50 - \$9.50 Net	Office	Yes	Now	

7801 Metro Parkway - 7801 Metro Pkwy

47

Bloomington, MN 55425-1518 | Hennepin County | Southeast Market

42,667 SF Class C Office - General Bldg 14,230 SF Available at \$8.50 - \$9.50 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
-------	------	----------	------------	---------	------------	------------	--------	-----------	------

--

Listing Company **Frauenschuh, Inc - Sherry Hastings (952) 829-3468 / Josh Curb (952) 767-2840**

7850 Metro Parkway - 7850 Metro Pkwy

Bloomington, MN 55425 | Hennepin County | Southeast Market

42,631 SF Class C Office - General Bldg 7,706 SF Available at \$8.50 - \$9.50 Net



SHARED OFFICE PARK AMENITIES- On-site deli/catering services- Conference/seminar rooms- Interior climate controlled storage available for a nominal fee- Metro Hair Design- Exercise facility- One block to light-rail transit system- On MTC bus route- Seconds to Mall of America- Equal distance to both downtown Minneapolis and downtown St. Paul

Property Type **General Office**
 Bldg Size **42,631 SF**
 Status **Existing**
 Year Built **1968**

Land Area **1.57 Ac.**
 Zoning **CO-1 PD**
 Sublease **No**
 % Occupied **81.92%**

Building Class **C**
 Stories **3**
 Typical Floor **14,000 /SF**
 Parking Spaces **250**
 Parking Ratio **5.86 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **7,706 SF**
 Max Contig **6,685 SF**
 Min Divisible **1,021 SF**
 Rental Rate **\$8.50 - \$9.50 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **1**
 Parcel # **053-0102724110005**

Operating Exp/SF **\$7.69 /SF**
 Taxes/SF **\$2.26 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	122	1,021	1,021	1,021	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									

Listing Company **Frauenschuh, Inc - Sherry Hastings (952) 829-3468 / Josh Curb (952) 767-2840**

7851 Metro Parkway - 7851 Metro Pkwy

Bloomington, MN 55425 | Hennepin County | Southeast Market

42,657 SF Class C Office - General Bldg 20,581 SF Available at \$8.50 - \$9.50 Net



Located off I-494 and 34th Avenue. One block to light rail transit system. Seconds from Mall of America. Equal distance to downtown Minneapolis and downtown St. Paul. Conference and seminar rooms available. On MTC bus route. Exercise facility. On-site D`Briens deli and catering. On-site property management and maintenance.

Property Type **General Office**
 Bldg Size **42,657 SF**
 Status **Existing**
 Year Built **1969**

Land Area **1.79 Ac.**
 Zoning **CO-1 PD**
 Sublease **No**
 % Occupied **51.75%**

Building Class **C**
 Stories **3**
 Typical Floor **14,000 /SF**
 Parking Spaces **145**
 Parking Ratio **3.39 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **20,581 SF**
 Max Contig **8,359 SF**
 Min Divisible **149 SF**
 Rental Rate **\$8.50 - \$9.50 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **1**
 Parcel # **053-0102724110009; 0102724110009**

Operating Exp/SF **\$7.69 /SF**
 Taxes/SF **\$2.26 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	101	1,930	5,103	1,000	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									
1	101/105	3,651	5,103	1,000	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									
1	101/115	3,382	5,103	1,000	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									
1	101/105/115	5,103	5,103	1,000	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									
1	105	1,721	5,103	1,721	\$8.50 - \$9.50 Net	Office	Yes	Now	

7851 Metro Parkway - 7851 Metro Pkwy**Bloomington, MN 55425 | Hennepin County | Southeast Market**

42,657 SF Class C Office - General Bldg 20,581 SF Available at \$8.50 - \$9.50 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
1	105/115	3,173	5,103	1,000	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									
1	115	1,452	5,103	1,000	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									
1	116	149	149	149	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									
2	250	3,485	3,485	3,485	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									
2	260	482	482	482	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									
3	300	3,003	3,003	3,003	\$8.50 - \$9.50 Net	Office	Yes	Now	
--									

Listing Company **Frauenschuh, Inc - Sherry Hastings (952) 829-3468 / Josh Curb (952) 767-2840**

Montreal Professional Building - 1150 Montreal Ave

Saint Paul, MN 55116-2390 | Ramsey County | Southeast Market
 10,817 SF Class B Office - Medical Bldg 8,000 SF Available at \$14.95 NNN



Highland Park Class A office medical space available. Currently built out as a real estate office with a combination of reception, private offices, conference rooms, and open areas. Tenant improvements are available as the building is under new ownership. Building features tall ceilings and would present a great opportunity for medical office tenants, creative office users, as well as even retail type tenants (salon, etc.)

Property Type **Medical Office**
 Bldg Size **10,817 SF**
 Status **Existing**
 Year Built **2006**

Land Area **0.66 Ac.**
 Zoning **TN2**
 Sublease **No**
 % Occupied **100%**

Building Class **B**
 Stories **1**
 Typical Floor **10,817 /SF**
 Parking Spaces **48**
 Parking Ratio **4.43 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **8,000 SF**
 Max Contig **8,000 SF**
 Min Divisible **150 SF**
 Rental Rate **\$14.95 NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **123-152823410189**

Operating Exp/SF --
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		8,000	8,000	150	\$14.95 NNN		No	Now	

Retail, Office or Medical uses.

Listing Company **Reurban LLC - Dixon Diebold (651) 343-1889**

Eagan Business Center - 3140 Neil Armstrong Blvd

Eagan, MN 55121-2272 | Dakota County | Southeast Market
 120,000 SF Class C Office - General Bldg 30,621 SF Available at \$7.00 NNN



Paying \$3.00 per ft on terms of 3+ years. Newly remodeled project. All new glass as of October 2004. Loc off I-35E near I-494. 10 min to airport. Fibre optics avail. Fast DSL-2 blks from Qwest switch.

Property Type General Office	Land Area 8.64 Ac.
Bldg Size 120,000 SF	Zoning I
Status Existing	Sublease No
Year Built 1978	% Occupied 74.48%
Building Class C	Available SF 30,621 SF
Stories 3	Max Contig 15,502 SF
Typical Floor 39,000 /SF	Min Divisible 741 SF
Parking Spaces 420	Rental Rate \$7.00 NNN
Parking Ratio 7.67 /1000 SF	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF - -
Elevators	Taxes/SF \$1.21 /SF
Parcel # 10-22520-04-001	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	101	15,502	15,502	2,000	\$7.00 NNN	Office	Yes	Now	1-5 years
Paying \$3.00 per ft on terms of 3+ years. Newly remodeled project. All new glass as of October 2004. Loc off I-35E near I-494. 10 min to airport. Fibre optics avail. Fast DSL-2 blks from Qwest switch.									
1	122	1,260	1,260	1,260	\$7.00 NNN	Office	Yes	Now	1-5 years
Paying \$3.00 per ft on terms of 3+ years. Newly remodeled project. All new glass as of October 2004. Loc off I-35E near I-494. 10 min to airport. Fibre optics avail. Fast DSL-2 blks from Qwest switch.									
2	219	2,806	2,806	2,806	\$7.00 NNN	Office	Yes	Now	1-5 years
End cap space. Paying \$3.00 per ft on terms of 3+ years. Newly remodeled project. All new glass as of October 2004. Loc off I-35E near I-494. 10 min to airport. Fibre optics avail. Fast DSL-2 blks from Qwest switch.									
2	230	2,440	2,440	2,440	\$7.00 NNN	Office	Yes	Now	1-5 years

Eagan Business Center - 3140 Neil Armstrong Blvd

51

Eagan, MN 55121-2272 | Dakota County | Southeast Market

120,000 SF Class C Office - General Bldg 30,621 SF Available at \$7.00 NNN

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
Paying \$3.00 per ft on terms of 3+ years. Newly remodeled project. All new glass as of October 2004. Loc off I-35E near I-494. 10 min to airport. Fibre optics avail. Fast DSL-2 blks from Qwest switch.									
3	306	1,000	1,000	1,000	\$7.00 NNN	Office	Yes	Now	1-5 years
Paying \$3.00 per ft on terms of 3+ years. Newly remodeled project. All new glass as of October 2004. Loc off I-35E near I-494. 10 min to airport. Fibre optics avail. Fast DSL-2 blks from Qwest switch.									
3	308	1,250	1,250	1,250	\$7.00 NNN	Office	Yes	Now	1-5 years
Paying \$3.00 per ft on terms of 3+ years. Newly remodeled project. All new glass as of October 2004. Loc off I-35E near I-494. 10 min to airport. Fibre optics avail. Fast DSL-2 blks from Qwest switch.									
3	309	2,185	2,185	2,185	\$7.00 NNN	Office	Yes	Now	1-5 years
Paying \$3.00 per ft on terms of 3+ years. Newly remodeled project. All new glass as of October 2004. Loc off I-35E near I-494. 10 min to airport. Fibre optics avail. Fast DSL-2 blks from Qwest switch.									
3	317	2,157	2,157	2,157	\$7.00 NNN	Office	Yes	Now	1-5 years
Paying \$3.00 per ft on terms of 3+ years. Newly remodeled project. All new glass as of October 2004. Loc off I-35E near I-494. 10 min to airport. Fibre optics avail. Fast DSL-2 blks from Qwest switch.									
3	321A	741	741	741	\$7.00 NNN	Office	Yes	Now	1-5 years
Paying \$3.00 per ft on terms of 3+ years. Newly remodeled project. All new glass as of October 2004. Loc off I-35E near I-494. 10 min to airport. Fibre optics avail. Fast DSL-2 blks from Qwest switch.									
3	328	1,280	1,280	1,280	\$7.00 NNN	Office	Yes	Now	1-5 years
Paying \$3.00 per ft on terms of 3+ years. Newly remodeled project. All new glass as of October 2004. Loc off I-35E near I-494. 10 min to airport. Fibre optics avail. Fast DSL-2 blks from Qwest switch.									

Listing Company **Atlas Real Estate Management - Gary Santoorjian (651) 683-1406**

Ridge Point Medical Building - 14050 Nicollet Ave

Burnsville, MN 55337-5710 | Dakota County | Southeast Market

38,199 SF Class B Office - Medical Bldg 7,453 SF Available at \$18.00 - \$19.00 Net



Great access to I-35W and I-35E, Across from Fairview Ridges Hospital campus. Monument signage. Underground parking available.

Property Type **Medical Office**
 Bldg Size **38,199 SF**
 Status **Existing**
 Year Built **1984**

Land Area **2.14 Ac.**
 Zoning **B3 PUD**
 Sublease **No**
 % Occupied **80.49%**

Building Class **B**
 Stories **3**
 Typical Floor **13,000 /SF**
 Parking Spaces **223**
 Parking Ratio **5.83 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **7,453 SF**
 Max Contig **5,500 SF**
 Min Divisible **1,000 SF**
 Rental Rate **\$18.00 - \$19.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **2**
 Parcel # **02-26102-01-010**

Operating Exp/SF **\$9.13 /SF**
 Taxes/SF **\$4.81 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	204	5,500	5,500	1,000	\$18.00 - \$19.00 Net	Medical	Yes	Now	
Great access to I-35W and I-35E, Across from Fairview Ridges Hospital campus. Monument signage. Underground parking available.									
3	305	1,953	1,953	1,953	\$18.00 - \$19.00 Net	Medical	Yes	Now	
Great access to I-35W and I-35E, Across from Fairview Ridges Hospital campus. Monument signage. Underground parking available.									

Listing Company **Cushman & Wakefield/NorthMarq - Rob Davis (651) 734-2386 / Aaron Barnard (952) 465-3372**

Richfield Shoppes North - 6501-6535 S Nicollet Ave

Richfield, MN 55423 | Hennepin County | Southeast Market

57,145 SF Retail - Conv/Strip Ctr Bldg 1,271 SF Available at Negotiable



Located in the Richfield Professional Building. Outstanding access and visibility.

Property Type **Conv/Strip Ctr**
 Bldg Size **57,145 SF**
 Status **Existing**
 Year Built **1956**

Land Area **3.25 Ac.**
 Zoning **(Retail)**
 Sublease **No**
 % Occupied **97.78%**

Parking Spaces **100**
 Parking Ratio **1.74 /1000 SF**
 Tenancy **Multi-Tenant**
 # Anchors
 Anchor SF - -
 # Bldgs **3**

Available SF **1,271 SF**
 Max Contig **641 SF**
 Min Divisible **630 SF**
 Rental Rate **Negotiable - -**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Floors **3**
 Docks / Drive Ins - - / - -
 Parcel # **053-2702824130116**

Operating Exp/SF **\$8.97 /SF**
 Taxes/SF **\$4.24 /SF**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Space Type	Term
--	630	630	630	Negotiable	Yes	Now	Office	
--	641	641	641	Negotiable	Yes	Now	Office	

Listing Company **Mid-America Real Estate-Minnesota LLC - Robert Wise (952) 563-6680 / Mark Robinson (952) 563-6664**

Burnsville Medical Building - 14000 Nicollet Ave S

Burnsville, MN 55337 | Dakota County | Southeast Market

48,000 SF Class B Office - Medical Bldg 1,021 SF Available at \$18.00 - \$20.00 Net



Burnsville Medical is a 47,894 square foot Class B medical building that is conveniently located in Burnsville just a short distance off of Interstate 35E and 35W. Situated just two blocks west of the Fairview Ridges Hospital campus, Burnsville Medical Center is the home to Quello Clinic along with many other specialty medical tenants.

Property Type **Medical Office**
Bldg Size **48,000 SF**
Status **Existing**
Year Built **1995**

Land Area **2.53 Ac.**
Zoning **PUD; B-3**
Sublease **No**
% Occupied **97.87%**

Building Class **B**
Stories **3**
Typical Floor **12,504 /SF**
Parking Spaces **250**
Parking Ratio **--**
Tenancy **Multi-Tenant**

Available SF **1,021 SF**
Max Contig **1,021 SF**
Min Divisible **1,021 SF**
Rental Rate **\$18.00 - \$20.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **025138001010**

Operating Exp/SF **\$9.20 /SF**
Taxes/SF **\$5.31 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
3	300	1,021	1,021	1,021	\$18.00 - \$20.00 Net	Medical	Yes	Now	Negotiable

Burnsville Medical is a 47,894 square foot Class B medical building that is conveniently located in Burnsville just a short distance off of Interstate 35E and 35W. Situated just two blocks west of the Fairview Ridges Hospital campus, Burnsville Medical Center is the home to Quello Clinic along with many other specialty medical tenants. The building

Listing Company **Wellington Management Inc - Kori DeJong (651) 999-5540**

Burnsville, MN 55337-6741 | Dakota County | Southeast Market
 52,391 SF Class A Office - Medical Bldg 16,617 SF Available at \$34.00



Property Type Medical Office	Land Area 3.40 Ac.
Bldg Size 52,391 SF	Zoning C
Status Existing	Sublease No
Year Built 2001	% Occupied 92.87%
Building Class A	Available SF 16,617 SF
Stories 2	Max Contig 9,047 SF
Typical Floor 25,000 /SF	Min Divisible 1,433 SF
Parking Spaces 250	Rental Rate \$34.00 - -
Parking Ratio 4.77 /1000 SF	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF - -
Elevators	Taxes/SF \$4.24 /SF
Parcel # 021827901001	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	135	4,554	4,554	2,000	\$34.00 Gross Lease		No	12/1/2014	
--									
1	140	1,583	1,583	1,583	\$34.00 Gross Lease		No	12/1/2014	
--									
2	225	1,433	1,433	1,433	\$34.00 Gross		Yes	Now	
--									
2	230	2,300	9,047	2,300	Negotiable Gross		Yes	Now	
--									
2	230/250	9,047	9,047	2,300	Negotiable		No		
--									
2	250	6,747	9,047	3,000	\$34.00 Gross Lease		No	12/1/2014	
--									

675 E Nicollet Blvd

Burnsville, MN 55337-6741 | Dakota County | Southeast Market

52,391 SF Class A Office - Medical Bldg 16,617 SF Available at \$34.00

Listing Company **Crossroads Properties - Mike Conners (651) 731-0708 / David Johnson (651) 731-0708**



Property Type **General Office**
 Bldg Size **52,400 SF**
 Status **Existing**
 Year Built **1981**

Land Area **1.81 Ac.**
 Zoning **B3 PUD**
 Sublease **No**
 % Occupied **36.41%**

Building Class **B**
 Stories **3**
 Typical Floor **15,533 /SF**
 Parking Spaces **186**
 Parking Ratio **3.54 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **33,320 SF**
 Max Contig **6,000 SF**
 Min Divisible **700 SF**
 Rental Rate **\$11.50 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **027585001001**

Operating Exp/SF **\$9.75 /SF**
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	105	1,540	1,540	1,540	\$11.50 Net		Yes	Now	
--									
1	110	1,550	1,550	1,550	\$11.50 Net		Yes	Now	
--									
1	120	1,995	1,995	1,995	\$11.50 Net		Yes	Now	
--									
2	204	1,250	1,250	1,250	\$11.50 Net		Yes	Now	
--									
2	206	2,750	2,750	2,750	\$11.50 Net		Yes	Now	
--									
2	208	1,950	1,950	1,950	\$11.50 Net		Yes	Now	
--									
2	209	1,395	1,395	1,395	\$11.50 Net		Yes	Now	

14300 Nicollet Ct

56

Burnsville, MN 55337-4501 | Dakota County | Southeast Market

52,400 SF Class B Office - General Bldg 33,320 SF Available at \$11.50 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
2	211	1,780	1,780	1,780	\$11.50 Net		Yes	Now	
--									
2	217	1,785	1,785	1,785	\$11.50 Net		Yes	Now	
--									
3	301	4,125	4,125	4,125	\$11.50 Net		Yes	Now	
--									
3	325	700	700	700	\$11.50 Net		Yes	Now	
--									
3	335	1,000	1,000	1,000	\$11.50 Net		Yes	Now	
--									

Listing Company **Colliers International/Minneapolis-St Paul - Steve Shepherd (952) 897-7864**

Nicols II Bldg II - 4655 Nicols Rd

Eagan, MN 55122-3425 | Dakota County | Southeast Market

8,010 SF Class B Office - General Bldg 3,546 SF Available at \$19.00 Gross

For Sale at \$800,000 (\$99.88 PSF)



Property Type **General Office**
 Bldg Size **8,010 SF**
 Status **Existing**
 Year Built **1980**

Land Area **0.80 Ac.**
 Zoning **R2**
 Sublease **No**
 % Occupied **55.73%**

Building Class **B**
 Stories **2**
 Typical Floor **4,000 /SF**
 Parking Spaces **30**
 Parking Ratio **3.74 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **3,546 SF**
 Max Contig **2,245 SF**
 Min Divisible **175 SF**
 Rental Rate **\$19.00 Gross**
 Sale Price **\$800,000**
 Price/SF **\$99.88 /SF**

Core Factor
 Elevators **0**
 Parcel # **10-16930-01-030**

Operating Exp/SF - -
 Taxes/SF **\$2.54 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	101	525	525	525	\$19.00 Gross	Office	Yes	Now	
--									
1	105	776	776	776	\$19.00 Gross	Office	Yes	Now	
--									
2	201	280	2,245	280	\$19.00 Gross	Office	Yes	Now	
--									
2	202	365	2,245	365	\$19.00 Gross	Office	Yes	Now	
--									
2	203	175	2,245	175	\$19.00 Gross	Office	Yes	Now	
--									
2	204	390	2,245	390	\$19.00 Gross	Office	Yes	Now	
--									

Nicols II Bldg II - 4655 Nicols Rd**57****Eagan, MN 55122-3425 | Dakota County | Southeast Market**

8,010 SF Class B Office - General Bldg 3,546 SF Available at \$19.00 Gross

For Sale at \$800,000 (\$99.88 PSF)

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	206	825	2,245	825	\$19.00 Gross	Office	Yes	Now	
--									
2	207	210	2,245	210	\$19.00 Gross	Office	Yes	Now	
--									
2	Mult. Suites	2,245	2,245	175	\$19.00 Gross	Office	Yes	Now	
--									

Listing Company **Christianson & Company - Laura Gill (612) 310-5399**

Mendota Office Center III - 1210 Northland Dr

Mendota Heights, MN 55120-1180 | Dakota County | Southeast Market
61,390 SF Class B Office - General Bldg 36,607 SF Available at \$11.00 Net



Single story office building with custom designed space using Class "A" finishes. High visibility and easy access at I-494, Highway 55, and Northland Drive. Close to MSP International Airport.

