

FOR LEASE



2,166–7,800 SF Available
HILLWIND OFFICE CENTER
941 Hillwind Road NE | Fridley, MN 55432

Office center with fantastic access to entire metro area

Convenient suburban location

Across from Medtronic World Headquarters

Will build to suit

First floor above ground level, indoor and climate controlled parking (16 indoor) and 74+ outside

On frontage road near I-694 and HWY 65

Near Target, Petco, Lifetime Fitness, restaurants, hotels and more amenities



Jeff Salzbrun

612-788-1552

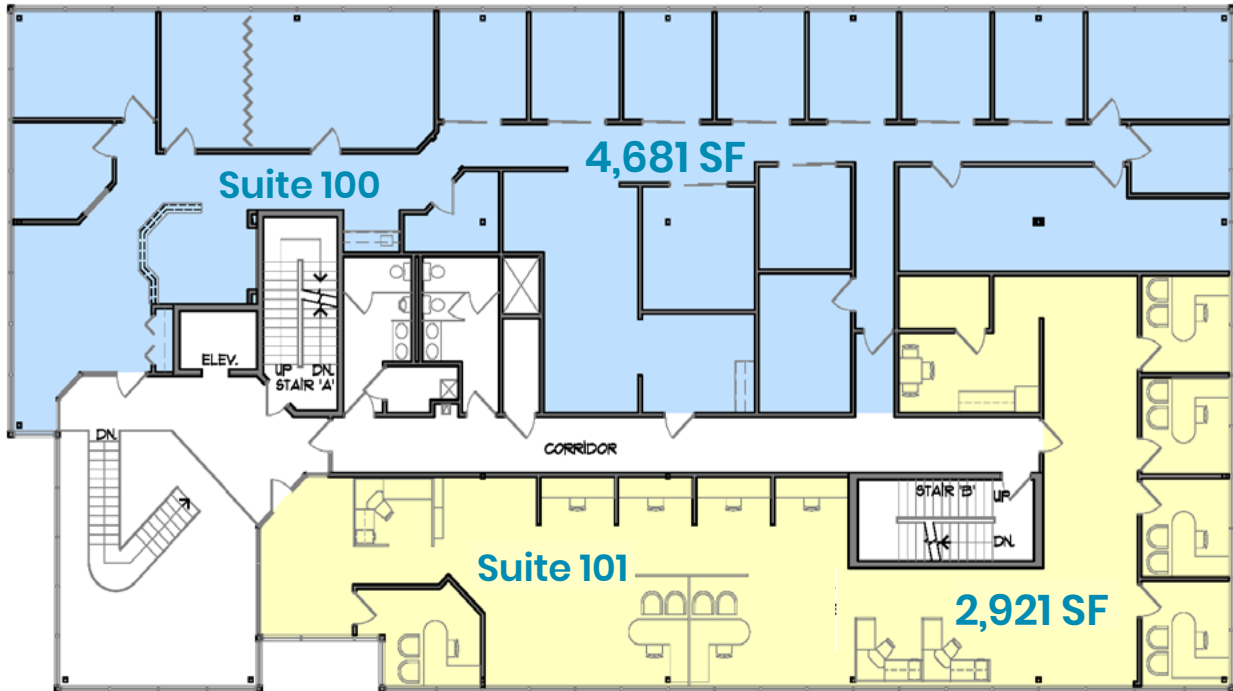
jeff@CEGspaces.com

CEGspaces.com

Commercial Equities Group
— Investment Real Estate Services

Office Net Rent: \$10.50 PSF
