



Close ~ Converse

COMMERCIAL & PREFERRED PROPERTIES

— PRESENTS —

OFFICE CONDOS

WILDERNESS CENTER ON CR 77, BRAINERD



COMMERCIAL REAL ESTATE | BUSINESS BROKERAGE | LAND & BUILDING DEVELOPMENT
INVESTMENT & INCOME PROPERTIES | TAX DEFERRAL STRATEGIES

{ Table of Contents }

Page 3, 4	Features
5	Vanilla Shell
6	Floor Plan
7	Aerial Photo
8	Plat
9	Zoning Map
10	Traffic Counts
11	Location Map
12, 13	Demographics
14	Thank You
15	Agency Disclosure
16	Contact

{ Features }

Wilderness Center Office Condo.

Unique opportunity to purchase or lease brand new office space at the Wilderness Center. Located just west of the Hwy 371 / CR 77 intersection, you will be nestled quietly in the

woods, yet be just a minute away from the bustling Hwy 371 corridor. Enjoy peaceful surroundings and new construction while still having high traffic counts and prime visibility along Pine Beach Road. This thoroughfare leads to numerous resorts, restaurants, recreation, residential homes, lakes and more - benefit from the exposure to locals and tourists alike all year long.



Location: NW Corner of CR 77 / Pine Beach Road & Wilderness Way, Brainerd, MN 56401

Directions: From the Baxter Hwy 210/371 stoplight intersection - West on CR 77 / Pine Beach Road approx. 1.4 miles to Wilderness Way on the right (north) - Wilderness Center is to be built on the NW corner of CR 77 / Pine Beach Road & Wilderness Way

Wilderness Center Unit 4: 5,455 sq. ft. Total
Office Condo 101: 1,150 sq. ft. **AVAILABLE**
Office Condo 102: 2,777 sq. ft. (Hanger Prosthetics & Orthotics)
Office Condo 103: 1,528 sq. ft. (B-Dirt Construction)

Purchase Price: \$165.00/sq. ft. (Includes a \$35/sq. ft. Build Out Allowance)

Lease Rate: \$12.00/sq. ft. Triple Net

Lease Space Condition: Vanilla Shell (See Page 5)

Continued on next page.

{ Features }

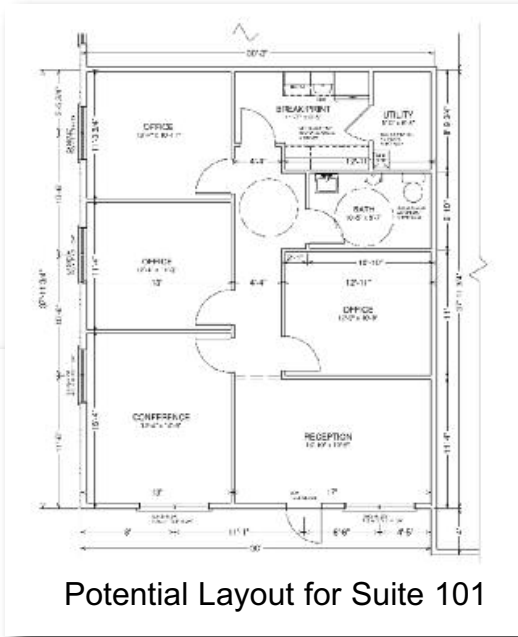
Water:	Well
Sewer:	Septic & Drainfield
Heating:	Natural Gas Forced Air
Cooling:	Central Air - Electric Ground Unit
Electric:	200 Amp, Single Phase
Year Built:	2014
Construction:	Wood Frame
Foundation:	Poured Concrete
Roof:	Asphalt Shingles
Exterior:	Cement Board & Rock
Parking:	Unit 4: 22 shared paved parking spaces (between 3 tenants total)
Access:	Access is off of Wilderness Way, from CR 77 / Pine Beach Road
Frontage:	Along CR 77 / Pine Beach Road and Wilderness Way
Zoning:	Commercial District 2 (C-2) The purpose of this district is to provide adequate space areas for general retail and service activities in rural areas. C-2 commercial districts shall be located along federal, state, county, or township roads.
Legal Description:	Common Interest Community #1124 - A Planned Community Development - Wilderness Center
PID #:	980264401Z00009
Note:	Development owner is also the construction contractor.