Property Type General Office	Land Area 6.36 Ac.
Bldg Size 61,390 SF	Zoning R2
Status Existing	Sublease No
Year Built 2000	% Occupied 100%
Building Class B	Available SF 36,607 SF
Stories 1	Max Contig 36,607 SF
Typical Floor 60,000 /SF	Min Divisible 3,000 SF
Parking Spaces 520	Rental Rate \$11.00 Net
Parking Ratio 5.00 /1000 SF	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF \$6.05 /SF
Elevators 0	Taxes/SF \$3.45 /SF
Parcel # 274844701001	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	36,607	36,607	3,000	\$11.00 Net	Office	No	6/1/2015	
--									

Listing Company **Cushman & Wakefield/NorthMarq - Dan Gleason (952) 893-8884 / Dan Nechanicky (952) 820-8765**

Mendota Office Center I - 1250 Northland Dr

Mendota Heights, MN 55120-1173 | Dakota County | Southeast Market
 61,352 SF Class B Office - General Bldg 39,924 SF Available at \$11.00 Net



Prominently located at I-494 and Pilot Knob Road. Extensive amenity package including underground parking, storage space, vending area, fitness center and showers with lockers. Close to MSP International Airport.

Property Type General Office	Land Area 5.48 Ac.
Bldg Size 61,352 SF	Zoning R1
Status Existing	Sublease No
Year Built 1998	% Occupied 34.93%
Building Class B	Available SF 39,924 SF
Stories 2	Max Contig 39,924 SF
Typical Floor 30,000 /SF	Min Divisible 5,000 SF
Parking Spaces 360	Rental Rate \$11.00 Net
Parking Ratio 6.00 /1000 SF	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF \$6.54 /SF
Elevators	Taxes/SF \$3.46 /SF
Parcel # 274844501040	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	30,000	39,924	5,000	\$11.00 Net	Office	Yes	Now	
--									
1 & 2	100/250	39,924	39,924	5,000	\$11.00 Net	Office	Yes	Now	
--									

Listing Company **Cushman & Wakefield/NorthMarq - Dan Gleason (952) 893-8884 / Dan Nechanicky (952) 820-8765**

Mendota Office Center II - 1270 Northland Dr

Mendota Heights, MN 55120-1156 | Dakota County | Southeast Market
 90,000 SF Class B Office - General Bldg 11,194 SF Available at \$11.00 Net



Prominently located at I-494 and Pilot Knob Road. Extensive amenity package including underground parking, storage space, vending area, fitness center with showers and lockers. Close to MSP International Airport.

Property Type General Office	Land Area 7.35 Ac.
Bldg Size 90,000 SF	Zoning R1
Status Existing	Sublease No
Year Built 1999	% Occupied 87.56%
Building Class B	Available SF 11,194 SF
Stories 3	Max Contig 19,668 SF
Typical Floor 30,000 /SF	Min Divisible 2,000 SF
Parking Spaces 540	Rental Rate \$11.00 Net
Parking Ratio 6.00 /1000 SF	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF \$7.04 /SF
Elevators	Taxes/SF \$3.46 /SF
Parcel # 274844601001	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	125	3,880	19,668	3,880	\$11.00 Net	Office	Yes	Now	
--									
1	130	2,824	19,668	2,824	\$11.00 Net	Office	Yes	Now	
--									
1	130/125	6,704	19,668	2,824	\$11.00 Net	Office	Yes	Now	
--									
1	175	4,490	17,454	2,000	\$11.00 Net	Office	Yes	Now	
--									

Listing Company **Cushman & Wakefield/NorthMarq - Dan Gleason (952) 893-8884 / Dan Nechanicky (952) 820-8765**

American Corporate Center I & II - 1285-1295 Northland Dr

Mendota Heights, MN 55120-1371 | Dakota County | Southeast Market
 140,000 SF Class B Office - General Bldg 18,335 SF Available at \$14.00 Net



An attractive class B, Corporate Campus consisting of 150,000 total square feet. Extensive amenity package including building conference rooms, fitness center, deli/cafe, vending area, storage, and heated underground parking.

Property Type General Office	Land Area 2.05 Ac.
Bldg Size 140,000 SF	Zoning R1
Status Existing	Sublease No
Year Built 1994	% Occupied 86.9%
Building Class B	Available SF 18,335 SF
Stories 3	Max Contig 9,511 SF
Typical Floor 20,000 /SF	Min Divisible 2,652 SF
Parking Spaces 626	Rental Rate \$14.00 Net
Parking Ratio 4.47 /1000 SF	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF \$7.79 /SF
Elevators	Taxes/SF \$3.21 /SF
Parcel # 274830010004	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	225	2,832	2,832	2,832	\$14.00 Net	Office	Yes	Now	
--									
2	250	2,652	5,992	2,652	\$14.00 Net	Office	Yes	Now	
--									
2	250/270	5,992	5,992	2,652	\$14.00 Net	Office	Yes	Now	
--									
2	270	3,340	5,992	3,340	\$14.00 Net	Office	Yes	Now	
--									

Listing Company **Cushman & Wakefield/NorthMarq - Dan Gleason (952) 893-8884 / Dan Nechanicky (952) 820-8765**

Mendota Office Plaza - 1333 Northland Dr

Mendota Heights, MN 55120-1345 | Dakota County | Southeast Market
34,964 SF Class B Office - General Bldg 9,139 SF Available at \$11.00 Net



Property Type **General Office**
Bldg Size **34,964 SF**
Status **Existing**
Year Built **1985**

Land Area **2.93 Ac.**
Zoning **R1**
Sublease **No**
% Occupied **85.45%**

Building Class **B**
Stories **2**
Typical Floor **5,000 /SF**
Parking Spaces **160**
Parking Ratio **4.50 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **9,139 SF**
Max Contig **5,088 SF**
Min Divisible **4,051 SF**
Rental Rate **\$11.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **274825101001**

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

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		4,051	4,051	4,051	\$11.00 Net		No	5/1/2014	
--									

Listing Company **Cushman & Wakefield/NorthMarq - Jeff Hart (952) 893-8855 / Dan Gleason (952) 893-8884**

Crosswind Centre - 1440 Northland Dr

Mendota Heights, MN 55120-1019 | Dakota County | Southeast Market
 127,931 SF Class B Office - General Bldg 70,000 SF Available at \$10.50 NNN



3 Building Campus on 16 + acres - 2 Buildings (connected) available for lease totaling 70,000 Square Feet. Parking, Power and great MN River and airport Views, Corporate Campus possibilities or Multi-Tenancy.

Property Type **General Office**
 Bldg Size **127,931 SF**
 Status **Existing**
 Year Built **1978**

Land Area **16.04 Ac.**
 Zoning **R2**
 Sublease **No**
 % Occupied **45.28%**

Building Class **B**
 Stories **5**
 Typical Floor **25,580 /SF**
 Parking Spaces **700**
 Parking Ratio **4.27 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **70,000 SF**
 Max Contig **70,000 SF**
 Min Divisible **5,000 SF**
 Rental Rate **\$10.50 NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **3**
 Parcel # **273645003001; 27-36450-00-010; 27-36450-01-040**

Operating Exp/SF **\$6.35 /SF**
 Taxes/SF **\$2.15 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1-5		70,000	70,000	5,000	\$10.50 NNN	Office	Yes	Now	
--									

Listing Company **Robert Lindahl Realty, Inc - Robert Lindahl (651) 789-5901**

Cedar Building - 8030 S Old Cedar Ave

Bloomington, MN 55425 | Hennepin County | Southeast Market

37,552 SF Class C Office - General Bldg 11,814 SF Available at \$10.00 - \$11.00 Net

For Sale at \$2,950,000 (\$78.56 PSF)



-Building completely renovated. -Great visibility from Cedar Avenue (Hwy 77). Building conference and lunch room. Close to many area restaurants, banks, retail and LRT (light rail transit).

Property Type **General Office**
 Bldg Size **37,552 SF**
 Status **Existing**
 Year Built **1968**

Land Area **1.75 Ac.**
 Zoning **--**
 Sublease **No**
 % Occupied **73.58%**

Building Class **C**
 Stories **2**
 Typical Floor
 Parking Spaces **145**
 Parking Ratio **3.86 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **11,814 SF**
 Max Contig **6,161 SF**
 Min Divisible **371 SF**
 Rental Rate **\$10.00 - \$11.00 Net**
 Sale Price **\$2,950,000**
 Price/SF **\$78.56 /SF**

Core Factor
 Elevators
 Parcel # **053-0202724140004**

Operating Exp/SF **\$5.86 /SF**
 Taxes/SF **\$2.32 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	112	4,267	6,161	4,267	\$10.00 - \$11.00 Net		Yes		
--									
1	112/119	6,161	6,161	1,894	\$10.00 - \$11.00 Net		No		
--									
1	119	1,894	6,161	1,894	\$10.00 - \$11.00 Net		No		
--									
1	125	371	371	371	\$10.00 - \$11.00 Net		Yes	Now	
-Building completely renovated.									
-Great visibility from Cedar Avenue (Hwy 77). Building conference and lunch room. Close to many area restaurants, banks, retail and LRT (light rail transit).									
2	200	3,267	3,267	3,267	\$10.00 - \$11.00 Net		Yes	Now	

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

Cedar Building - 8030 S Old Cedar Ave

64

Bloomington, MN 55425 | Hennepin County | Southeast Market

37,552 SF Class C Office - General Bldg 11,814 SF Available at \$10.00 - \$11.00 Net

For Sale at \$2,950,000 (\$78.56 PSF)

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
-Building completely renovated.									
-Great visibility from Cedar Avenue (Hwy 77). Building conference and lunch room. Close to many area restaurants, banks, retail and LRT (light rail transit).									
2	204	1,400	1,400	1,400	\$10.00 - \$11.00 Net		Yes	Now	
-Building completely renovated.									
-Great visibility from Cedar Avenue (Hwy 77). Building conference and lunch room. Close to many area restaurants, banks, retail and LRT (light rail transit).									
2	230	615	615	615	\$10.00 - \$11.00 Net		Yes	Now	
-Building completely renovated.									
-Great visibility from Cedar Avenue (Hwy 77). Building conference and lunch room. Close to many area restaurants, banks, retail and LRT (light rail transit).									

Listing Company **Colliers International/Minneapolis-St Paul - Steve Shepherd (952) 897-7864 / James Damiani (952) 897-7731**



Office furniture is available for lease as well. Utilities included (tenant pays for their own phone and data lines). Shared kitchen and conference room.

Property Type **General Office**
 Bldg Size **8,928 SF**
 Status **Existing**
 Year Built **1993**

Land Area **0.84 Ac.**
 Zoning **B-2**
 Sublease **No**
 % Occupied **94.18%**

Building Class **B**
 Stories **1**
 Typical Floor **8,910 /SF**
 Parking Spaces **30**
 Parking Ratio **3.36 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **520 SF**
 Max Contig **420 SF**
 Min Divisible **100 SF**
 Rental Rate **\$12.00 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **0**
 Parcel # **053-1102724140088**

Operating Exp/SF --
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		100	100	100	\$12.00 Gross	Office	Yes	Now	month-to-month
100 sf executive office suite. No exterior windows. Shared conference room and kitchenette.									
1	1	420	420	420	\$12.00 Gross	Office	Yes	Now	
Executive office suite with large exterior window. Shared conference room and kitchenette. Office furniture available. Office 1: 28 ft X 15 ft = 420 sf (includes a large window).									

Listing Company **Options Real Estate, Inc - Dean Trongard (612) 812-1616**

Mendota Heights Business Center - 2520 Pilot Knob Rd

Mendota Heights, MN 55120-1137 | Dakota County | Southeast Market
 92,000 SF Industrial - Flex/R&D Bldg 23,130 SF Available at \$11.00 Net



Class A office/showroom with a 4:1 parking ratio. Ideal for 100% office users or higher finish office/showroom users. MHBC is the first complex north of I-494 on Pilot Knob Road. Five minutes from the airport. Close, convenient parking.

Property Type **Flex/R&D**
 Bldg Size **92,000 SF**
 Status **Existing**
 Year Built **1983**

Land Area **5.07 Ac.**
 Zoning **L2**
 Sublease **No**
 % Occupied **74.86%**

Clear Height **12.00 FT**
 Dock Doors - -
 Drive-Ins **0**
 Office SF - -
 Sprinkler **Unknown Type**
 Power - / - / - -

Available SF **23,130 SF**
 Max Contig **13,411 SF**
 Min Divisible **3,634 SF**
 Rental Rate **\$11.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

HVAC - -
 Rail **No**
 Parcel # **274825001001**

Operating Exp/SF **\$2.39 /SF**
 Taxes/SF **\$2.11 /SF**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
100	13,411	13,411	5,000	\$11.00 Net	Yes	Now				12.00
3 Docks										
300	3,634	3,634	3,634	\$11.00 Net	Yes	Now				12.00
- -										

Listing Company **Cushman & Wakefield/NorthMarq - Dan Gleason (952) 893-8884 / Dan Nechanicky (952) 820-8765**

Children's Therapy Center - 2795 Pilot Knob Rd

Eagan, MN 55121-1176 | Dakota County | Southeast Market

11,880 SF Class B Office - Medical Bldg 4,169 SF Available at \$14.00 Net



Great visibility from Pilot Knob. Monument signage. On-site garage. Owner operated building.

Property Type **Medical Office**
Bldg Size **11,880 SF**
Status **Existing**
Year Built **2004**

Land Area **1.55 Ac.**
Zoning **--**
Sublease **No**
% Occupied **64.91%**

Building Class **B**
Stories **1**
Typical Floor **11,880 /SF**
Parking Spaces **75**
Parking Ratio **6.31 /1000 SF**
Tenancy **Single-Tenant**

Available SF **4,169 SF**
Max Contig **4,169 SF**
Min Divisible **4,169 SF**
Rental Rate **\$14.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **0**
Parcel # **101725001001**

Operating Exp/SF **\$2.96 /SF**
Taxes/SF **\$4.35 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	300	4,169	4,169	4,169	\$14.00 Net	Medical	Yes	Now	

Great medical space available in Eagan. Owner occupant (Children's Therapy) in adjacent space. Built out as a dermatology space with exam rooms, sinks and some equipment still in place. Perfect for a medical user.