2020 Est. Op. Expense: \$11.50 PSF

First Floor | Build to Suit



Ribbon Windows

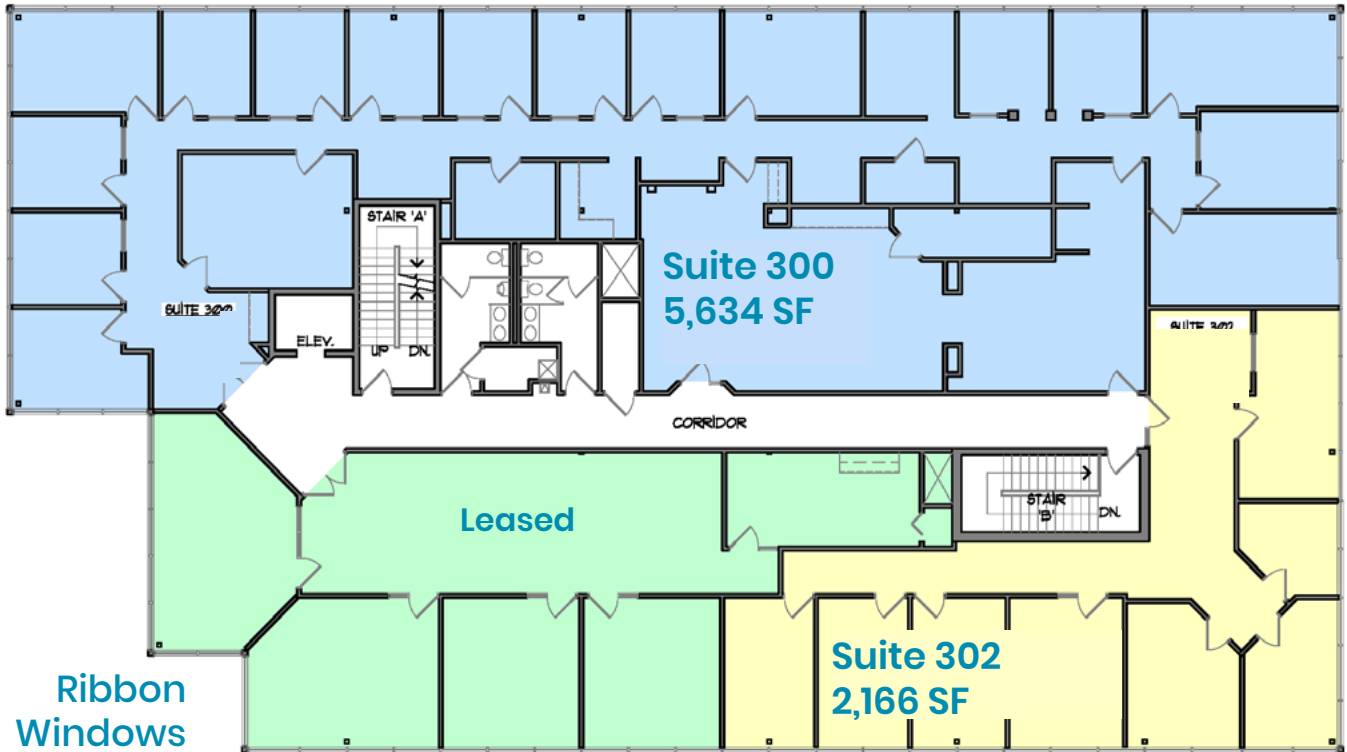


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3rd Floor Contiguous Space: 1,500–7,800 SF Options | Build to Suit

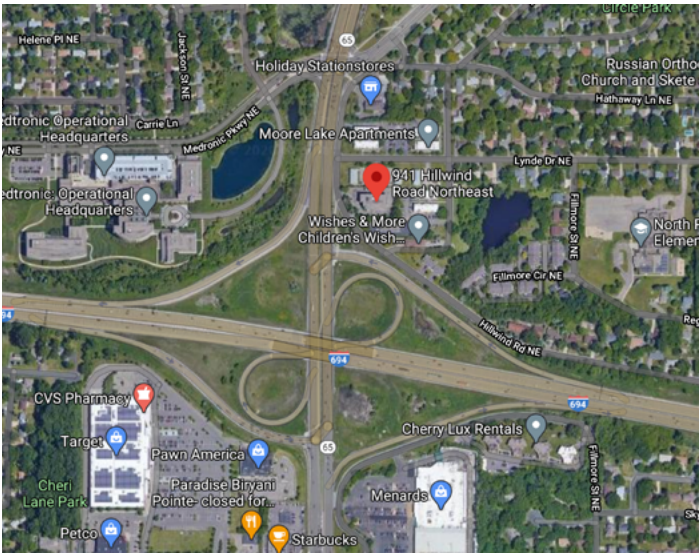


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Convenient Suburban Location with Landscaped Grounds and Offices with Views



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Ground Level Indoor Parking Garage and Outdoor Parking Lot



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Marble Lobby and Natural Light Throughout Building



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