

FOR LEASE: CENTURYLINK BUILDING - LUVERNE

216 E Luverne
Luverne, MN 56156



AVAILABLE: 6,688 SF
PRICE: \$2.00 PSF
TERMS: NNN
ZONING: C-2
OCCUPANCY: Immediate



**For more information,
please contact:**

Kristen Zueger, SIOR

p: 605.271.2234

c: 605.376.1903

e: Kristen@VBCLink.com

PROPERTY INFORMATION

- Large office building or potential call center.
- Original 8,460 SF built in 1956, with 2,880 SF addition added in 1976.
- Lot is 17,000 SF.
- 5,166 SF parking lot.
- Conveniently located just to the south of the Courthouse and City offices, and north of the Luverne Firehouse, separated by an alley.
- Well maintained exterior and grounds.
- Priced "as-is".

REAL ESTATE DEVELOPMENT | BROKERAGE | INVESTMENT
MANAGEMENT | COMMERCIAL CONSTRUCTION | ENGINEERING | ARCHITECTURE

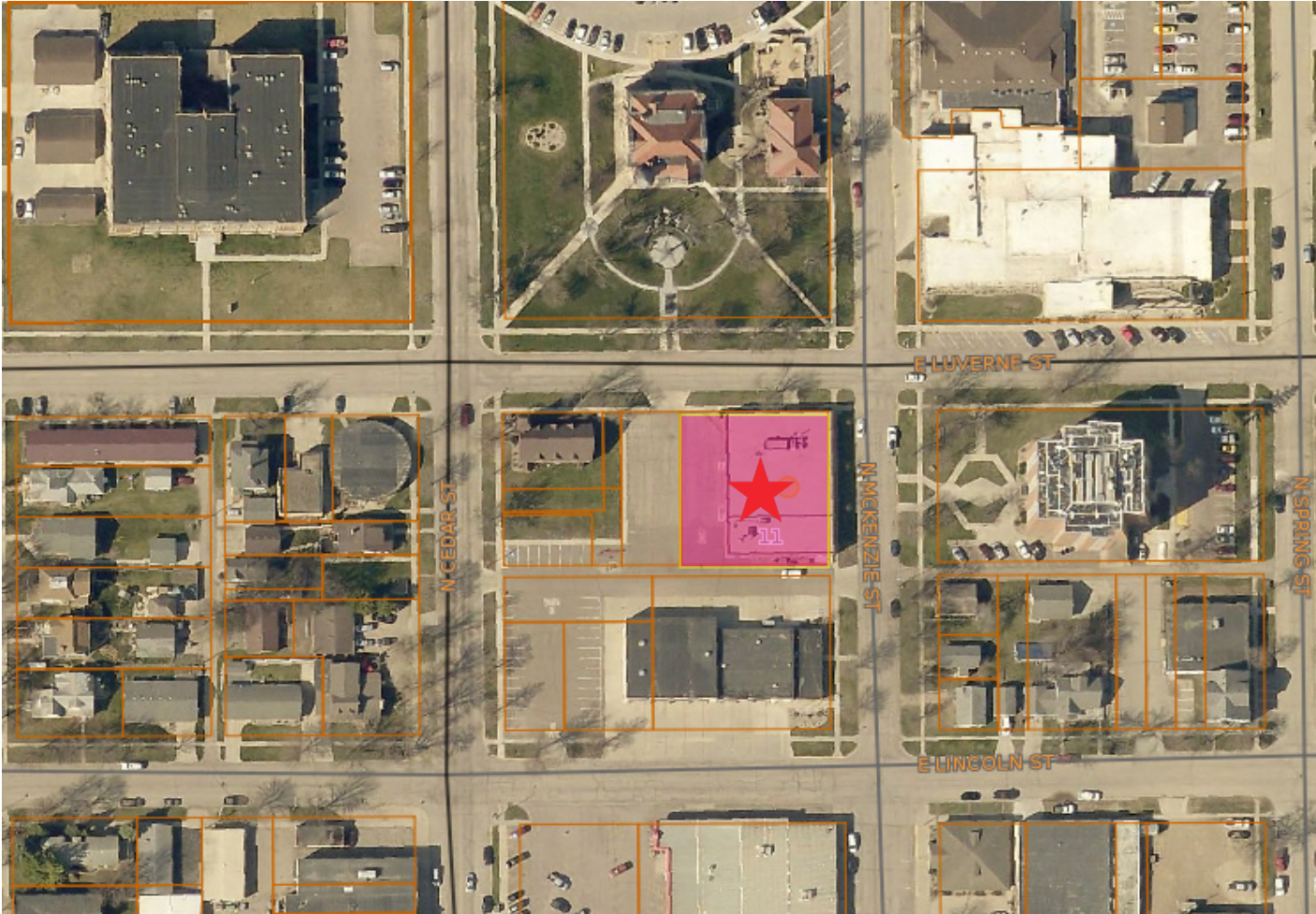
2571 S Westlake Dr, Ste 100, Sioux Falls, SD 57106 | o: 605.361.8211 | f: 605.361.8052 | w: VBCLink.com



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers or Lessors should conduct their own independent investigations and rely only on those results.

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This property has the Luverne Fire Department conveniently located just to the north, with the Rock County Courthouse across the street to the south. The Luverne City Office building is across the street to the Northeast, with multi-family housing to the east and west.

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Luverne, MN is the County Seat for Rock County MN. Rock County holds the distinction of being one of four counties in the state of Minnesota without a natural lake. Luverne's population is approximately 4,745. Interstate 90 and U.S. Route 75 are two of the main routes in the city. Iowa borders to the south and South Dakota to the west.

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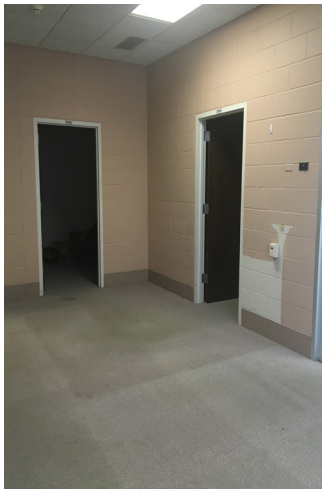
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