



CONTACT

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Associate

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FOR LEASE

\$10 NNN

**3,600 SF
OFFICE SPACE**
Available in the
Office Building

**MULTI
BUILDING
PURCHASE
OPPORTUNITY**
in Inver Grove
Heights



FOR SALE

\$1,250,000

7401 Bush Lake Rd Edina, MN 55439

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OFFICE FOR LEASE
SUITE 150 | 1,750 SF



6115 Cahill Ave E,
Inver Grove Heights, MN 55076



Lower level walkthrough, click on the logo



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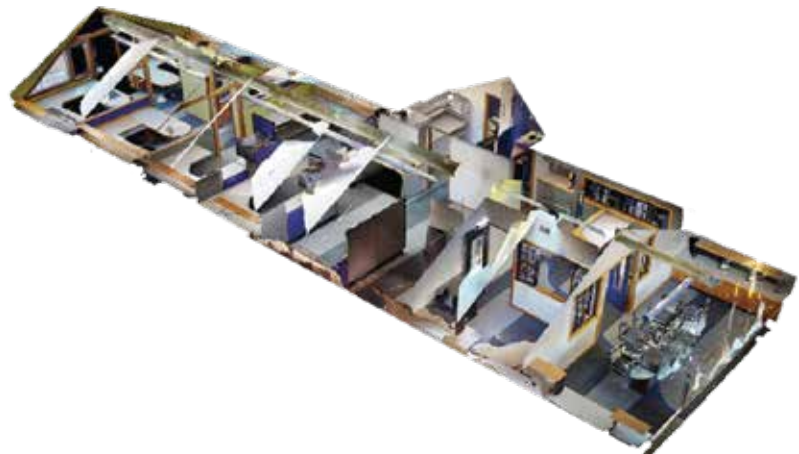
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OFFICE FOR LEASE
SUITE 200 | 1,850 SF



6115 Cahill Ave E,
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Upper level walkthrough, click on the logo



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OFFICE LEASE INFORMATION

6115 Cahill Ave E,
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SPACE OVERVIEW

Lease Type:	NNN
Asking Rent:	\$10
CAM/Tax:	\$7 SF
Suite 150:	1,750 SF (divisible to 555 SF, 895 SF 855 SF,1195 SF)
Suite 200:	1,850
Maximum SF:	3,600 SF
Ceiling Height:	8' (Suite 150); A-framed loft (Suite 200)

AVAILABLE SUITES

These well-built spaces are move-in ready, and exude an array of color and natural light. Functional, yet inspiring, these office suites blend creativity, comfort and charm. Designed and occupied by the same architecture firm, the space was created to complete projects on time, while balancing performance and distinction. Both suites come fully furnished with workstations if desired!

Suite 150 boasts multiple windows on three sides of this corner office, and 15 available workstations! With 2 doors leading into the suite, the office may be subdivided, if needed. Two restrooms are located in the adjacent hallway.

Suite 200 is highlighted with an A-frame ceiling and multiple skylights throughout; a balcony to the back; a large conference room to the front; a front desk/reception area; a kitchenette; a restroom within the suite; and additional storage space. The space is completely furnished with 10 workstations if desired!


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MULTI-BUILDING PURCHASE

6115 Cahill Ave E,
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INVESTMENT HIGHLIGHTS

OWNER/USER WITH INCOME: This property offers great potential for an owner/user to have an income producing property while they occupy the property with the strong tenants in place. Excellent potential for a growing business.

METICULOUSLY MANAGED: 6115 Cahill Ave E has been meticulously managed by the current ownership group for 36 years. Many upgrades and improvements have been made within the past 4 years including a \$600,000 renovation to the Daycare building, as well as, a new roof replacement on the office building completed in 2020.

HIGH VISIBILITY AND ACCESSIBILITY: Located on Cahill Avenue East, the Property offers convenient and quick access to major freeways including I-494, Hwys 52 and 55.

