

OPPORTUNITY**EXTERIOR PHOTOS****INTERIOR PHOTOS****AMENITY MAP****DEMOGRAPHICS**

Building Highlights

- Custom built 12,000 sf office building
- Covered outdoor patio with grill
- Can be single or multi-tenant
- Entrances at grade for both 1st and 2nd floor
- Zoning B-3 General Commercial
- Heated and fully finished garage

Property Details

General Use	Office
Building Status	Existing
Year Built	2000
Land Size	.89 acres
Parking Spaces	50 stalls
Parcel Size	38,768 SF
PID#	02-11400-01-020

Sale Information

Available	11,576 SF
Price	\$2,450,000
Listing Use	Office
2020 Property Taxes	\$3.94 psf



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DEMOGRAPHICS



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Interior Building Features

- Beautiful interior finishes
- Great professional office building and setting
- Exercise room with equipment
- Restrooms with showers
- Executive offices with beautiful maple wood finishes
- Four conference rooms
- Ten private offices
- 16 cubicle workspaces
- Eight lab/work areas



OPPORTUNITY

EXTERIOR PHOTOS

INTERIOR PHOTOS

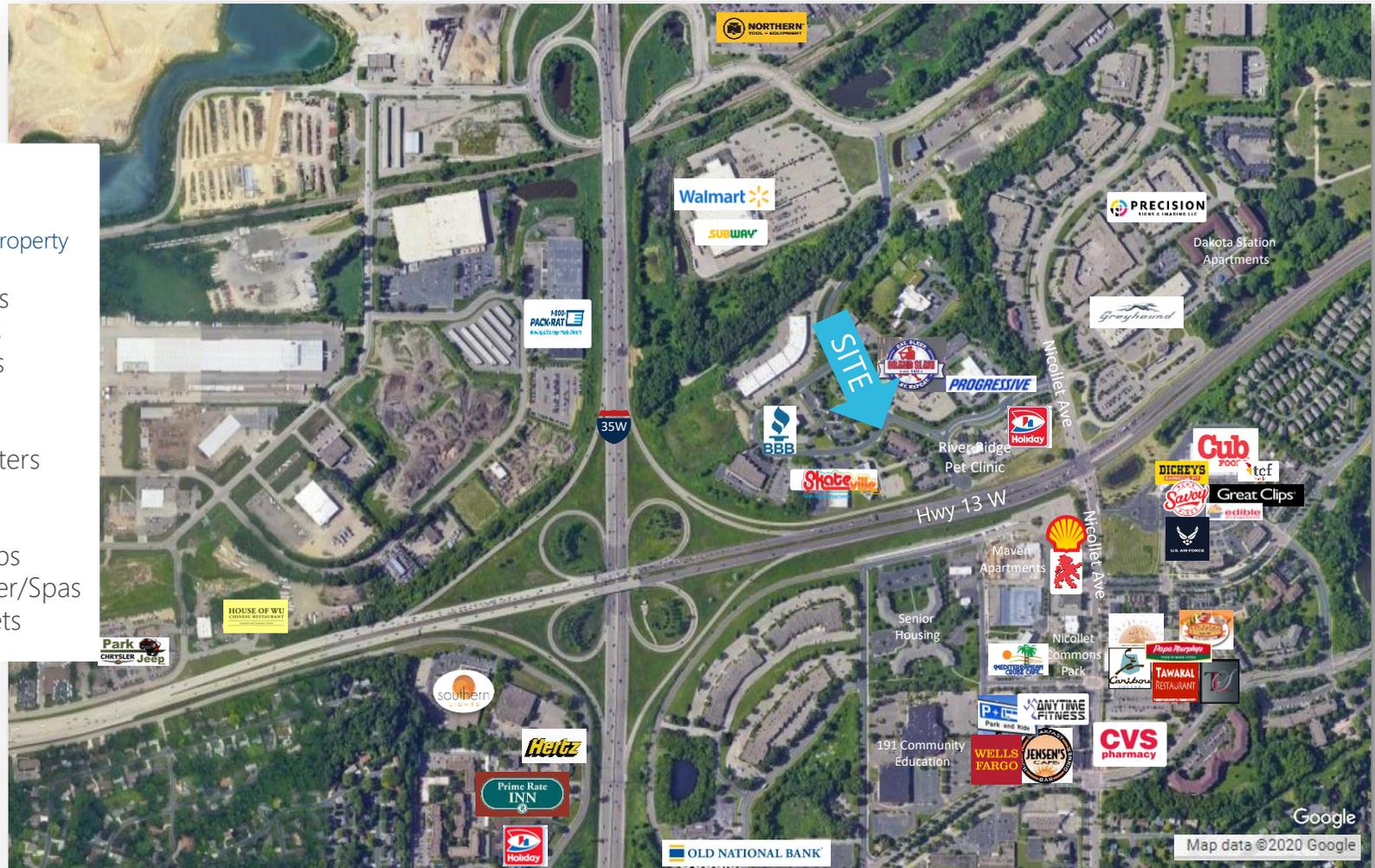
AMENITY MAP

DEMOGRAPHICS

Amenities

Within 5 miles of the property

- 42 Retail Stores
- 58 Restaurants
- 31 Gas Stations
- 33 Banks
- 15 Hotels
- 33 Fitness Centers
- 38 Fast Food
- 18 Drug Stores
- 23 Coffee Shops
- 26 Salon/Barber/Spas
- 16 Supermarkets



This property is well situated nearby an abundance of retail amenities. Adjacent to Highway 13 West and Interstate 35W, it makes an ideal location for the right business.

Traffic Counts (2020)

Nicollet Ave	3,216
Highway 13 W	36,961
I-35W	95,533

Total Estimated Population (2020)

< 1 Mile	8,569
< 3 Miles	68,144
< 5 Miles	192,467

Average Household Income (2020)

< 1 Mile	\$51,807
< 3 Miles	\$74,831
< 5 Miles	\$80,994