Listing Company **Northco Real Estate Services LLC - Barry Birnberg (952) 820-1673**

Summerhill Professional Building - 6936 Pine Arbor Dr

Cottage Grove, MN 55016-4645 | Washington County | Southeast Market
 37,623 SF Class A Office - Medical Bldg 12,365 SF Available at \$17.50 - \$18.50 Net



> Attractive two-story medical / professional building, the newest in Cottage Grove > 37,623 SF medical / office building > Flexible floor plate can accommodate tenant needs from 1,500 - 5,000 square feet > Prominent location on the corner of 70th and Hinton > Anchor tenant: HealthEast Clinic > Adjacent to East Ravine Planned Housing Development > Part of a mixed development including medical, office and retail

Property Type **Medical Office**
 Bldg Size **37,623 SF**
 Status **Existing**
 Year Built **2007**

Land Area **2.83 Ac.**
 Zoning **--**
 Sublease **No**
 % Occupied **67.13%**

Building Class **A**
 Stories **2**
 Typical Floor **1,500 /SF**
 Parking Spaces **188**
 Parking Ratio **5.00 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **12,365 SF**
 Max Contig **5,201 SF**
 Min Divisible **1,500 SF**
 Rental Rate **\$17.50 - \$18.50 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **1**
 Parcel # **163-0502721430051**

Operating Exp/SF **\$7.16 /SF**
 Taxes/SF **\$4.12 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2		3,197	3,197	1,500	\$17.50 - \$18.50 Net		Yes	Now	
--									
2		5,201	5,201	1,500	\$17.50 - \$18.50 Net		Yes	Now	
--									
2		3,967	3,967	1,500	\$17.50 - \$18.50 Net		Yes	Now	
--									

Listing Company **Colliers International/Minneapolis-St Paul - Craig Lien (952) 837-3055 / Louis Suarez (952) 837-3061 / Brian Bruggeman (952) 837-3079**

Mendota Heights Business Center - 750 Plaza Dr

Mendota Heights, MN 55120-1508 | Dakota County | Southeast Market
35,000 SF Class C Office - General Bldg 3,000 SF Available at \$16.00 Gross



Move-In Ready Suites Building Conference Room & Break Room Security Card Access, Abundant Onsite Parking Convenient Access from 35E and Hwy 110 Only Minutes from Downtown St. Paul/MSP Airport Close to Hotels, Restaurants and Banks

Property Type **General Office**
Bldg Size **35,000 SF**
Status **Existing**
Year Built **1972**

Land Area **1.40 Ac.**
Zoning **R2**
Sublease **No**
% Occupied **91.43%**

Building Class **C**
Stories **3**
Typical Floor **10,000 /SF**
Parking Spaces **260**
Parking Ratio **7.42 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **3,000 SF**
Max Contig **3,000 SF**
Min Divisible **267 SF**
Rental Rate **\$16.00 Gross**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **27-02500-51-040; 270250005050**

Operating Exp/SF **\$5.86 /SF**
Taxes/SF **\$1.58 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		3,000	3,000	267	\$16.00 Gross	Office	Yes	Now	

Move-In Ready Suites
Building Conference Room & Break Room
Security Card Access, Abundant Onsite Parking
Convenient Access from 35E and Hwy 110
Only Minutes from Downtown St. Paul/MSP Airport
Close to Hotels, Restaurants and Banks

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

1875 Plaza Dr - 1875 Plaza Dr

Eagan, MN 55122-2613 | Dakota County | Southeast Market
 22,068 SF Class B Office - General Bldg 6,777 SF Available at Negotiable Net
 For Sale at \$2,650,000 (\$120.08 PSF)



>Convenient location just off I-35E in Eagan, near intersection with Highway 77 >Many shops and restaurants in nearby retail area >Multiple offices
 >Ample parking available in surface lot >Bathrooms on all floors >Imposing front entrance with atrium reception area >Recently remodeled lobby
 >Attractive brick exterior >Easy access to I-35E and Highway 77 >Bathrooms on all floors >Highly visible signage on I-35E

Property Type General Office	Land Area 2.51 Ac.
Bldg Size 22,068 SF	Zoning R1
Status Existing	Sublease No
Year Built 1989	% Occupied 69.29%
Building Class B	Available SF 6,777 SF
Stories 2	Max Contig 4,285 SF
Typical Floor 10,851 /SF	Min Divisible 1,285 SF
Parking Spaces 140	Rental Rate Negotiable Net
Parking Ratio 5.41 /1000 SF	Sale Price \$2,650,000
Tenancy Single-Tenant	Price/SF \$120.08 /SF
Core Factor	Operating Exp/SF --
Elevators	Taxes/SF \$3.20 /SF
Parcel # 102870001001	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	200	3,000	4,285	2,000	Negotiable Net	Office	Yes	Now	
--									
2	200/201	4,285	4,285	1,285	Negotiable Net	Office	Yes	Now	
--									
2	201	1,285	4,285	1,285	Negotiable Net	Office	Yes	Now	
--									
2	203	2,492	2,492	2,492	Negotiable Net	Office	Yes	Now	
--									

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

1915 Plaza Dr - 1915 Plaza Dr

Eagan, MN 55122-3044 | Dakota County | Southeast Market

47,589 SF Class B Office - General Bldg 7,200 SF Available at \$14.75 Net

For Sale at Negotiable



Class A finishes. Underground parking. Signage available on 35E . On-site storage. Close proximity to restaurants and shopping.

Property Type General Office	Land Area 2.50 Ac.
Bldg Size 47,589 SF	Zoning R2
Status Existing	Sublease No
Year Built 2005	% Occupied 84.87%
Building Class B	Available SF 7,200 SF
Stories 2	Max Contig 7,200 SF
Typical Floor 10,348 /SF	Min Divisible 3,261 SF
Parking Spaces 259	Rental Rate \$14.75 Net
Parking Ratio 5.44 /1000 SF	Sale Price Negotiable
Tenancy Multi-Tenant	Price/SF Negotiable
Core Factor	Operating Exp/SF --
Elevators 1	Taxes/SF \$10.63 /SF
Parcel # 104726501001	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2nd Floor		7,200	7,200	3,261	\$14.75 Net	Office	Yes	Now	Negotiable
--									

Listing Company **Colliers International/Minneapolis-St Paul - David Berglund (952) 897-7789 / Colin Ryan (952) 837-3093**

Point West Business Center - 8617 W Point Douglas Rd S

Cottage Grove, MN 55016-4155 | Washington County | Southeast Market

30,500 SF Class B Office - General Bldg 3,600 SF Available at \$6.00 NNN

For Sale at \$249,900 (\$69.42 PSF)



Contract for Deed Possible. Professional office condo located in Cottage Grove, MN. Space provided to tenant "as is" and in shell condition. Both floors plumbed for restrooms. Currently 2nd floor in shell condition with opportunity to finish floor 1 and 2 to tenant specifications. This condo unit consists of approximately 3,600 sq. ft. and is currently finished on the main level with full open shell space on the 2nd level. Each floor consists of 1,800 sq. ft. with full windows on two sides. This unit will make an excellent, professional office work environment.

Property Type **General Office**
 Bldg Size **30,500 SF**
 Status **Existing**
 Year Built **2005**

Land Area **0.13 Ac.**
 Zoning **PB**
 Sublease **No**
 % Occupied **88.2%**

Building Class **B**
 Stories **2**
 Typical Floor **1,800 /SF**
 Parking Spaces **62**
 Parking Ratio **2.03 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **3,600 SF**
 Max Contig **3,600 SF**
 Min Divisible **900 SF**
 Rental Rate **\$6.00 NNN**
 Sale Price **\$249,900**
 Price/SF **\$69.42 /SF**

Core Factor
 Elevators
 Parcel # **163-2102721210018**

Operating Exp/SF - -
 Taxes/SF **\$3.05 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	130	3,600	3,600	900	\$6.00 NNN	Office	Yes	Now	

Professional office condo located in Cottage Grove, MN. Space provided to tenant "as is" and in shell condition. Both floors plumbed for restrooms. Currently 2nd floor in shell condition with opportunity to finish floor 1 and 2 to tenant specifications. This condo unit consists of approximately 3,600 sq. ft. and is currently finished on the main level with full open shell space on the 2nd level.

Listing Company **RE/MAX Results - Mark Hulsey (651) 256-7404**

MN Valley Town Offices - 11986-11990 Portland Ave

Burnsville, MN 55337 | Dakota County | Southeast Market

12,330 SF Class A Office - General Bldg 1,503 SF Available at \$1.44 - \$2.40 Gross



Property Type **General Office**
 Bldg Size **12,330 SF**
 Status **Existing**
 Year Built **2003**

Land Area **0.06 Ac.**
 Zoning **I-1**
 Sublease **No**
 % Occupied **87.81%**

Building Class **A**
 Stories **3**
 Typical Floor **900 /SF**
 Parking Spaces **11**
 Parking Ratio **2.93 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **1,503 SF**
 Max Contig **1,253 SF**
 Min Divisible **250 SF**
 Rental Rate **\$1.44 - \$2.40 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **0**
 Parcel # **024870002001**

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

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	103	250	250	250	\$2.40 Gross		Yes		
--									
LL	Lower Level	1,253	1,253	1,253	\$1.44 Gross		Yes		
--									

Listing Company **Cerron Commercial Properties - Roz Peterson (952) 469-9444**

12400 Portland Ave - 12400 Portland Ave

Burnsville, MN 55337-6868 | Dakota County | Southeast Market
 40,009 SF Class B Office - General Bldg 6,643 SF Available at \$10.00 Net



Beautiful office setting with access to walking path and pond. High office ceilings. Near numerous area amenities including restaurants, retail services, banks and hotels. Easy access to major corridors (35W and Highway 13).

Property Type General Office	Land Area 4.31 Ac.
Bldg Size 40,009 SF	Zoning I-1
Status Existing	Sublease No
Year Built 1987	% Occupied 86.27%
Building Class B	Available SF 6,643 SF
Stories 1	Max Contig 5,494 SF
Typical Floor 38,973 /SF	Min Divisible 1,149 SF
Parking Spaces 160	Rental Rate \$10.00 Net
Parking Ratio 3.99 /1000 SF	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF \$6.73 /SF
Elevators 0	Taxes/SF \$3.27 /SF
Parcel # 02-15397-01-010	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	130	1,149	1,149	1,149	\$10.00 Net	Office	No	Now	
--									

Listing Company **Cushman & Wakefield/NorthMarq - Tom Sullivan (952) 837-8657**

Saint Paul, MN 55118 | Dakota County | Southeast Market

9,064 SF Class B Office - General Bldg 1,344 SF Available at \$12.00 Gross



Property Type **General Office**
 Bldg Size **9,064 SF**
 Status **Existing**
 Year Built **1984**

Land Area **0.21 Ac.**
 Zoning **B3**
 Sublease **No**
 % Occupied **85.17%**

Building Class **B**
 Stories **1**
 Typical Floor **0 /SF**
 Parking Spaces **131**
 Parking Ratio **--**
 Tenancy **Multi-Tenant**

Available SF **1,344 SF**
 Max Contig **1,344 SF**
 Min Divisible **1,344 SF**
 Rental Rate **\$12.00 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **42-02000-67-001**

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

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	1635	1,344	1,344	1,344	\$12.00 Gross	Office	Yes	Now	
--									

Listing Company **J H Callahan & Associates - James Callahan (612) 701-3978**

1994 Robert St S Building - 1994 S Robert St S

West Saint Paul, MN 55118-3923 | Dakota County | Southeast Market
 8,112 SF Class B Office - General Bldg 8,100 SF Available at Negotiable Net
 For Sale at \$695,000 (\$85.80 PSF)



>Convenient location with direct access to Highway 110 and I-494 in West St. Paul >Many nearby retail, lodging and dining options >Multiple private offices >Prominent entrances at rear and side of building >High neighborhood traffic counts >Attractive brick exterior >Excellent signage opportunities

Property Type General Office	Land Area 0.73 Ac.
Bldg Size 8,112 SF	Zoning (Split Commercial)
Status Existing	Sublease No
Year Built 1985	% Occupied .15%
Building Class B	Available SF 8,100 SF
Stories 2	Max Contig 8,100 SF
Typical Floor 4,000 /SF	Min Divisible 4,050 SF
Parking Spaces 35	Rental Rate Negotiable Net
Parking Ratio 4.32 /1000 SF	Sale Price \$695,000
Tenancy Multi-Tenant	Price/SF \$85.80 /SF
Core Factor	Operating Exp/SF - -
Elevators	Taxes/SF \$2.79 /SF
Parcel # 42-71100-01-022	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
All		8,100	8,100	4,050	Negotiable Net	Office	Yes	Now	
--									

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

Battle Creek Professional Bldg - 245 N Ruth St

Saint Paul, MN 55119-4323 | Ramsey County | Southeast Market

10,989 SF Class B Office - General Bldg 4,461 SF Available at \$15.00 - \$18.00 Gross

For Sale at Negotiable



Property Type **General Office**
 Bldg Size **10,989 SF**
 Status **Existing**
 Year Built **1987**

Land Area **0.55 Ac.**
 Zoning **B-2**
 Sublease **No**
 % Occupied **59.4%**

Building Class **B**
 Stories **2**
 Typical Floor **8,000 /SF**
 Parking Spaces **45**
 Parking Ratio **4.09 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **4,461 SF**
 Max Contig **4,461 SF**
 Min Divisible **500 SF**
 Rental Rate **\$15.00 - \$18.00 Gross**
 Sale Price **Negotiable**
 Price/SF **Negotiable**

Core Factor
 Elevators
 Parcel # **123-352922340013**

Operating Exp/SF --
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	202	4,461	4,461	500	\$15.00 - \$18.00 Gross		Yes	Now	
--									

Listing Company **Crossroads Properties - Mike Conners (651) 731-0708 / Jim Edberg (651) 233-2436 / Mark Young (651) 233-2435 / David Johnson (651) 731-0708**

178 Saint Croix Trail N - 178 Saint Croix Trl

Lakeland, MN 55043 | Washington County | Southeast Market

3,902 SF Class B Office - General Bldg 1,497 SF Available at \$13.00 Gross Lease



Professional Appearance, Close proximity to Hwy 94, Strong Exposure to Hwy 95, Ample Parking, Excellent Space, Cost Effective Space

Property Type **General Office**
 Bldg Size **3,902 SF**
 Status **Existing**
 Year Built **2003**

Land Area **0.64 Ac.**
 Zoning **RB**
 Sublease **No**
 % Occupied **61.64%**

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

Available SF **1,497 SF**
 Max Contig **1,497 SF**
 Min Divisible **1,497 SF**
 Rental Rate **\$13.00 Gross Lease**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **163-3502920340062**

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

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		1,497	1,497	1,497	\$13.00 Gross Lease	Office	Yes	Now	
--									

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



deal location near Radio Drive and Tamarack Road in Woodbury. Numerous dining and shopping amenities nearby. Quiet setting adjacent to Evergreen East Park and walking trails.

Property Type **Medical Office**
 Bldg Size **12,693 SF**
 Status **Existing**
 Year Built **1999**

Land Area **2.45 Ac.**
 Zoning **B3**
 Sublease **No**
 % Occupied **63.37%**

Building Class **B**
 Stories **1**
 Typical Floor **12,693 /SF**
 Parking Spaces **51**
 Parking Ratio **4.01 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **4,649 SF**
 Max Contig **4,649 SF**
 Min Divisible **999 SF**
 Rental Rate **\$19.00 - \$22.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **0**
 Parcel # **163-0402821340025**

Operating Exp/SF **\$5.73 /SF**
 Taxes/SF **\$6.48 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	300	3,650	4,649	3,650	\$19.00 - \$22.00 Net	Medical	Yes	Now	
--									
1 & Lower Level	300/LL	4,649	4,649	999	\$19.00 - \$22.00 Net	Medical	Yes	Now	
--									
Lower Level	LL	999	4,649	999	\$19.00 - \$22.00 Net	Medical	Yes	Now	
--									

Listing Company **Cushman & Wakefield/NorthMarq - Rob Davis (651) 734-2386**

Seasons Office Building - 8425 Seasons Pkwy

Woodbury, MN 55125-4392 | Washington County | Southeast Market
23,580 SF Class B Office - General Bldg 9,958 SF Available at Negotiable



Property Type **General Office**
Bldg Size **23,580 SF**
Status **Existing**
Year Built **2001**

Land Area **2.72 Ac.**
Zoning **R2**
Sublease **No**
% Occupied **57.77%**

Building Class **B**
Stories **1**
Typical Floor **23,580 /SF**
Parking Spaces **120**
Parking Ratio **5.00 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **9,958 SF**
Max Contig **9,958 SF**
Min Divisible **2,000 SF**
Rental Rate **Negotiable - -**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **0**
Parcel # **163-0402821340016; 0402821340016**

Operating Exp/SF **\$3.84 /SF**
Taxes/SF **\$4.19 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	105	9,958	9,958	2,000	Negotiable	Office	Yes	Now	
--									

Listing Company **Kraus-Anderson Realty - David Stalsberg (952) 948-9398**

Blair Arcade West - 400 Selby Ave

Saint Paul, MN 55102-4508 | Ramsey County | Southeast Market

37,882 SF Class B Office - General Bldg 200 SF Available at \$24.00 - \$25.50 MG



Bus access. Restaurant/cafe shop on site. Free parking. Cathedral Hill neighborhood. Easy Highway 94 access.

Property Type **General Office**
Bldg Size **37,882 SF**
Status **Existing**
Year Built **1982**

Land Area **1.82 Ac.**
Zoning **C-3**
Sublease **No**
% Occupied **100%**

Building Class **B**
Stories **4**
Typical Floor **37,882 /SF**
Parking Spaces **76**
Parking Ratio **--**
Tenancy **Multi-Tenant**

Available SF **200 SF**
Max Contig **200 SF**
Min Divisible **200 SF**
Rental Rate **\$24.00 - \$25.50 MG**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor **1.2%**
Elevators
Parcel # **012823210400**

Operating Exp/SF **\$6.71 /SF**
Taxes/SF **\$3.04 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
Main	L	200	200	200	\$24.00 - \$25.50 MG		No	30 Days	

--
Listing Company **Ted Glasrud Associates MN, LLC - Paul Buchmayer (651) 361-8941**

Birchwood Office Condos - 3352 Sherman Ct

Eagan, MN 55121-5001 | Dakota County | Southeast Market

8,350 SF Class A Office - General Bldg 2,232 SF Available at \$12.00 - \$14.00 NNN



2232 sq ft Upper half floor with elevator. Five huge private offices (plus reception) with vaulted ceilings, dormer windows, one with glass wall was used as conference room. Includes Kitchen with view of wildlife pond, electronics for badge entry and cat. 5 wiring. Gross rent year one only \$2883 per month. Located near Yankee Doodle & Pilot Knob, walk across parking lot to Granite City Grill. Available NOW.

Property Type **General Office**
 Bldg Size **8,350 SF**
 Status **Existing**
 Year Built **2005**

Land Area **0.14 Ac.**
 Zoning **PD**
 Sublease **No**
 % Occupied **73.27%**

Building Class **A**
 Stories **1**
 Typical Floor **1,001 /SF**
 Parking Spaces **10**
 Parking Ratio **1.19 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **2,232 SF**
 Max Contig **2,232 SF**
 Min Divisible **2,232 SF**
 Rental Rate **\$12.00 - \$14.00 NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **101422601606**

Operating Exp/SF **\$2.50 /SF**
 Taxes/SF **\$3.00 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	201	2,232	2,232	2,232	\$12.00 - \$14.00 NNN	Office	Yes	Now	

As is \$3000 per month Gross - Available NOW. Eagan Town Center Newer Condo Building with view of Wildlife Pond. Nice Professional location. Half upper floor with elevator, 2232 sf currently nicely decorated. Formerly a Title Company with large offices, conference room, electronics in place. Real Estate Company, CPA, Attorney in same building.