Sale Price:	\$1,250,000
2 Buildings:	Office Building has 5,991 SF; Daycare Building has 8,224 SF
Occupancy:	Office Building is 29% leased at 1771 SF; Daycare Building is 100% leased
CAM Expense:	\$7/SF
Total Floors:	Office Building has 2 (two) floors; Daycare Building has 1 (one) floor
Year Built:	Office Building built 1985; Daycare Building built 1986
Renovations:	New Roof on Office Building in 2020; Daycare renovation of \$600,000 in 2017
Building Class	B
Land Area:	1.31 Acres (57,265 SF)
Zoning:	B-2 (Neighborhood Business)
Parking Ratio	5.07% (40 parking spaces + additional 32 parking spaces the daycare leases from Cahill Dental)
Cross Street	Cahill Ave E & Upper 62nd St E

MULTI-BUILDING PROPERTY

6115 Cahill Ave E,
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DAYCARE BUILDING



OFFICE BUILDING



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PROPERTY INFO & LOCATION

6115 Cahill Ave E,
Inver Grove Heights, MN 55076

6115 Cahill Ave E is located on a heavily traveled portion of Cahill Avenue in Inver Grove Heights with prime signage, just a few minutes south of I-494, and a block north of Upper 62nd Street E. With convenient and quick access to I-494, Hwys 52 & 55, this location is close to Edina, Bloomington, South St. Paul and Eagan, as well as, favorite destinations like TCO Performance Center, the Mall of America, and the Minneapolis St. Paul Metropolitan Airport.

There are two buildings located on this parcel:

- 1) An Office Building (located on the East side of the parcel) is 5,991 SF with 4,141 SF on the first floor, and 1,850 SF on the second floor
- 2) A Daycare Building (located on the West side of the parcel) is 8,224 SF on one level.



The daycare building is fully occupied and has been occupied by the same tenant since 1986. In 2017, the daycare underwent a \$600,000 renovation. The office building is 29% occupied, and this tenant has leased the same space since 1985. The remaining 71% was occupied by the current ownership group for 36 years, who has taken meticulous care of the property and buildings.

There are over 9,000 number Vehicles Per Day that travel on Cahill Ave E.

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INVOR GROVE HEIGHTS

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CITY HIGHLIGHTS

Inver Grove Heights is home to over 35,000 residents whose boundaries expand over 28 square miles of rolling wooded terrain that provides for an engaging mix of residential dwellings and commercial facilities. The schools, park facilities, community center and golf course are among the Twin Cities' best. The city hosts the headquarters of the CHS, a fortune 100 ranked cooperative; Pine Bend Refinery, the largest oil refinery in Minnesota, that straddles the border with Rosemount; and Gertens Greenhouses, one of the largest garden centers in the Midwest. Other local businesses include:

- *CHS, Inc (Fortune 100)*
- *Mauer Chevrolet*
- *Inver Grove Ford*
- *Lofton Label & Packaging*
- *Evergreen Industries*
- *Gertens Garden Center*
- *Danner Landscaping & Sales*
- *Allina Health*
- *HealthPartners Clinic*
- *Bremer Bank*
- *Heartland Credit Union*
- *Vermillion Bank*
- *AmericInn*
- *Holiday Inn Express*
- *Microtel Inn & Suites By Wyndham*