Listing Company **Counselor Realty - Curtis Burckhardt (952) 921-0913**

910 Sibley Memorial Hwy

Mendota Heights, MN 55118 | Dakota County | Southeast Market

24,000 SF Class A Office - Medical Bldg 12,000 SF Available at \$21.00 - \$22.50 Net



Proposed Addition For Lease. Existing building is 12,000 square feet. Proposed addition is 12,000 square feet adding a second level.

Property Type **Medical Office**
 Bldg Size **24,000 SF**
 Status **Existing**
 Year Built **1990**

Land Area **2.94 Ac.**
 Zoning **--**
 Sublease **No**
 % Occupied **50%**

Building Class **A**
 Stories **2**
 Typical Floor **6,616 /SF**
 Parking Spaces **123**
 Parking Ratio **5.12 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **12,000 SF**
 Max Contig **12,000 SF**
 Min Divisible **5,000 SF**
 Rental Rate **\$21.00 - \$22.50 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **0**
 Parcel # **276425103001**

Operating Exp/SF **\$5.75 /SF**
 Taxes/SF **\$4.00 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		12,000	12,000	5,000	\$21.00 - \$22.50 Net	Medical	Yes	Now	
--									

Listing Company **Xceligent, Inc. - Pending Research (816) 303-2895**

Stonebridge Professional Building - 971 Sibley Memorial Hwy

Lilydale, MN 55118-2324 | Dakota County | Southeast Market

30,600 SF Class A Office - General Bldg 9,175 SF Available at \$12.00 - \$14.00 Net



Property Type **General Office**
 Bldg Size **30,600 SF**
 Status **Existing**
 Year Built **2002**

Land Area **0.29 Ac.**
 Zoning **--**
 Sublease **No**
 % Occupied **70.02%**

Building Class **A**
 Stories **3**
 Typical Floor **6,753 /SF**
 Parking Spaces **15**
 Parking Ratio **2.98 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **9,175 SF**
 Max Contig **7,260 SF**
 Min Divisible **160 SF**
 Rental Rate **\$12.00 - \$14.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor **1.1%**
 Elevators **1**
 Parcel # **246750203001**

Operating Exp/SF **\$6.11 /SF**
 Taxes/SF **\$4.10 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2		1,915	1,915	160	\$12.00 - \$14.00 Net	Office	Yes	Now	
The second floor of this beautifully landscaped professional office building can be divided into small private offices of 160 square feet or more with shared common areas.									
2		7,260	7,260	3,000	\$12.00 - \$14.00 Net	Office	Yes	Now	
--									

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

Stonebridge Office Building - 991 Sibley Memorial Hwy

Lilydale, MN 55118-5113 | Dakota County | Southeast Market

16,185 SF Class A Office - General Bldg 5,515 SF Available at \$14.00 NNN



Conveniently located at I-35E & Hwy 13. Beautifully landscaped with pond views, walkout patios and walking paths. Automatic state-of-the-art HVAC system providing efficient and precise temperature control throughout the building with dedicated zones for each tenant suite.

Property Type **General Office**
 Bldg Size **16,185 SF**
 Status **Existing**
 Year Built **2004**

Land Area **0.29 Ac.**
 Zoning **--**
 Sublease **No**
 % Occupied **65.93%**

Building Class **A**
 Stories **2**
 Typical Floor **8,500 /SF**
 Parking Spaces **3**
 Parking Ratio **0.18 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **5,515 SF**
 Max Contig **2,778 SF**
 Min Divisible **500 SF**
 Rental Rate **\$14.00 NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **246750201001; 123-246750201001**

Operating Exp/SF **\$6.59 /SF**
 Taxes/SF **\$3.22 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	201	2,737	2,737	500	\$14.00 NNN	Office	Yes	Now	
--									
2	202	2,778	2,778	500	\$14.00 NNN	Office	Yes	Now	
--									

Listing Company **Kraus-Anderson Realty - Dan Mossey (952) 948-9368**

100 Signal Hills Ave

West Saint Paul, MN 55118-2309 | Dakota County | Southeast Market

12,947 SF Class B Office - General Bldg 11,410 SF Available at \$4.00 - \$9.00 Net

For Sale at \$575,000 (\$50.39 PSF)



11,410 SF building - 6,910 SF on main floor and 4,500 SF on lower level. Located on 1.44 acres site just 1 block off S. Robert St. Available for Sale or for Lease. Ideal building for: office, restaurant, retail, medical or learning center. Zoned: B-4 Shopping Center District. New roof and new insulation.

Property Type **General Office**
Bldg Size **12,947 SF**
Status **Existing**
Year Built **1970**

Land Area **1.44 Ac.**
Zoning **--**
Sublease **No**
% Occupied **11.87%**

Building Class **B**
Stories **1**
Typical Floor **11,687 /SF**
Parking Spaces **67**
Parking Ratio **--**
Tenancy **Multi-Tenant**

Available SF **11,410 SF**
Max Contig **6,910 SF**
Min Divisible **4,500 SF**
Rental Rate **\$4.00 - \$9.00 Net**
Sale Price **\$575,000**
Price/SF **\$50.39 /SF**

Core Factor
Elevators
Parcel # **420170001250**

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

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
Lower Level		4,500	4,500	4,500	\$4.00 Net		Yes	Now	
--									

Listing Company **Cerron Commercial Properties - Bruce Rydeen (952) 469-9444 / Roz Peterson (952) 469-9444**

Eagan, MN 55122 | Dakota County | Southeast Market

21,022 SF Class B Office - General Bldg 3,365 SF Available at \$14.00 - \$26.09



Beautiful Prairie Style construction building. Common Areas remodeled in 2010. More information at www.ummc.co

Property Type **General Office**
 Bldg Size **21,022 SF**
 Status **Existing**
 Year Built **2000**

Land Area **1.55 Ac.**
 Zoning **RTM**
 Sublease **No**
 % Occupied **83.99%**

Building Class **B**
 Stories **2**
 Typical Floor **7,400 /SF**
 Parking Spaces **90**
 Parking Ratio **4.29 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **3,365 SF**
 Max Contig **2,739 SF**
 Min Divisible **276 SF**
 Rental Rate **\$14.00 - \$26.09 - -**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **1**
 Parcel # **105865002001**

Operating Exp/SF **\$4.94 /SF**
 Taxes/SF **\$4.59 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	145	1,665	2,739	1,665	\$14.00 NNN	Office	Yes	Now	
Beautiful Prairie Style construction building. Common Areas remodeled in 2010. More information at www.ummc.co									
1	145/146	2,739	2,739	1,074	\$14.00 NNN	Office	Yes	Now	
--									
1	146	1,074	2,739	1,074	\$14.00 NNN	Office	Yes	Now	
--									
2	245B	350	626	350	\$25.71 Gross	Office	Yes	Now	
\$750 per month. This office shares a common reception area with suite 245C									
2	245B/245C	626	626	276	\$25.71 - \$26.09 Gross	Office	Yes	Now	
--									
2	245C	276	626	276	\$26.09 Gross	Office	Yes	Now	

4660 Slater Rd - 4660 Slater Rd

87

Eagan, MN 55122 | Dakota County | Southeast Market

21,022 SF Class B Office - General Bldg 3,365 SF Available at \$14.00 - \$26.09

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
-------	------	----------	------------	---------	------------	------------	--------	-----------	------

\$600 per month . This suite shares a common reception area with suite 245B

Listing Company **Upper Midwest Management - Jeffrey Houg (763) 951-7564**

Burnsville, MN 55337-6938 | Dakota County | Southeast Market

15,984 SF Class B Office - General Bldg 15,984 SF Available at \$15.00 Gross

For Sale at \$2,000,000 (\$125.13 PSF)



Up to 16,000 square feet of office space available now. Great plug-and-play opportunity near Burnsville Center and interstate 35W. Lofted upper level with elevator service and lower level walk-out with abundant natural light and high end lighting fixtures. Flexible lease terms. Please visit www.cbre.com/earlylake for more details.

Property Type General Office	Land Area 0.37 Ac.
Bldg Size 15,984 SF	Zoning B2
Status Existing	Sublease No
Year Built 2007	% Occupied 0%
Building Class B	Available SF 15,984 SF
Stories 2	Max Contig 15,984 SF
Typical Floor 5,000 /SF	Min Divisible 1,000 SF
Parking Spaces 95	Rental Rate \$15.00 Gross
Parking Ratio 4.00 /1000 SF	Sale Price \$2,000,000
Tenancy Multi-Tenant	Price/SF \$125.13 /SF
Core Factor	Operating Exp/SF \$2.50 /SF
Elevators 1	Taxes/SF \$4.73 /SF
Parcel # 022255160506	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		15,984	15,984	1,000	\$15.00 Gross		Yes	Now	Flexible

Up to 16,000 square feet of office space available now. Great plug-and-play opportunity near Burnsville Center and interstate 35W. Lofted upper level with elevator service and lower level walk-out with abundant natural light and high end lighting fixtures. Flexible lease terms. Please visit www.cbre.com/earlylake for more details.

Listing Company **CBRE - Brian Helmken (952) 924-4659 / Erik Heltne (952) 924-4800**

Earley Lake Office Park - 1501-1513 Southcross Dr W

Burnsville, MN 55306 | Dakota County | Southeast Market

16,026 SF Class B Office - General Bldg 9,480 SF Available at \$14.00 Gross

For Sale at \$1,300,000 (\$81.12 PSF)



Property Type **General Office**
 Bldg Size **16,026 SF**
 Status **Existing**
 Year Built **2006**

Land Area **0.17 Ac.**
 Zoning **B-2**
 Sublease **No**
 % Occupied **40.85%**

Building Class **B**
 Stories **2**
 Typical Floor **1,060 /SF**
 Parking Spaces
 Parking Ratio **--**
 Tenancy **Multi-Tenant**

Available SF **9,480 SF**
 Max Contig **4,004 SF**
 Min Divisible **1,060 SF**
 Rental Rate **\$14.00 Gross**
 Sale Price **\$1,300,000**
 Price/SF **\$81.12 /SF**

Core Factor
 Elevators
 Parcel # **022255160506**

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

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	1505A&B	2,532	4,004	1,060	\$14.00 Gross	Office	Yes	Now	
--									
1	1509A&B	2,532	4,004	1,060	\$14.00 Gross	Office	Yes	Now	
--									
1 & LL	1505A&B/1505C	4,004	4,004	1,060	\$14.00 Gross	Office	Yes	Now	
--									
1 & LL	1509A&B/1509C	4,004	4,004	1,060	\$14.00 Gross	Office	Yes	Now	
--									
LL	1501C	1,472	1,472	1,472	\$14.00 Gross	Office	Yes	Now	
Unfinished lower level available with 1,472 sf.									
LL	1505C	1,472	4,004	1,472	\$14.00 Gross	Office	Yes	Now	
--									
LL	1509C	1,472	4,004	1,472	\$14.00 Gross	Office	Yes	Now	

Earley Lake Office Park - 1501-1513 Southcross Dr W

89

Burnsville, MN 55306 | Dakota County | Southeast Market

16,026 SF Class B Office - General Bldg 9,480 SF Available at \$14.00 Gross

For Sale at \$1,300,000 (\$81.12 PSF)

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
-------	------	----------	------------	---------	------------	------------	--------	-----------	------

--

Listing Company **JBL Companies - Jeffrey Larson (651) 686-0212**

Southcross Commerce Center III - 14305 Southcross Dr W

Burnsville, MN 55337-7009 | Dakota County | Southeast Market

68,000 SF Industrial - Flex/R&D Bldg 3,500 SF Available at \$11.00 NNN



Easy access to Co Rd 42. Minutes to I-35 and Hwy 169. Well-developed workforce area. Close proximity to restaurants and retail. Monument and building signage available. Responsive, local management. Ideal for medical or office use.

Property Type **Flex/R&D**
 Bldg Size **68,000 SF**
 Status **Existing**
 Year Built **2004**

Land Area **5.00 Ac.**
 Zoning **I-3**
 Sublease **No**
 % Occupied **94.85%**

Clear Height **24.00 FT**
 Dock Doors **4**
 Drive-Ins **5**
 Office SF **25,517 (37.52%)**
 Sprinkler **Fully - Wet**
 Power **1,600 Amps/277/480 Volts/3 Phase**

Available SF **3,500 SF**
 Max Contig **3,500 SF**
 Min Divisible **3,500 SF**
 Rental Rate **\$11.00 NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

HVAC --
 Rail **No**
 Parcel # **025872503001**

Operating Exp/SF **\$4.07 /SF**
 Taxes/SF --

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
--	3,500	3,500	3,500	\$11.00 NNN	Yes	Now	3,483			

Listing Company **EFH Realty Advisors Inc - Susan Whalen (952) 890-6450**

Lakeland, MN 55043-8404 | Washington County | Southeast Market

52,000 SF Class B Office - General Bldg 2,838 SF Available at \$12.00 - \$21.01 MG



Professional Office Space. Wide Array of Tenants. Well Maintained Inside and Out. Card Access Security, Common Area Maintained 5 Day A Week. Easy Access Off Hwy 95.

Property Type General Office	Land Area 2.00 Ac.
Bldg Size 52,000 SF	Zoning --
Status Existing	Sublease No
Year Built 2001	% Occupied 94.54%
Building Class B	Available SF 2,838 SF
Stories 2	Max Contig 1,600 SF
Typical Floor 26,000 /SF	Min Divisible 296 SF
Parking Spaces 24	Rental Rate \$12.00 - \$21.01 MG
Parking Ratio 2.69 /1000 SF	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF --
Elevators 1	Taxes/SF --
Parcel # 163-0202820210001	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	150	1,600	1,600	1,600	\$12.00 MG	Office	Yes	Now	
\$1600/month. All rates are Plus Utilities, Telephone & Internet. Professional Office Space. Wide Array of Tenants. Well Maintained Inside and Out. Card Access Security, Common Area Maintained 5 Day A Week. Easy Access Off Hwy 95.									
1	160	357	357	357	\$21.01 MG	Office	Yes	Now	
\$625.00/month. All Rates Are Plus Utilities, Telephone & Internet. Professional Office Space. Wide Array of Tenants. Well Maintained Inside and Out. Card Access Security, Common Area Maintained 5 Day A Week. Easy Access Off Hwy 95.									
2	220	585	585	585	\$18.97 MG	Office	Yes	Now	
\$925.00/month. All Rates Are Plus Utilities, Telephone and Internet. Professional Office Space. Wide Array of Tenants. Well Maintained Inside and Out. Card Access Security, Common Area Maintained 5 Day A Week. Easy Access Off Hwy 95.									
2	230	296	296	296	\$16.22 MG	Office	Yes	Now	

44 St Croix Trl S

91

Lakeland, MN 55043-8404 | Washington County | Southeast Market

52,000 SF Class B Office - General Bldg 2,838 SF Available at \$12.00 - \$21.01 MG

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
\$400.00/month. All Rates are Plus Utilities, Telephone & Internet. Professional Office Space. Wide Array of Tenants. Well Maintained Inside and Out. Card Access Security, Common Area Maintained 5 Day A Week. Easy Access Off Hwy 95.									

Listing Company **Greystone Real Estate - Kevin LaCasse (651) 430-2024**

Cobblestone Lake Lot 7 - NE of 160th St W and Pilot Knob Rd

Apple Valley, MN 55124 | Dakota County | Southeast Market

2 Acres - Other site Available at \$2.00 Net

For Sale at \$901,692 (\$392,040.00 /Acre)



Build To Suit Opportunity on Lots 6 & 7. Medical/Specialty.

Property Type **Other**
Specific Use **Other**
Lot Size **2.30 Ac.**
Lot Size SF --

Zoning --
Will Divide **No**
Rail
Rail Provider --
Flood Plain --

Parcel # **011807005000**

Gas **No**
Water **No**
Electricity **No**
Sewer **No**

Sale Price **\$901,692**
Price/Acre **\$392,040.00**
Price/SF **\$9.00**
Min Divisible **3,000 SF**
Rental Rate **\$2.00 Net**

Listing Company **Frauenschuh, Inc - David Anderson (952) 767-2838 / Wayne Kuykendall (952) 767-2839**

Thomas Lake Executive Center Bldg - 1585 Thomas Center Dr

Eagan, MN 55122-3007 | Dakota County | Southeast Market

5,600 SF Class B Office - General Bldg 607 SF Available at \$10.00 - \$12.00 Net



Excellent office opportunity in the heart of Eagan. Conveniently located off 35E and Cliff Road! Set in busy center with office, retail and Lifetime Fitness! Great office suites, well built with solid core doors and sidelights. Great windows! Conference room! Hands on local owner!

Property Type **General Office**
Bldg Size **5,600 SF**
Status **Existing**
Year Built **2002**

Land Area **0.21 Ac.**
Zoning **--**
Sublease **No**
% Occupied **89.16%**

Building Class **B**
Stories **1**
Typical Floor **5,600 /SF**
Parking Spaces **24**
Parking Ratio **--**
Tenancy **Multi-Tenant**

Available SF **607 SF**
Max Contig **607 SF**
Min Divisible **253 SF**
Rental Rate **\$10.00 - \$12.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **0**
Parcel # **123-106582701040; 106582701040**

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

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1st	105	607	607	253	\$10.00 - \$12.00 Net	Office	Yes	Now	

Beautiful office center with easy access of 35E and Cliff Road. Next to Lifetime Fitness! Great office suites, well built with solid core doors and sidelights! Great windows! Conference room! Hands on owner!

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

1590 Thomas Center Dr - 1590 Thomas Center Dr

Eagan, MN 55122-2578 | Dakota County | Southeast Market

5,600 SF Class B Office - General Bldg 804 SF Available at \$10.00 - \$12.00 Net



Conveniently located off 35E and Cliff Road! Set in busy center with office, retail and Lifetime Fitness! Great office with lots of windows and light! Hands on local owner!

Property Type **General Office**
Bldg Size **5,600 SF**
Status **Existing**
Year Built **2005**

Land Area **0.21 Ac.**
Zoning **R1**
Sublease **No**
% Occupied **85.64%**

Building Class **B**
Stories **1**
Typical Floor **5,600 /SF**
Parking Spaces **16**
Parking Ratio **--**
Tenancy **Multi-Tenant**

Available SF **804 SF**
Max Contig **804 SF**
Min Divisible **253 SF**
Rental Rate **\$10.00 - \$12.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **123-106582703001; 106582703001**

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

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1st	106	804	804	253	\$10.00 - \$12.00 Net	Office	Yes	Now	Negotiable

Conveniently located off 35E and Cliff Road! Set in busy center with office, retail and Lifetime Fitness! Great office with lots of windows and light! Hands on local owner!

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

Eagan, MN 55122-2578 | Dakota County | Southeast Market
 11,648 SF Retail - Bank Bldg 3,076 SF Available at \$12.00 Net



Property Type **Bank**
 Bldg Size **11,648 SF**
 Status **Existing**
 Year Built **2007**

Land Area **2.64 Ac.**
 Zoning **Planned Development**
 Sublease **No**
 % Occupied **73.59%**

Parking Spaces **43**
 Parking Ratio **5.51 /1000 SF**
 Tenancy **Single-Tenant**
 # Anchors **0**
 Anchor SF **--**
 # Bldgs **1**

 # Floors **2**
 Docks / Drive Ins **0/0**
 Parcel # **106582701001**

Available SF **3,076 SF**
 Max Contig **3,076 SF**
 Min Divisible **329 SF**
 Rental Rate **\$12.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

 Operating Exp/SF **\$4.04 /SF**
 Taxes/SF **\$5.46 /SF**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Space Type	Term
--	2,747	3,076	1,000	\$12.00 Net	Yes	Now	Office	
/210	3,076	3,076	329	\$12.00 Net	Yes	Now	Office	
--	210	329	329	\$12.00 Net	Yes	Now	Office	

Contiguous with 2,747 SF.

Listing Company **KW Commercial Midwest - Andrew Manthei (651) 262-1006**

Thompson Business Center I - 149 Thompson Ave E

West Saint Paul, MN 55118 | Dakota County | Southeast Market

46,192 SF Industrial - Light Industrial Bldg 3,299 SF Available at \$10.00 - \$12.00 Gross



Property Type **Light Industrial**
 Bldg Size **46,192 SF**
 Status **Existing**
 Year Built **1984**

Clear Height **16.00 FT**
 Dock Doors **6**
 Drive-Ins **0**
 Office SF **--**
 Sprinkler **Unknown Type**
 Power **800 Amps/240 Volts/3 Phase**
 HVAC **--**
 Rail **No**
 Parcel # **420200001128**

Land Area **2.70 Ac.**
 Zoning **L-1 (Light Industrial)**
 Sublease **No**
 % Occupied **92.86%**

Available SF **3,299 SF**
 Max Contig **1,533 SF**
 Min Divisible **650 SF**
 Rental Rate **\$10.00 - \$12.00 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Operating Exp/SF **\$1.17 /SF**
 Taxes/SF **\$1.19 /SF**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
--	776	1,533	776	\$10.00 Gross	Yes	Now				
--	1,116	1,116	1,116	\$11.00 Gross	Yes	Now				
--	/205	1,533	1,533	\$10.00 - \$12.00 Gross	Yes	Now				
--	650	650	650	\$10.00 Gross	Yes	Now				
The Thompson Business Center is a conveniently located office building just south of downtown St. Paul off Robert St. Tenant's enjoy common breakroom/kitchenette, conference room and an abundance of parking. Great access to I-494 and Hwy 52 within minutes of both the downtown St. Paul and Minneapolis international airports.										
--	205	757	1,533	\$10.00 - \$12.00 Gross	Yes	Now				
--										

Listing Company **Fort Inc - Jacob Gerads (651) 895-3217**

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**

Eagan Professional Building - 1121 Town Centre Dr

Eagan, MN 55121-1199 | Dakota County | Southeast Market
 19,362 SF Class B Office - Medical Bldg 1,470 SF Available at \$18.00 Gross



Property Type **Medical Office**
 Bldg Size **19,362 SF**
 Status **Existing**
 Year Built **2001**

Land Area **1.74 Ac.**
 Zoning **(Office)**
 Sublease **No**
 % Occupied **92.41%**

Building Class **B**
 Stories **2**
 Typical Floor **9,450 /SF**
 Parking Spaces **102**
 Parking Ratio **--**
 Tenancy **Multi-Tenant**

Available SF **1,470 SF**
 Max Contig **1,470 SF**
 Min Divisible **1,470 SF**
 Rental Rate **\$18.00 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **107706801001**

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

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	101	1,470	1,470	1,470	\$18.00 Gross	Office	Yes	Now	
--									

Listing Company **JBL Companies - Jeffrey Larson (651) 686-0212**

Town Centre Plaza - 1185 Town Centre Dr

Eagan, MN 55123-1187 | Dakota County | Southeast Market

44,383 SF Class B Office - Medical Bldg 1,740 SF Available at Negotiable Gross



Existing Medical Tenant only uses this space on Tuesdays and Thursdays. Available to time share all other days.

Property Type **Medical Office**
 Bldg Size **44,383 SF**
 Status **Existing**
 Year Built **2000**

Land Area **3.19 Ac.**
 Zoning **B (Business)**
 Sublease **Yes**
 % Occupied **96.08%**

Building Class **B**
 Stories **2**
 Typical Floor **22,000 /SF**
 Parking Spaces **223**
 Parking Ratio **5.02 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **1,740 SF**
 Max Contig **1,740 SF**
 Min Divisible **1,740 SF**
 Rental Rate **Negotiable Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor **15%**
 Elevators **1**
 Parcel # **102890001001**

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

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	145	1,740	1,740	1,740	Negotiable Gross	Medical	Yes	Now	

Existing Medical Tenant only uses this space on Tuesdays and Thursdays. Available to time share all other days.

Listing Company **MFC Properties Corporation - Bruce Miller (651) 452-3303**

Town Centre Plaza - 1185 Town Centre Dr

Eagan, MN 55123-1187 | Dakota County | Southeast Market

44,383 SF Class B Office - Medical Bldg 2,700 SF Available at \$16.00 NNN



Beautiful 44,000 SF Medical Office Building Underground Executive Parking Garage Building Conference Room & Lunch Room Surrounding Community: Medical Community, Adjacent to Complementary and Well Renowned Health Care Providers Building Signage Available Building Tenants: Crutchfield Dermatology, Midwest Allergy, Minnesota Gastroenterology, MN

Property Type **Medical Office**
 Bldg Size **44,383 SF**
 Status **Existing**
 Year Built **2000**

Land Area **3.19 Ac.**
 Zoning **B (Business)**
 Sublease **No**
 % Occupied **93.92%**

Building Class **B**
 Stories **2**
 Typical Floor **22,000 /SF**
 Parking Spaces **223**
 Parking Ratio **5.02 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **2,700 SF**
 Max Contig **2,700 SF**
 Min Divisible **1,900 SF**
 Rental Rate **\$16.00 NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor **15%**
 Elevators **1**
 Parcel # **102890001001**

Operating Exp/SF **\$14.25 /SF**
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2		2,700	2,700	1,900	\$16.00 NNN	Medical	Yes	Now	

Beautiful 44,000 SF Medical Office Building

Underground Executive Parking Garage

Building Conference Room & Lunch Room

Surrounding Community: Medical Community, Adjacent to Complementary and Well Renowned Health Care Providers

Building Signage Available

Building Tenants: Crutchfield Dermatology, Midwest Allergy, Minnesota Gastroenterology, MN

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

Eagan Place Professional Building - 1215 Town Centre Dr

100

Eagan, MN 55126-2660 | Dakota County | Southeast Market

32,800 SF Class A Office - Medical Bldg 10,321 SF Available at Negotiable



Primary Care clinic with high-end finishes available immediately for sublease. Sublease through February 2019 with longer terms available. Approximately 8,500 sf is fully finished and an additional 1,826 sf is in shell condition with a tenant improvement allowance available. 12 exam rooms, procedure room, x-ray and much mo

Property Type	Medical Office	Land Area	2.71 Ac.
Bldg Size	32,800 SF	Zoning	- -
Status	Existing	Sublease	Yes
Year Built	2008	% Occupied	68.53%
Building Class	A	Available SF	10,321 SF
Stories	2	Max Contig	10,321 SF
Typical Floor	16,400 /SF	Min Divisible	1,826 SF
Parking Spaces	172	Rental Rate	Negotiable - -
Parking Ratio	5.00 /1000 SF	Sale Price	Not for Sale
Tenancy	Multi-Tenant	Price/SF	Not for Sale
Core Factor		Operating Exp/SF	\$7.35 /SF
Elevators		Taxes/SF	\$4.70 /SF
Parcel #	102246701001		

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		10,321	10,321	1,826	Negotiable	Medical	Yes	Now	2/28/19

Primary Care clinic with high-end finishes available immediately for sublease. There is approximately 5-1/2 years of term remaining with longer terms available. Approximately 8,500 sf is fully finished and an additional 1,826 sf is in shell condition with a tenant improvement allowance available. 12 exam rooms, procedure room, x-ray and much mo

Listing Company **Cushman & Wakefield/NorthMarq - Tom Stella (651) 734-2383 / Rob Davis (651) 734-2386**

200 Travelers Trl

Burnsville, MN 55337-4097 | Dakota County | Southeast Market

20,653 SF Class A Office - General Bldg 1,782 SF Available at \$12.00 NN



Professional office space in the Heart of the City area of Burnsville. Close proximity to I-35 and Highway 13 give easy access to Minneapolis and St. Paul.

Property Type General Office	Land Area 1.05 Ac.
Bldg Size 20,653 SF	Zoning Heart of the City
Status Existing	Sublease No
Year Built 2005	% Occupied 91.37%
Building Class A	Available SF 1,782 SF
Stories 2	Max Contig 1,782 SF
Typical Floor 10,000 /SF	Min Divisible 542 SF
Parking Spaces 24	Rental Rate \$12.00 NN
Parking Ratio --	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF --
Elevators 1	Taxes/SF \$5.24 /SF
Parcel # 025137901001	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2		1,782	1,782	542	\$12.00 NN	Office	Yes	Now	

Professional office space in the Heart of the City area of Burnsville. Close proximity to I-35 and Highway 13 give easy access to Minneapolis and St. Paul.

Listing Company **KW Commercial Midwest - Andrew Manthei (651) 262-1006**

Inver Grove Heights Professional Building - 2125 Upper 55th St

102

Inver Grove Heights, MN 55077-1734 | Dakota County | Southeast Market
 10,000 SF Class C Office - General Bldg 2,200 SF Available at \$12.00 Gross



Property Type **General Office**
 Bldg Size **10,000 SF**
 Status **Existing**
 Year Built **1978**

Land Area **1.14 Ac.**
 Zoning **(Split Commercial)**
 Sublease **No**
 % Occupied **78%**

Building Class **C**
 Stories **2**
 Typical Floor **5,000 /SF**
 Parking Spaces **62**
 Parking Ratio **7.50 /1000 SF**
 Tenancy **Single-Tenant**

Available SF **2,200 SF**
 Max Contig **1,200 SF**
 Min Divisible **1,000 SF**
 Rental Rate **\$12.00 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **1**
 Parcel # **200331001357**

Operating Exp/SF **--**
 Taxes/SF **\$2.15 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	105	1,000	1,000	1,000	\$12.00 Gross	Office	Yes	Now	Negotiable
--									
1	110	1,200	1,200	1,200	\$12.00 Gross	Office	Yes	Now	Negotiable
--									

Listing Company **Langer Real Estate - David Langer (651) 450-9669**

Inver Grove Heights Office Condos - 2922 Upper 55th St

Inver Grove Heights, MN 55076 | Dakota County | Southeast Market

2,650 SF Class A Office - General Bldg 2,650 SF Available at \$12.00 Net

For Sale at \$291,500 (\$110.00 PSF)



Property Type **General Office**
 Bldg Size **2,650 SF**
 Status **Existing**
 Year Built **1940**

Building Class **A**
 Stories **2**
 Typical Floor **1,325 /SF**
 Parking Spaces
 Parking Ratio **--**
 Tenancy **Single-Tenant**

Core Factor
 Elevators
 Parcel # **208146501010**

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

Available SF **2,650 SF**
 Max Contig **2,650 SF**
 Min Divisible **2,650 SF**
 Rental Rate **\$12.00 Net**
 Sale Price **\$291,500**
 Price/SF **\$110.00 /SF**

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

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		2,650	2,650	2,650	\$12.00 Net	Office	Yes	Now	
--									

Listing Company **Transwestern - Steve Kellogg (612) 359-1670**

9950 Valley Creek Rd

Woodbury, MN 55125-4883 | Washington County | Southeast Market

9,102 SF Class B Office - Medical Bldg 3,000 SF Available at \$12.50 NNN

For Sale at \$1,795,000 (\$199.44 PSF)



Well located professional office building located on the northeast corner of Valley Creek Road and Woodbury Drive. Oral and Maxillofacial surgery practice and pediatric dentist office are anchor tenants. Available space has direct access off of parking lot with the ability to control access, security and HVAC. Building located next to neighborhood. Great visibility from two major streets in Woodbury, exterior building signage and monument signage. Building provides tenant with own identity because of building size. Convenient retail located nearby including restaurant, salon, bakery, and other

Property Type **Medical Office**
Bldg Size **9,102 SF**
Status **Existing**
Year Built **1998**

Land Area **0.90 Ac.**
Zoning **C**
Sublease **No**
% Occupied **67.04%**

Building Class **B**
Stories **2**
Typical Floor **9,000 /SF**
Parking Spaces **45**
Parking Ratio **5.00 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **3,000 SF**
Max Contig **3,000 SF**
Min Divisible **1,500 SF**
Rental Rate **\$12.50 NNN**
Sale Price **\$1,795,000**
Price/SF **\$199.44 /SF**

Core Factor
Elevators
Parcel # **163-1002821440078**

Operating Exp/SF **\$9.14 /SF**
Taxes/SF **\$3.69 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	225	3,000	3,000	1,500	\$12.50 NNN	Office	Yes	Now	

Well located professional office building located on the northeast corner of Valley Creek Road and Woodbury Drive. Oral and Maxillofacial surgery practice and pediatric dentist office are anchor tenants. Available space has direct access off of parking lot with the ability to control access, security and HVAC. Building located next to neighborhood

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

Washington Drive Executive Center - 3459 Washington Dr

Eagan, MN 55122-1347 | Dakota County | Southeast Market

24,320 SF Class C Office - General Bldg 3,225 SF Available at \$8.50 - \$9.00 Net



Located near 35E at Yankee doodle and Pilot Knob roads in the heart of Eagan. Very nice clean spaces for \$15.49psf gross.

Property Type **General Office**
 Bldg Size **24,320 SF**
 Status **Existing**
 Year Built **1982**

Land Area **1.78 Ac.**
 Zoning **R2**
 Sublease **No**
 % Occupied **86.74%**

Building Class **C**
 Stories **2**
 Typical Floor **1,002 /SF**
 Parking Spaces **104**
 Parking Ratio **- -**
 Tenancy **Multi-Tenant**

Available SF **3,225 SF**
 Max Contig **1,690 SF**
 Min Divisible **715 SF**
 Rental Rate **\$8.50 - \$9.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **10-14006-01-010**

Operating Exp/SF **\$4.62 /SF**
 Taxes/SF **\$2.43 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	1,690	1,690	1,690	\$8.50 Net	Office	Yes	Now	Negotiable
Very nice space at corner of the building. Lots of glass.									
2		820	820	820	\$9.00 Net	Office	Yes	Now	Negotiable
--									
2	2	715	715	715	\$8.50 Net	Office	Yes	Now	Negotiable
Great leasing value.									

Listing Company **5th Street Ventures - Joel Buttenhoff (952) 368-9009**

Yankee Square Office III - 3460 Washington Dr

Eagan, MN 55122-1338 | Dakota County | Southeast Market

24,320 SF Class C Office - General Bldg 1,933 SF Available at \$11.50 NNN



Property Type **General Office**
 Bldg Size **24,320 SF**
 Status **Existing**
 Year Built **1981**

Land Area **2.14 Ac.**
 Zoning **R2**
 Sublease **No**
 % Occupied **92.05%**

Building Class **C**
 Stories **2**
 Typical Floor **11,500 /SF**
 Parking Spaces **145**
 Parking Ratio **5.96 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **1,933 SF**
 Max Contig **1,388 SF**
 Min Divisible **545 SF**
 Rental Rate **\$11.50 NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **108750003001**

Operating Exp/SF **\$8.60 /SF**
 Taxes/SF **\$2.97 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	104	1,388	1,388	1,388	\$11.50 NNN	Office	Yes	Now	
--									
2	203	545	545	545	\$11.50 NNN	Office	Yes	Now	
--									

Listing Company **MFC Properties Corporation - Bruce Miller (651) 452-3303**

Yankee Square Office V - 3464 Washington Dr

107

Eagan, MN 55122-1453 | Dakota County | Southeast Market

10,300 SF Class B Office - General Bldg 753 SF Available at \$16.00 NNN



Property Type **General Office**
 Bldg Size **10,300 SF**
 Status **Existing**
 Year Built **2006**

Land Area **1.13 Ac.**
 Zoning **R2**
 Sublease **No**
 % Occupied **92.69%**

Building Class **B**
 Stories **1**
 Typical Floor **10,300 /SF**
 Parking Spaces **52**
 Parking Ratio **- -**
 Tenancy **Multi-Tenant**

Available SF **753 SF**
 Max Contig **753 SF**
 Min Divisible **753 SF**
 Rental Rate **\$16.00 NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **108750001001**

Operating Exp/SF **\$10.85 /SF**
 Taxes/SF **\$3.98 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		753	753	753	\$16.00 NNN	Office	Yes	Now	
--									

Listing Company **MFC Properties Corporation - Bruce Miller (651) 452-3303**

Yankee Square Office II - 3470 Washington Dr

Eagan, MN 55122-1355 | Dakota County | Southeast Market
 24,320 SF Class C Office - General Bldg 4,324 SF Available at \$11.50 NNN



Property Type **General Office**
 Bldg Size **24,320 SF**
 Status **Existing**
 Year Built **1981**

Land Area **1.63 Ac.**
 Zoning **R2**
 Sublease **No**
 % Occupied **82.22%**

Building Class **C**
 Stories **2**
 Typical Floor **11,500 /SF**
 Parking Spaces **114**
 Parking Ratio **9.04 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **4,324 SF**
 Max Contig **1,873 SF**
 Min Divisible **636 SF**
 Rental Rate **\$11.50 NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **10-87500-01-020**

Operating Exp/SF **\$8.60 /SF**
 Taxes/SF **\$2.98 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	116	1,873	1,873	636	\$11.50 NNN	Office	Yes	Now	
--									
2	211	1,214	1,214	1,214	\$11.50 NNN	Office	Yes	Now	
Go to www.mfcproperties.com									
2	216	1,237	1,237	1,237	\$11.50 NNN	Office	Yes	Now	NNN
--									

Listing Company **MFC Properties Corporation - Bruce Miller (651) 452-3303**

1103 Weir Dr - 1103 Weir Dr

Woodbury, MN 55125-1313 | Washington County | Southeast Market

14,240 SF Class B Office - General Bldg 3,000 SF Available at \$16.50 - \$17.25 Gross

For Sale at \$438,000 (\$146.00 PSF)



Lease at \$17.25/sqft. for 3 years, or \$16.50/sqft. for 5 years.