Gertens Garden
Center



South St. Paul
Municipal Airport



Inver Grove Brewing
Company



B52 Burgers & Brew



Inver Wood Golf
Course



North Valley Park and
South Valley Park



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DEMOGRAPHIC INFORMATION

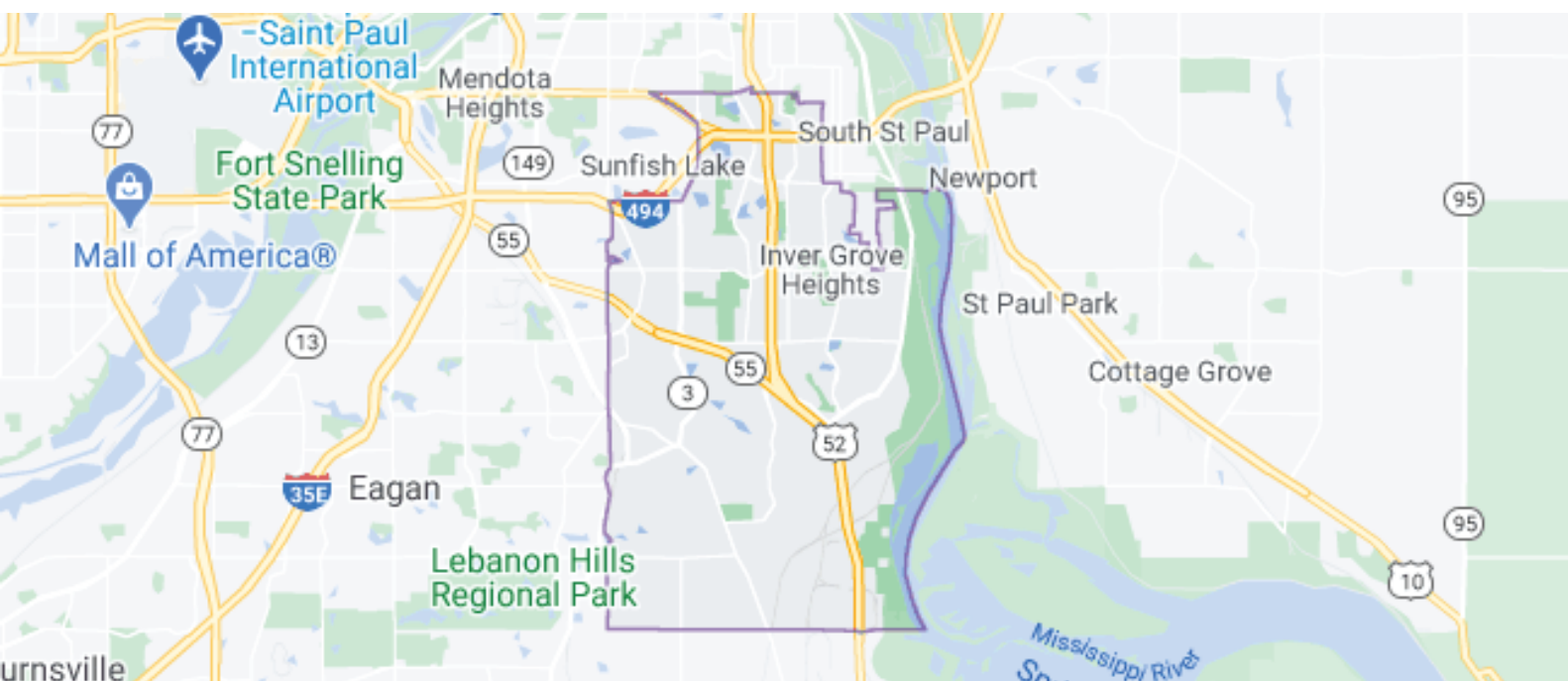
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In 2018, Inver Grove Heights, MN had a population of 35.2k people with a median age of 39.4 and a median household income of \$74,883. Between 2017 and 2018 the population of Inver Grove Heights, MN grew from 34,976 to 35,197, a 0.632% increase and its median household income grew from \$73,296 to \$74,883, a 2.17% increase.


The 5 largest ethnic groups in Inver Grove Heights, MN are White (Non-Hispanic) (76.3%), Other (Hispanic) (5.72%), Asian (Non-Hispanic) (5.18%), White (Hispanic) (5.03%), and Black or African American (Non-Hispanic) (4.35%).

The largest universities in Inver Grove Heights, MN are Inver Hills Community College (759 degrees awarded in 2017).

The median property value in Inver Grove Heights, MN is \$239,200, and the homeownership rate is 68.4%. Most people in Inver Grove Heights commutes and the average commute time is 21.7 minutes. The average car ownership in Inver Grove Heights, MN is 2 cars per household.



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