Property Type **General Office**
 Bldg Size **14,240 SF**
 Status **Existing**
 Year Built **2007**

Land Area **2.38 Ac.**
 Zoning **R2**
 Sublease **No**
 % Occupied **78.93%**

Building Class **B**
 Stories **1**
 Typical Floor
 Parking Spaces **120**
 Parking Ratio **--**
 Tenancy **Multi-Tenant**

Available SF **3,000 SF**
 Max Contig **3,000 SF**
 Min Divisible **3,000 SF**
 Rental Rate **\$16.50 - \$17.25 Gross**
 Sale Price **\$438,000**
 Price/SF **\$146.00 /SF**

Core Factor
 Elevators
 Parcel # **0802821220020; 163-0802821220020**

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

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	3,000	3,000	3,000	\$16.50 - \$17.25 Gross	Office	Yes	Now	3-5 years

Lease at \$17.25/sqft. for 3 years, or \$16.50/sqft. for 5 years.

Listing Company **J H Callahan & Associates - James Callahan (612) 701-3978**

Woodbury Office Plaza - 1811 Weir Dr

Woodbury, MN 55125-2272 | Washington County | Southeast Market

51,816 SF Class B Office - General Bldg 7,996 SF Available at \$13.50 - \$14.50 Net



Property Type **General Office**
 Bldg Size **51,816 SF**
 Status **Existing**
 Year Built **1986**

Land Area **3.05 Ac.**
 Zoning **R2**
 Sublease **No**
 % Occupied **84.57%**

Building Class **B**
 Stories **3**
 Typical Floor **16,908 /SF**
 Parking Spaces **225**
 Parking Ratio **3.84 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **7,996 SF**
 Max Contig **3,034 SF**
 Min Divisible **2,407 SF**
 Rental Rate **\$13.50 - \$14.50 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **2**
 Parcel # **0702821420008**

Operating Exp/SF **\$6.89 /SF**
 Taxes/SF **\$3.16 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	145	2,407	2,407	2,407	\$13.50 - \$14.50 Net	Office	Yes	Now	
--									
1	150	3,034	3,034	3,034	\$13.50 - \$14.50 Net	Office	Yes	Now	
--									
1	175	2,555	2,555	2,555	\$13.50 - \$14.50 Net	Office	Yes	Now	
--									

Listing Company **Cassidy Turley - Mark Stevens (612) 347-9365 / Luke Allison (612) 347-9364**

Gladstone Park Professional Building - 230 Wentworth Ave

West Saint Paul, MN 55118-3525 | Dakota County | Southeast Market

13,310 SF Class B Office - Medical Bldg 2,279 SF Available at Negotiable NNN



NEW OWNER LOOKING TO FILL LAST AVAILABLE SPACE - West St. Paul Medical office featuring six in-place exam rooms (plumbed), lab space, admin area, and in-suite ADA restroom. 13,500sf building has 100% medical tenants. Easy entrance to suite (no steps) and signage on Wentworth Ave. (12,000 cars per day traffic counts)

Property Type **Medical Office**
 Bldg Size **13,310 SF**
 Status **Existing**
 Year Built **1975**

Land Area **1.77 Ac.**
 Zoning **(Medical)**
 Sublease **No**
 % Occupied **82.88%**

Building Class **B**
 Stories **2**
 Typical Floor **7,000 /SF**
 Parking Spaces **97**
 Parking Ratio **7.51 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **2,279 SF**
 Max Contig **2,279 SF**
 Min Divisible **2,279 SF**
 Rental Rate **Negotiable NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **424760001001**

Operating Exp/SF **\$3.78 /SF**
 Taxes/SF **\$3.19 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	D	2,279	2,279	2,279	Negotiable NNN	Medical	Yes	Now	

West St. Paul Medical office featuring six in-place exam rooms (plumbed), lab space, admin area, and in-suite ADA restroom. 13,500sf building has 100% medical tenants. Easy entrance to suite (no steps) and signage on Wentworth Ave. (12,000 cars per day traffic counts)

Listing Company **Coleshire Properties - Ryan Stanton (651) 319-5035**

Wentworth Center - 33 Wentworth Ave E

West Saint Paul, MN 55118-3431 | Dakota County | Southeast Market
 57,600 SF Class B Office - General Bldg 10,805 SF Available at \$16.00 Gross



Property Type **General Office**
 Bldg Size **57,600 SF**
 Status **Existing**
 Year Built **1971**

Land Area **4.34 Ac.**
 Zoning **B-3 General Business**
 Sublease **No**
 % Occupied **81.24%**

Building Class **B**
 Stories **3**
 Typical Floor **14,600 /SF**
 Parking Spaces **280**
 Parking Ratio **4.86 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **10,805 SF**
 Max Contig **5,450 SF**
 Min Divisible **1,050 SF**
 Rental Rate **\$16.00 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **1**
 Parcel # **421780004002**

Operating Exp/SF --
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	270	1,050	1,050	1,050	\$16.00 Gross	Office	Yes	Now	3 - 5 years
Build out provided. Currently Vanilla Shell									
3	330	2,950	5,450	2,950	\$16.00 Gross	Office	Yes	Now	
--									
3	350	2,500	5,450	2,500	\$16.00 Gross	Office	Yes	Now	3 - 5 years
--									
3	350/330	5,450	5,450	2,500	\$16.00 Gross	Office	Yes	Now	
--									
3	370	2,460	2,460	2,460	\$16.00 Gross	Office	Yes	Now	
--									
3	390	1,845	1,845	1,845	\$16.00 Gross	Office	Yes	Now	
--									

Wentworth Center - 33 Wentworth Ave E

West Saint Paul, MN 55118-3431 | Dakota County | Southeast Market

57,600 SF Class B Office - General Bldg 10,805 SF Available at \$16.00 Gross

Listing Company **RealSolve Group, LLC - Barry Bosold (651) 415-1363**

Markgraf Commons - 1125 Woodbury Dr

Woodbury, MN 55129-9291 | Washington County | Southeast Market
10,000 SF Class A Office - General Bldg 1,200 SF Available at Negotiable



Property Type **General Office**
Bldg Size **10,000 SF**
Status **Existing**
Year Built **2005**

Land Area **1.54 Ac.**
Zoning **R2**
Sublease **No**
% Occupied **88%**

Building Class **A**
Stories **1**
Typical Floor **10,000 /SF**
Parking Spaces **56**
Parking Ratio **--**
Tenancy **Multi-Tenant**

Available SF **1,200 SF**
Max Contig **1,200 SF**
Min Divisible **1,200 SF**
Rental Rate **Negotiable --**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **163-1002821110068**

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

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	B	1,200	1,200	1,200	Negotiable		Yes	Now	
--									

Listing Company **Duemelands Commercial, LLLP - Jill Duemeland (701) 221-9033**

Woodbury Office Center - 2042 Wooddale Dr

Woodbury, MN 55125-2981 | Washington County | Southeast Market

50,288 SF Class B Office - General Bldg 11,431 SF Available at \$8.00 - \$12.00 Net



Great spaces available near major medical and office locations. Excellent access to 1-494.

Property Type **General Office**
 Bldg Size **50,288 SF**
 Status **Existing**
 Year Built **1973**

Building Class **B**
 Stories **2**
 Typical Floor **5,000 /SF**
 Parking Spaces **225**
 Parking Ratio **4.68 /1000 SF**
 Tenancy **Multi-Tenant**

Core Factor
 Elevators
 Parcel # **163-1802821120011; 163-1802821120012; 163-1802821120010; 163-1802821120013**

Land Area **1.38 Ac.**
 Zoning **L1**
 Sublease **No**
 % Occupied **85.11%**
 Available SF **11,431 SF**
 Max Contig **2,778 SF**
 Min Divisible **1,164 SF**
 Rental Rate **\$8.00 - \$12.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**
 Operating Exp/SF **\$6.28 /SF**
 Taxes/SF **\$3.03 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	140	1,164	1,164	1,164	\$8.00 - \$10.00 Net	Office	No	60 Days	
1	160	2,778	2,778	2,778	\$8.00 - \$10.00 Net	Office	No	60 Days	
2,800 RSF built out with 3 privates, conference, break area and storage. Open area currently holds 8 cubicles - expandable to 12. Space is located off the 1st floor lobby.									
1	170	2,269	2,269	2,269	\$8.00 - \$12.00 Net	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**

Woodbury Office Center - 2042 Wooddale Dr

114

Woodbury, MN 55125-2981 | Washington County | Southeast Market

50,288 SF Class B Office - General Bldg 11,431 SF Available at \$8.00 - \$12.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
Great spaces available near major medical and office locations. Excellent access to 1-494.									
2	200	1,838	1,838	1,838	\$8.00 - \$12.00 Net	Office	Yes	Now	
4 privates, 1 conference room and open area. Right off the elevator lobby.									
2	215	1,760	1,760	1,760	\$8.00 - \$12.00 Net	Office	Yes	Now	
Great spaces available near major medical and office locations. Excellent access to 1-494.									
2	218	1,622	1,622	1,622	\$8.00 - \$12.00 Net	Office	Yes	Now	
Open floor plan.									

Listing Company **Northco Real Estate Services LLC - Matthew Angleson (952) 820-1629**

Valley Creek Office Centre - 1687 Woodlane Dr

Woodbury, MN 55125-3045 | Washington County | Southeast Market

33,520 SF Class B Office - General Bldg 10,675 SF Available at \$12.50 NNN

For Sale at \$2,950,000 (\$90.19 PSF)



Property Type **General Office**
 Bldg Size **33,520 SF**
 Status **Existing**
 Year Built **1980**

Land Area **2.23 Ac.**
 Zoning **R2**
 Sublease **No**
 % Occupied **68.15%**

Building Class **B**
 Stories **2**
 Typical Floor **14,000 /SF**
 Parking Spaces **150**
 Parking Ratio **4.58 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **10,675 SF**
 Max Contig **7,258 SF**
 Min Divisible **977 SF**
 Rental Rate **\$12.50 NNN**
 Sale Price **\$2,950,000**
 Price/SF **\$90.19 /SF**

Core Factor
 Elevators **1**
 Parcel # **0702821410013; 0702821410012**

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

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	103	2,440	2,440	2,440	\$12.50 NNN	Office	Yes	Now	
--									
2	201	7,258	7,258	1,500	\$12.50 NNN	Office	Yes	Now	
--									
2	207	977	977	977	\$12.50 NNN	Office	Yes	Now	
--									

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



Outstanding medical office built to suit opportunity with retail signage. The building offers great flexibility with separate entrances for multiple tenants and is very efficient for larger businesses. Great location near Valley Creek Road and I - 94.

Property Type Medical Office	Land Area 2.00 Ac.
Bldg Size 25,000 SF	Zoning Commercial
Status Proposed	Sublease No
Year Built - -	% Occupied 5.68%
Building Class B	Available SF 23,580 SF
Stories 1	Max Contig 17,980 SF
Typical Floor	Min Divisible 2,800 SF
Parking Spaces	Rental Rate \$19.00 - \$23.00 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 # 0702821410014	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1st	100	5,600	5,600	2,800	\$19.00 - \$23.00 Net	Medical	Yes	3/1/2016	5+ years

Build to suite office or medical/office space

Listing Company **Cushman & Wakefield/NorthMarq - Rob Davis (651) 734-2386 / Tom Stella (651) 734-2383**

Woodlane Professional Building - 1789 Woodlane Dr

Woodbury, MN 55125-3910 | Washington County | Southeast Market

11,760 SF Class B Office - General Bldg 3,049 SF Available at \$10.00 - \$12.00 Net



Professional business owners can benefit from being located at Woodlane Professional Building. Great access to I-494 and the abundant surrounding amenities make Woodlane Professional Building an attractive option for Woodbury businesses. Monument signage available. Ample surface parking. Upscale finishes. Building conference room and training room available free for tenants.

Property Type **General Office**
 Bldg Size **11,760 SF**
 Status **Existing**
 Year Built **1979**

Land Area **1.00 Ac.**
 Zoning **R2**
 Sublease **No**
 % Occupied **100%**

Building Class **B**
 Stories **2**
 Typical Floor
 Parking Spaces **41**
 Parking Ratio **3.91 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **3,049 SF**
 Max Contig **3,049 SF**
 Min Divisible **875 SF**
 Rental Rate **\$10.00 - \$12.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **0**
 Parcel # **163-0702821410015**

Operating Exp/SF **\$5.50 /SF**
 Taxes/SF **\$3.23 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
Lower	D	875	3,049	875	\$10.00 - \$12.00 Net	Office	No	3/1/2016	
--									
Lower & Upper	D/A	3,049	3,049	875	\$10.00 - \$12.00 Net	Office	No	3/1/2016	
--									
Upper	A	2,174	3,049	2,174	\$10.00 - \$12.00 Net	Office	No	3/1/2016	
--									

Listing Company **Cushman & Wakefield/NorthMarq - Tom Stella (651) 734-2383 / Rob Davis (651) 734-2386**

Woodhill Office Park - 2145 Woodlane Dr

118

Woodbury, MN 55125-1920 | Washington County | Southeast Market
11,263 SF Class B Office - General Bldg 758 SF Available at \$11.50 Net



Property Type **General Office**
Bldg Size **11,263 SF**
Status **Existing**
Year Built **1998**

Land Area **1.18 Ac.**
Zoning **B1**
Sublease **No**
% Occupied **93.27%**

Building Class **B**
Stories **1**
Typical Floor **11,263 /SF**
Parking Spaces **154**
Parking Ratio **13.67 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **758 SF**
Max Contig **758 SF**
Min Divisible **758 SF**
Rental Rate **\$11.50 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **0**
Parcel # **163-1802821110018**

Operating Exp/SF **\$9.75 /SF**
Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	102	758	758	758	\$11.50 Net	Office	Yes	3/1/2014	
--									

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

Woodhill Office Park - 2155 Woodlane Dr

119

Woodbury, MN 55125-1902 | Washington County | Southeast Market
13,205 SF Class B Office - General Bldg 3,400 SF Available at \$11.50 Net



Property Type **General Office**
Bldg Size **13,205 SF**
Status **Existing**
Year Built **1999**

Land Area **1.89 Ac.**
Zoning **R2**
Sublease **No**
% Occupied **74.25%**

Building Class **B**
Stories **2**
Typical Floor **6,602 /SF**
Parking Spaces **100**
Parking Ratio **--**
Tenancy **Multi-Tenant**

Available SF **3,400 SF**
Max Contig **3,400 SF**
Min Divisible **1,000 SF**
Rental Rate **\$11.50 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

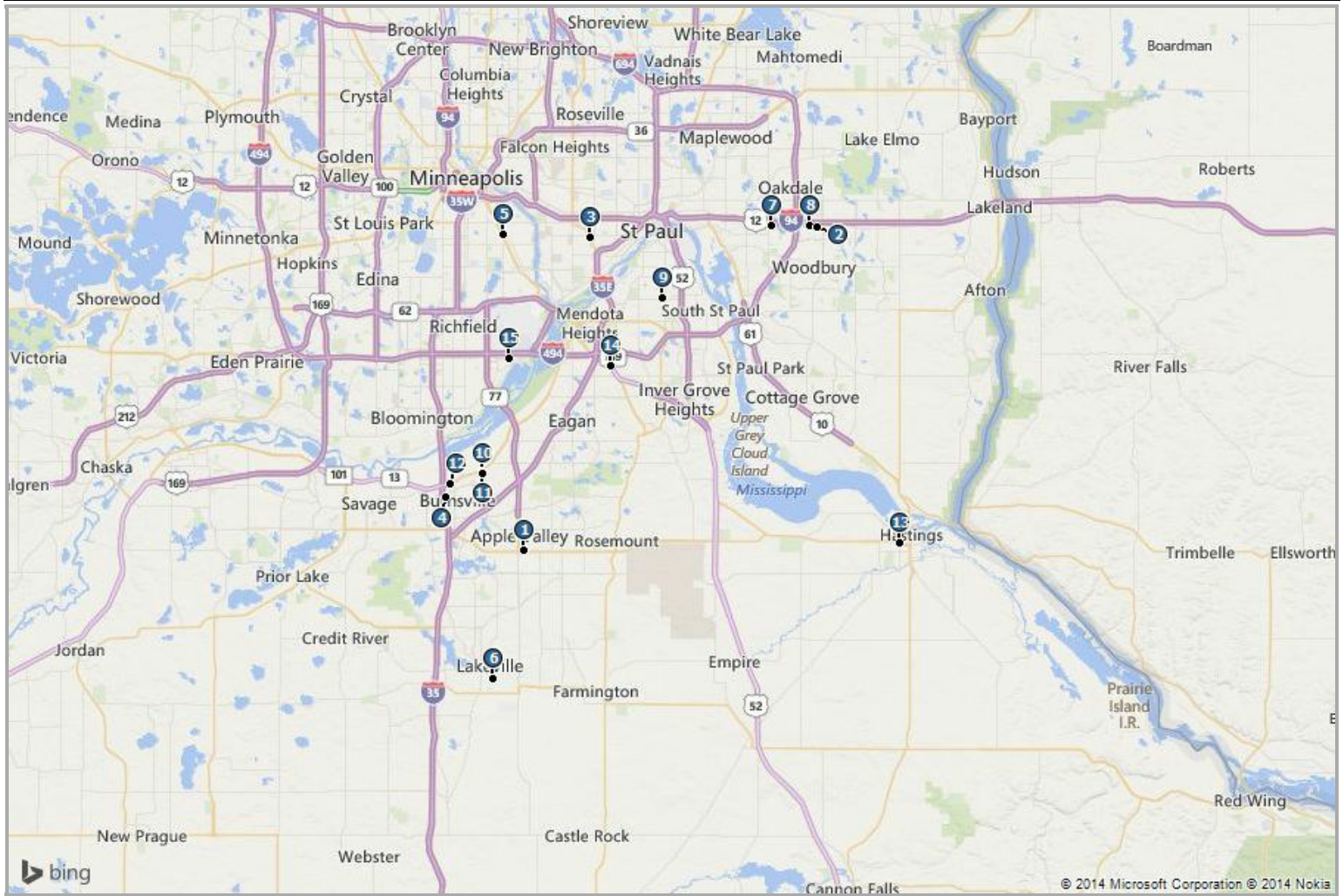
Core Factor
Elevators
Parcel # **163-1802821110019**

Operating Exp/SF **\$9.75 /SF**
Taxes/SF **\$4.16 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	103	3,400	3,400	1,000	\$11.50 Net	Office	Yes	Now	
--									

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

Road Map



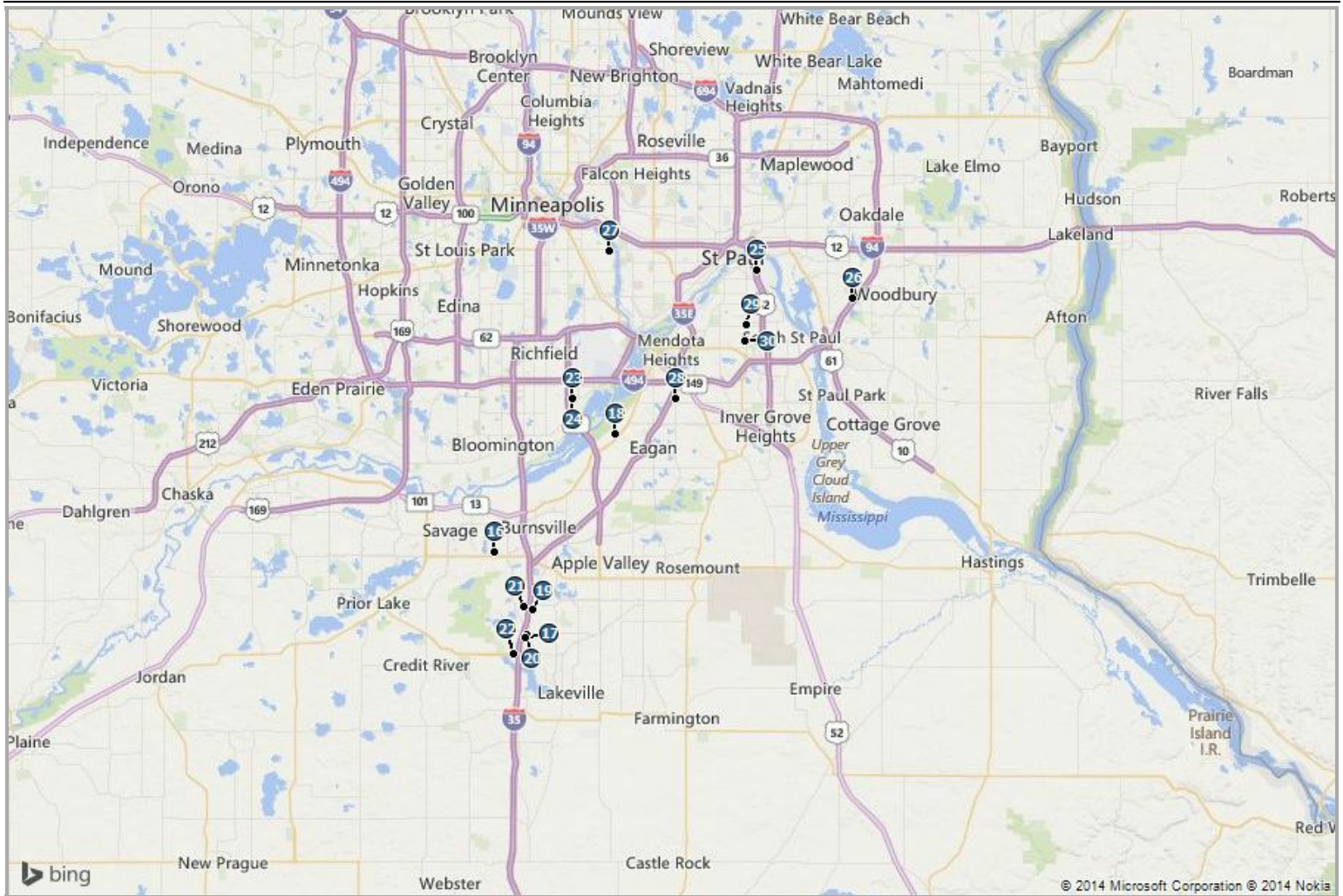
Address	City, State Zip	Number on report
1 15025 Glazier Ave	Apple Valley, MN 55124-3500	1
2 8147 Globe Dr	Woodbury, MN 55125-3379	2
3 1208 Grand Ave	Sabin, MN 55101	3
4 12940 S Harriet Ave	Burnsville, MN 55337	4
5 3355-3445 Hiawatha Ave	Minneapolis, MN 55406	5
6 20779 Holyoke Ave	Lakeville, MN 55044	6
7 6043-6063 Hudson Rd	Woodbury, MN 55125-1018	7
8 7876 Hudson Rd	Woodbury, MN 55125-1422	8
9 1540 Humboldt Ave	West Saint Paul, MN 55118-3417	9
10 1501-1525 E Hwy 13	Burnsville, MN 55337-2917	10
11 1601 Hwy 13 E	Burnsville, MN 55337-6865	11
12 200 Hwy 13 Hwy	Burnsville, MN 55337-2549	12
13 925 Hwy 55	Hastings, MN 55033-3734	13
14 2854 Hwy 55	Eagan, MN 55121-2156	14
15 7900 International Dr	Bloomington, MN 55425-1510	15

Fort Inc - www.operationfort.com

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

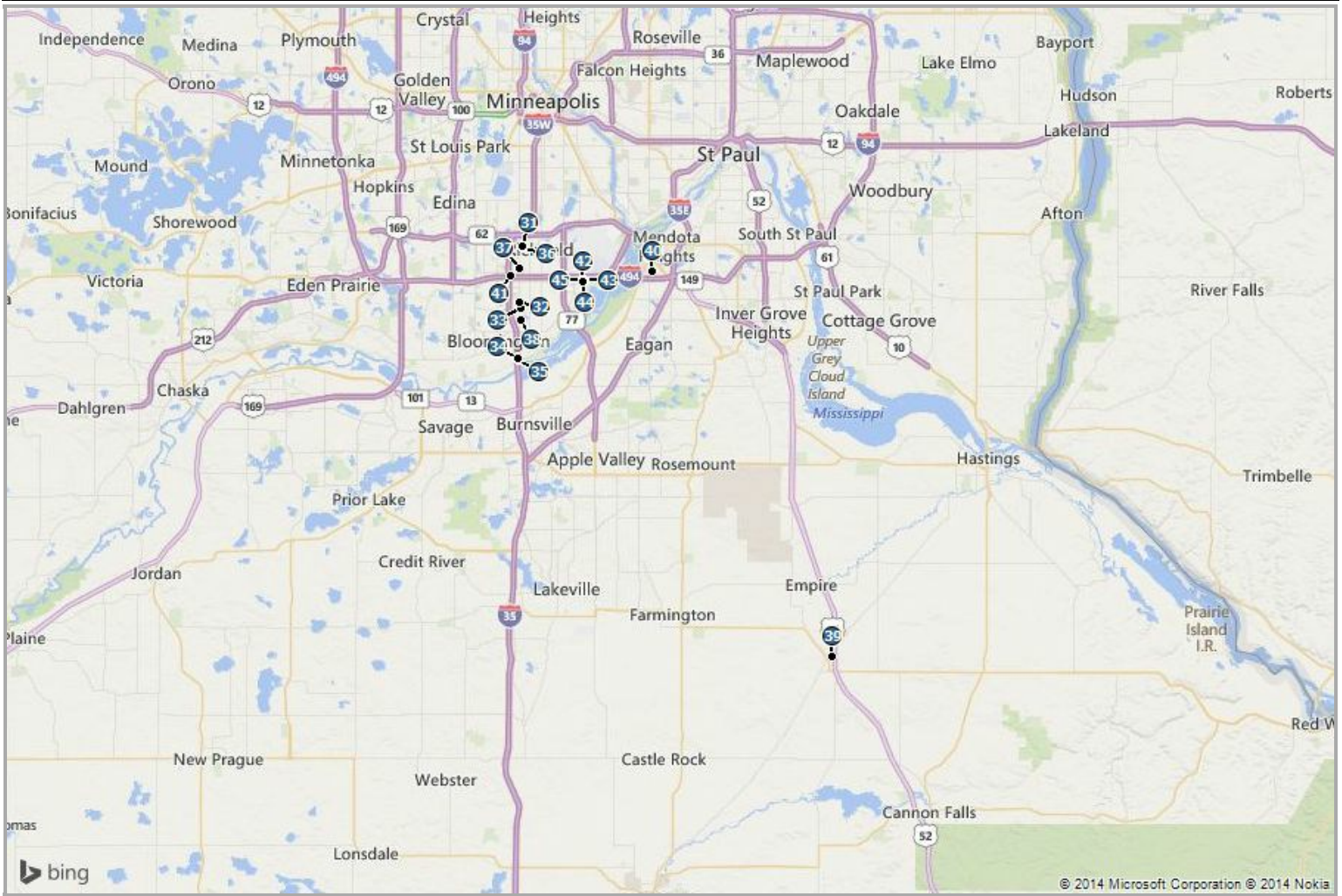
Prepared By: Jacob Gerads

Road Map



Address	City, State Zip	Number on report
16 2960 Judicial Rd	Burnsville, MN 55337-5507	16
17 17645 Juniper Path	Lakeville, MN 55044-7490	17
18 3600 Kennebec Rd	Eagan, MN 55122-1001	18
19 16372 Kenrick Ave	Lakeville, MN 55044-3540	19
20 17595 Kenwood Trl	Lakeville, MN 55044-9226	20
21 16233 Kenyon Ave	Lakeville, MN 55044-4754	21
22 18466 Kenyon Ave	Lakeville, MN 55044	22
23 2001 Killebrew Dr	Bloomington, MN 55425	23
24 2051 Killebrew Dr	Bloomington, MN 55425	24
25 380 Lafayette Fwy	Saint Paul, MN 55107-1420	25
26 6025 Lake Rd	Woodbury, MN 55125-1712	26
27 4401-4407 Lake St E	Minneapolis, MN 55406	27
28 2905 Lexington Ave S	Eagan, MN 55121-1589	28
29 1549-1551 Livingston Ave	West Saint Paul, MN 55118	29
30 1880 Livingston Ave	West Saint Paul, MN 55118-3425	30

Road Map



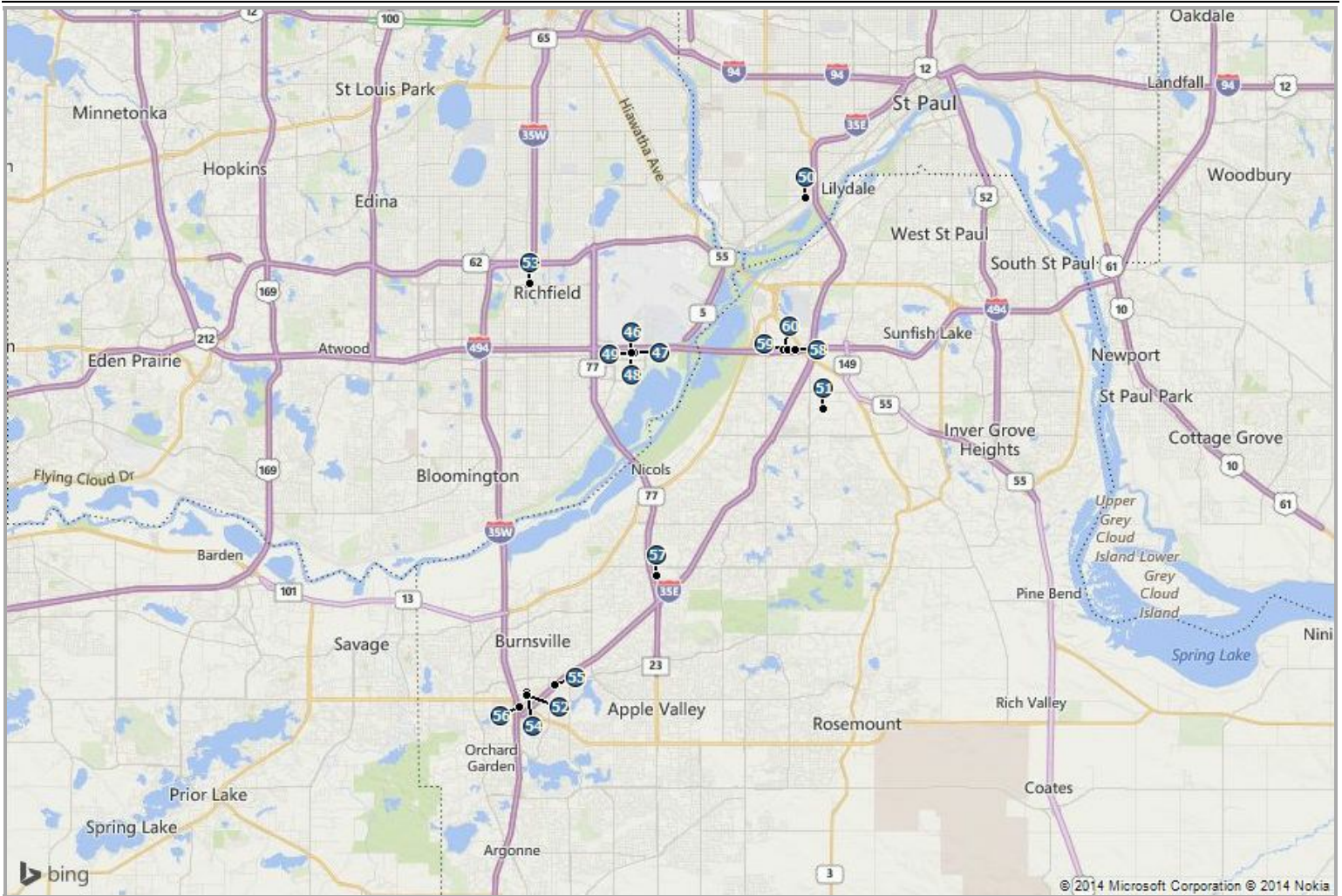
Address	City, State Zip	Number on report
31 6601 Lyndale Ave	Richfield, MN 55423	31
32 8714 Lyndale Ave	Bloomington, MN 55420-2738	32
33 8901 Lyndale Ave	Bloomington, MN 55420	33
34 10740 Lyndale Ave	Bloomington, MN 55420	34
35 10800 Lyndale Ave	Bloomington, MN 55420-5614	35
36 6625 S Lyndale Ave	Richfield, MN 55423	36
37 7400 S Lyndale Ave	Richfield, MN 55423	37
38 9309 Lyndale Ave S	Bloomington, MN 55420	38
39 23250-23260 Main St	Hampton, MN 55031-0009	39
40 1355 Mendota Heights Rd	Mendota Heights, MN 55120-1199	40
41 2 Meridian Crossing	Richfield, MN 55423	41
42 2901 Metro Dr	Bloomington, MN 55425	42
43 2950 Metro Dr	Bloomington, MN 55425	43
44 3001 Metro Dr	Bloomington, MN 55425	44
45 3050 Metro Dr	Bloomington, MN 55425	45

Fort Inc - www.operationfort.com

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

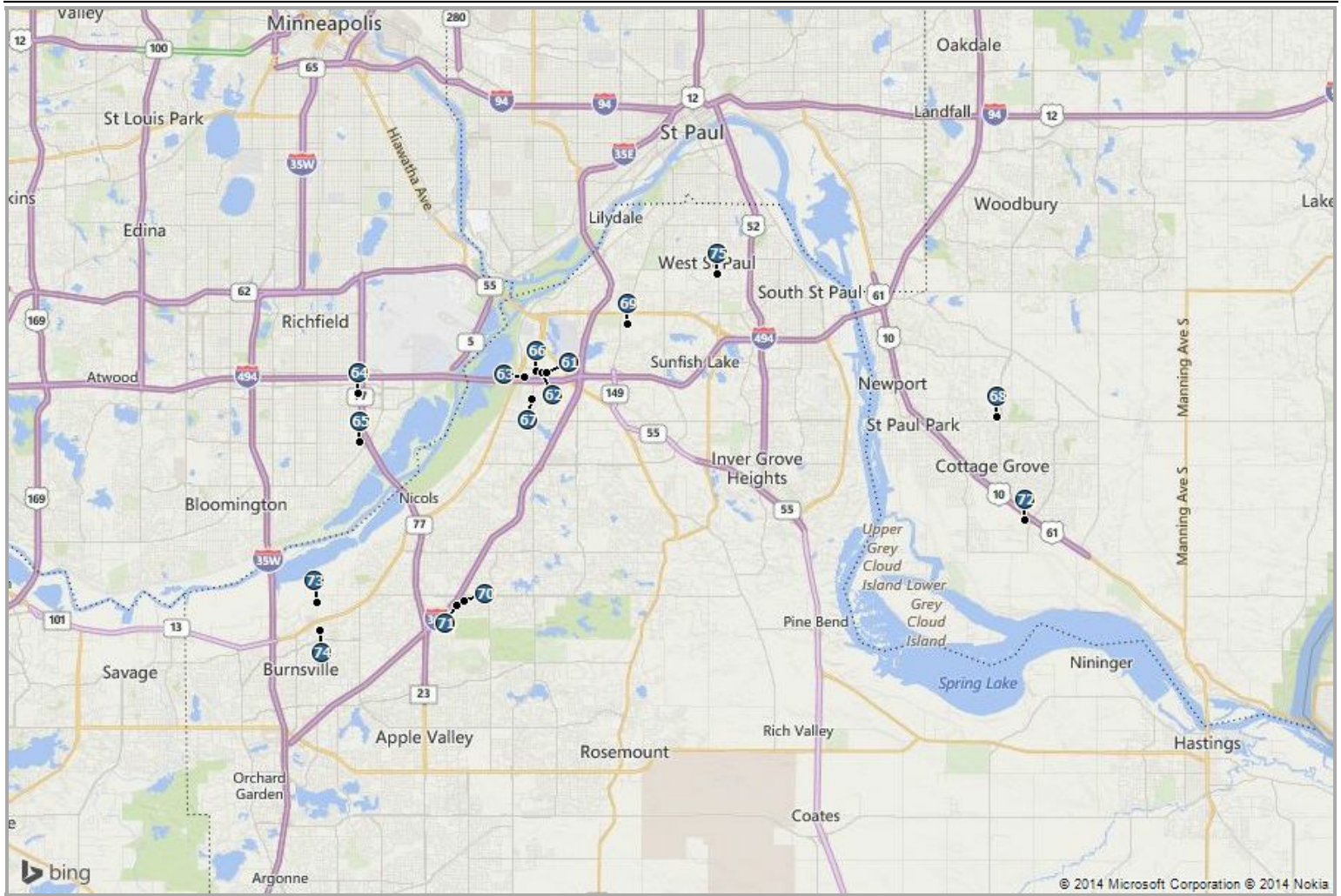
Prepared By: Jacob Gerads

Road Map



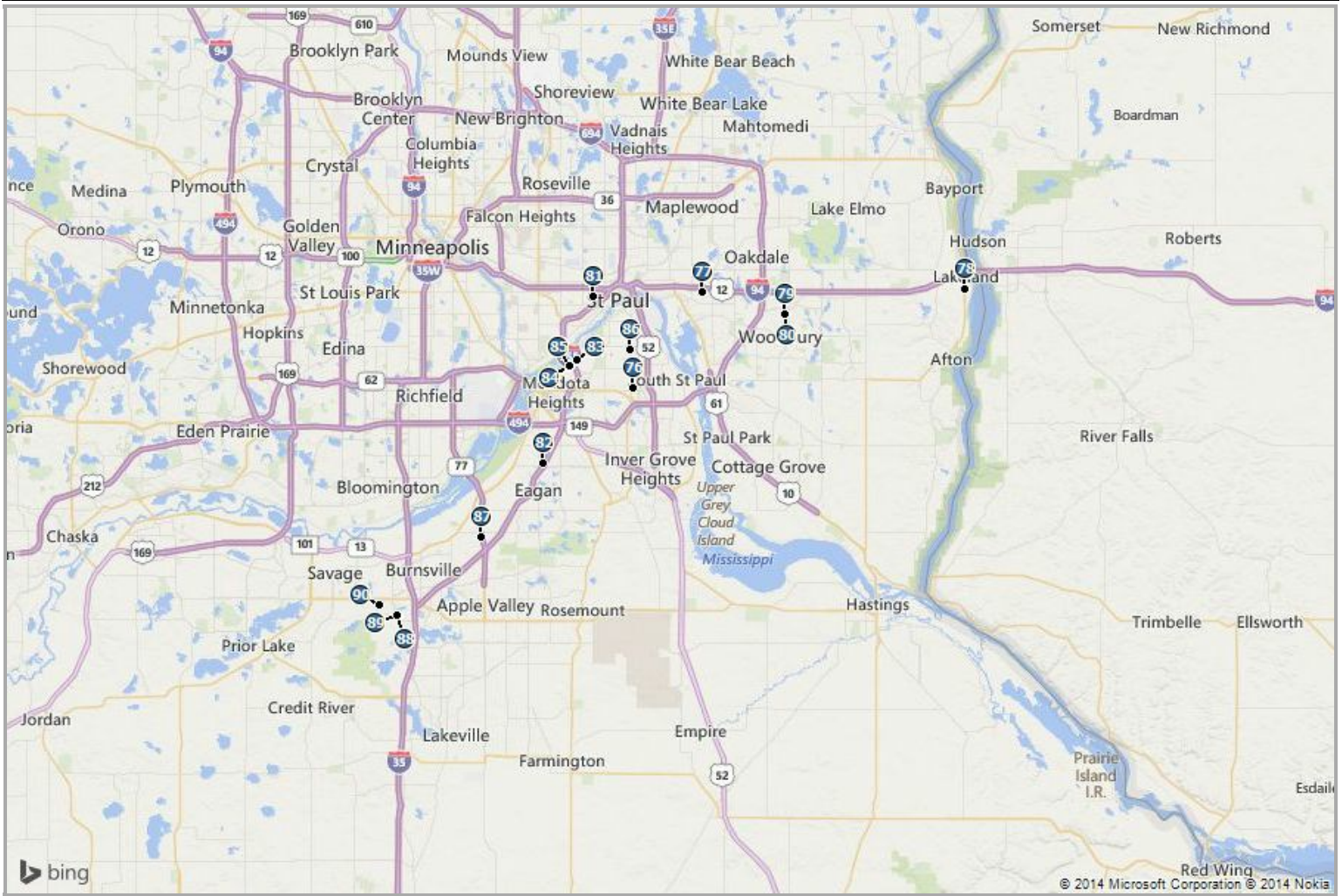
Address	City, State Zip	Number on report
46 7800 Metro Pkwy	Bloomington, MN 55425-1514	46
47 7801 Metro Pkwy	Bloomington, MN 55425-1518	47
48 7850 Metro Pkwy	Bloomington, MN 55425	48
49 7851 Metro Pkwy	Bloomington, MN 55425	49
50 1150 Montreal Ave	Saint Paul, MN 55116-2390	50
51 3140 Neil Armstrong Blvd	Eagan, MN 55121-2272	51
52 14050 Nicollet Ave	Burnsville, MN 55337-5710	52
53 6501-6535 S Nicollet Ave	Richfield, MN 55423	53
54 14000 Nicollet Ave S	Burnsville, MN 55337	54
55 675 E Nicollet Blvd	Burnsville, MN 55337-6741	55
56 14300 Nicollet Ct	Burnsville, MN 55337-4501	56
57 4655 Nicols Rd	Eagan, MN 55122-3425	57
58 1210 Northland Dr	Mendota Heights, MN 55120-1180	58
59 1250 Northland Dr	Mendota Heights, MN 55120-1173	59
60 1270 Northland Dr	Mendota Heights, MN 55120-1156	60

Road Map



Address	City, State Zip	Number on report
61 1285-1295 Northland Dr	Mendota Heights, MN 55120-1371	61
62 1333 Northland Dr	Mendota Heights, MN 55120-1345	62
63 1440 Northland Dr	Mendota Heights, MN 55120-1019	63
64 8030 S Old Cedar Ave	Bloomington, MN 55425	64
65 8932 S Old Cedar Ave	Bloomington, MN 55425	65
66 2520 Pilot Knob Rd	Mendota Heights, MN 55120-1137	66
67 2795 Pilot Knob Rd	Eagan, MN 55121-1176	67
68 6936 Pine Arbor Dr	Cottage Grove, MN 55016-4645	68
69 750 Plaza Dr	Mendota Heights, MN 55120-1508	69
70 1875 Plaza Dr	Eagan, MN 55122-2613	70
71 1915 Plaza Dr	Eagan, MN 55122-3044	71
72 8617 W Point Douglas Rd S	Cottage Grove, MN 55016-4155	72
73 11986-11990 Portland Ave	Burnsville, MN 55337	73
74 12400 Portland Ave	Burnsville, MN 55337-6868	74
75 1633 S Robert St	Saint Paul, MN 55118	75

Road Map



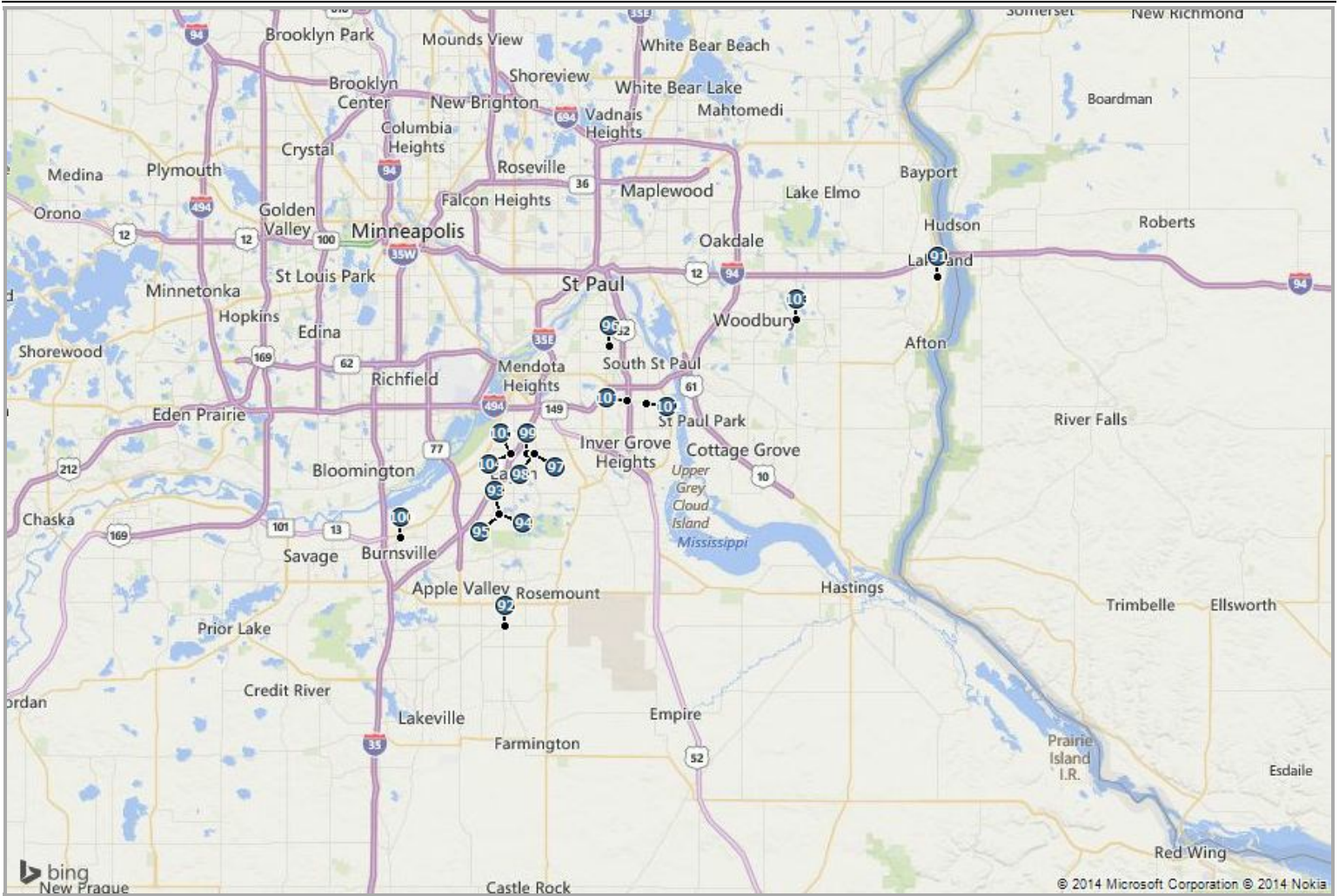
Address	City, State Zip	Number on report
76 1994 S Robert St S	West Saint Paul, MN 55118-3923	76
77 245 N Ruth St	Saint Paul, MN 55119-4323	77
78 178 Saint Croix Trl	Lakeland, MN 55043	78
79 8401 Seasons Pkwy	Woodbury, MN 55125-3414	79
80 8425 Seasons Pkwy	Woodbury, MN 55125-4392	80
81 400 Selby Ave	Saint Paul, MN 55102-4508	81
82 3352 Sherman Ct	Eagan, MN 55121-5001	82
83 910 Sibley Memorial Hwy	Mendota Heights, MN 55118	83
84 971 Sibley Memorial Hwy	Lilydale, MN 55118-2324	84
85 991 Sibley Memorial Hwy	Lilydale, MN 55118-5113	85
86 100 Signal Hills Ave	West Saint Paul, MN 55118-2309	86
87 4660 Slater Rd	Eagan, MN 55122	87
88 1551 Southcross Dr	Burnsville, MN 55337-6938	88
89 1501-1513 Southcross Dr W	Burnsville, MN 55306	89
90 14305 Southcross Dr W	Burnsville, MN 55337-7009	90

Fort Inc - www.operationfort.com

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

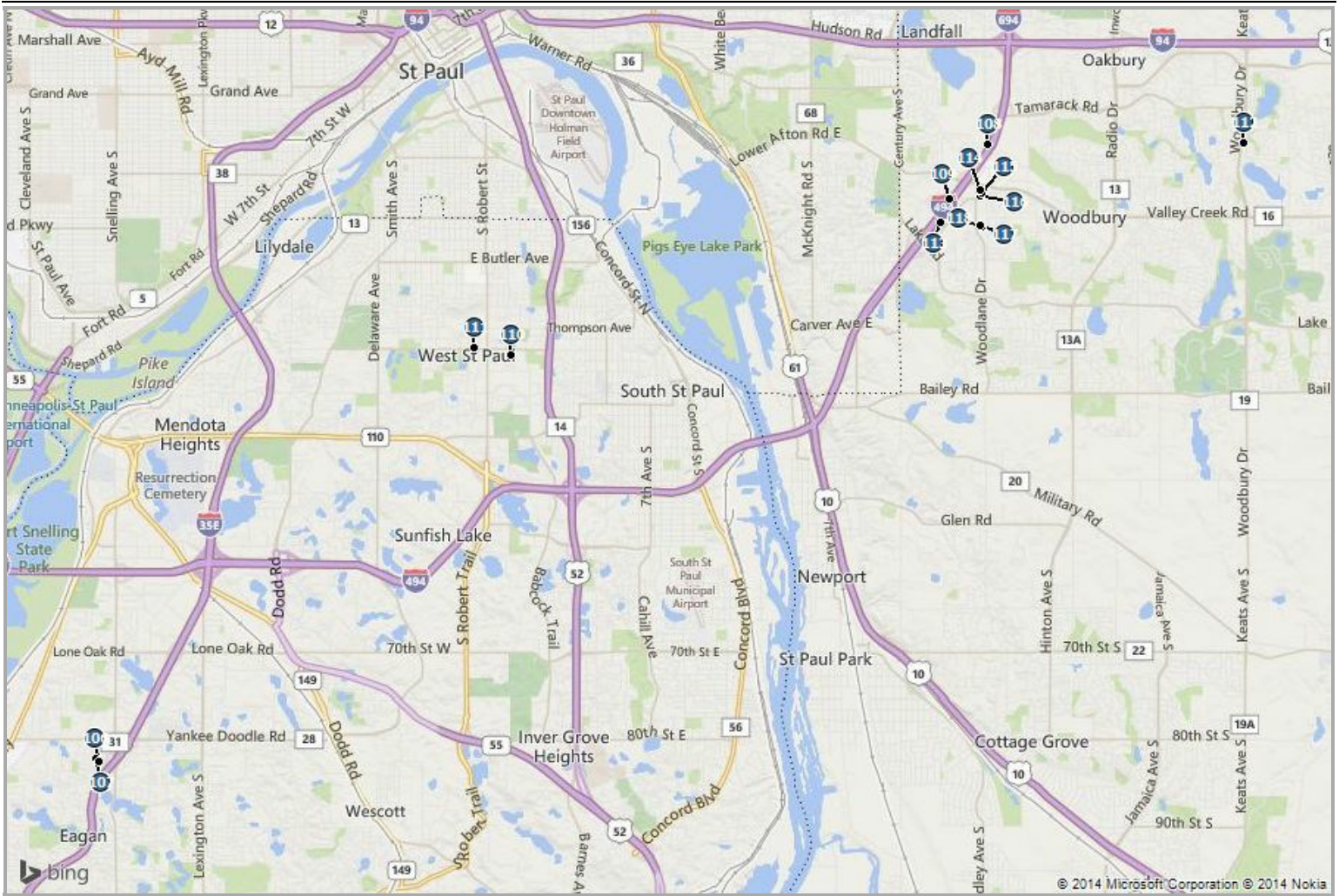
Prepared By: Jacob Gerads

Road Map



Address	City, State Zip	Number on report
91 44 St Croix Trl S	Lakeland, MN 55043-8404	91
92 NE of 160th St W and Pilot Knob Rd	Apple Valley, MN 55124	92
93 1585 Thomas Center Dr	Eagan, MN 55122-3007	93
94 1590 Thomas Center Dr	Eagan, MN 55122-2578	94
95 1595 Thomas Center Dr	Eagan, MN 55122-2578	95
96 149 Thompson Ave E	West Saint Paul, MN 55118	96
97 1121 Town Centre Dr	Eagan, MN 55121-1199	97
98 1185 Town Centre Dr	Eagan, MN 55123-1187	98, 99
99 1215 Town Centre Dr	Eagan, MN 55126-2660	100
100 200 Travelers Trl	Burnsville, MN 55337-4097	101
101 2125 Upper 55th St	Inver Grove Heights, MN 55077-1734	102
102 2922 Upper 55th St	Inver Grove Heights, MN 55076	103
103 9950 Valley Creek Rd	Woodbury, MN 55125-4883	104
104 3459 Washington Dr	Eagan, MN 55122-1347	105
105 3460 Washington Dr	Eagan, MN 55122-1338	106

Road Map



Address	City, State Zip	Number on report
3464 Washington Dr	Eagan, MN 55122-1453	107
3470 Washington Dr	Eagan, MN 55122-1355	108
1103 Weir Dr	Woodbury, MN 55125-1313	109
1811 Weir Dr	Woodbury, MN 55125-2272	110
230 Wentworth Ave	West Saint Paul, MN 55118-3525	111
33 Wentworth Ave E	West Saint Paul, MN 55118-3431	112
1125 Woodbury Dr	Woodbury, MN 55129-9291	113
2042 Wooddale Dr	Woodbury, MN 55125-2981	114
1687 Woodlane Dr	Woodbury, MN 55125-3045	115
1783 Woodlane Dr	Woodbury, MN 55125	116
1789 Woodlane Dr	Woodbury, MN 55125-3910	117
2145 Woodlane Dr	Woodbury, MN 55125-1920	118
2155 Woodlane Dr	Woodbury, MN 55125-1902	119

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