{ Vanilla Shell }

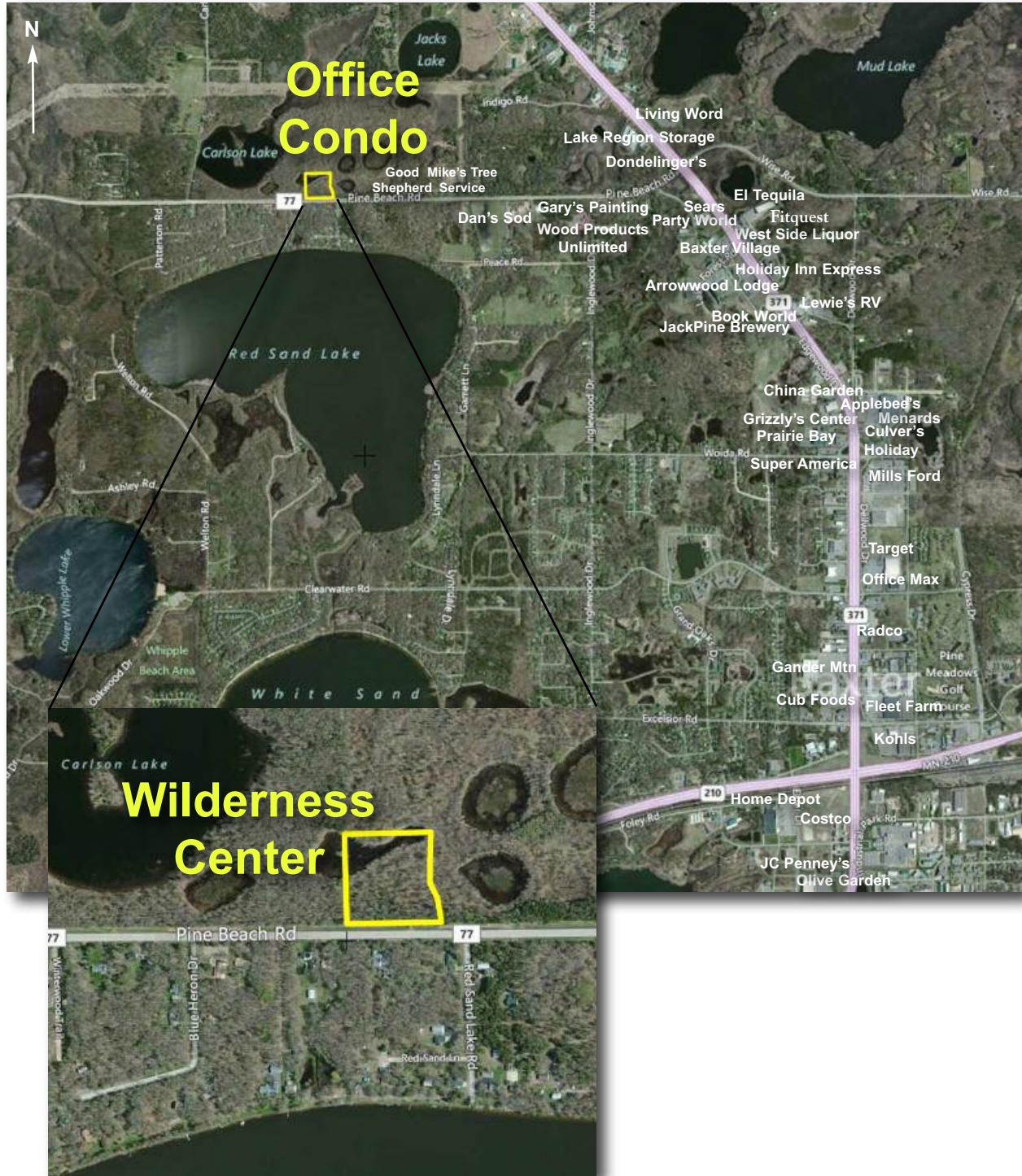
Vanilla Shell Space Condition

- Office front with 3' x 7' door
- Rear door per code
- Perimeter walls sheet rocked, taped, sanded and ready for paint
- Cement floor ready for floor covering
- HVAC unit in place – no duct work
- 200 amp single-phase electrical service to the space
- Wiring for sign in front of space, wiring for exit signs required by code
- Finished bathroom(s) as required

{ Floor Plan } Unit 4



{ Aerial Photo }



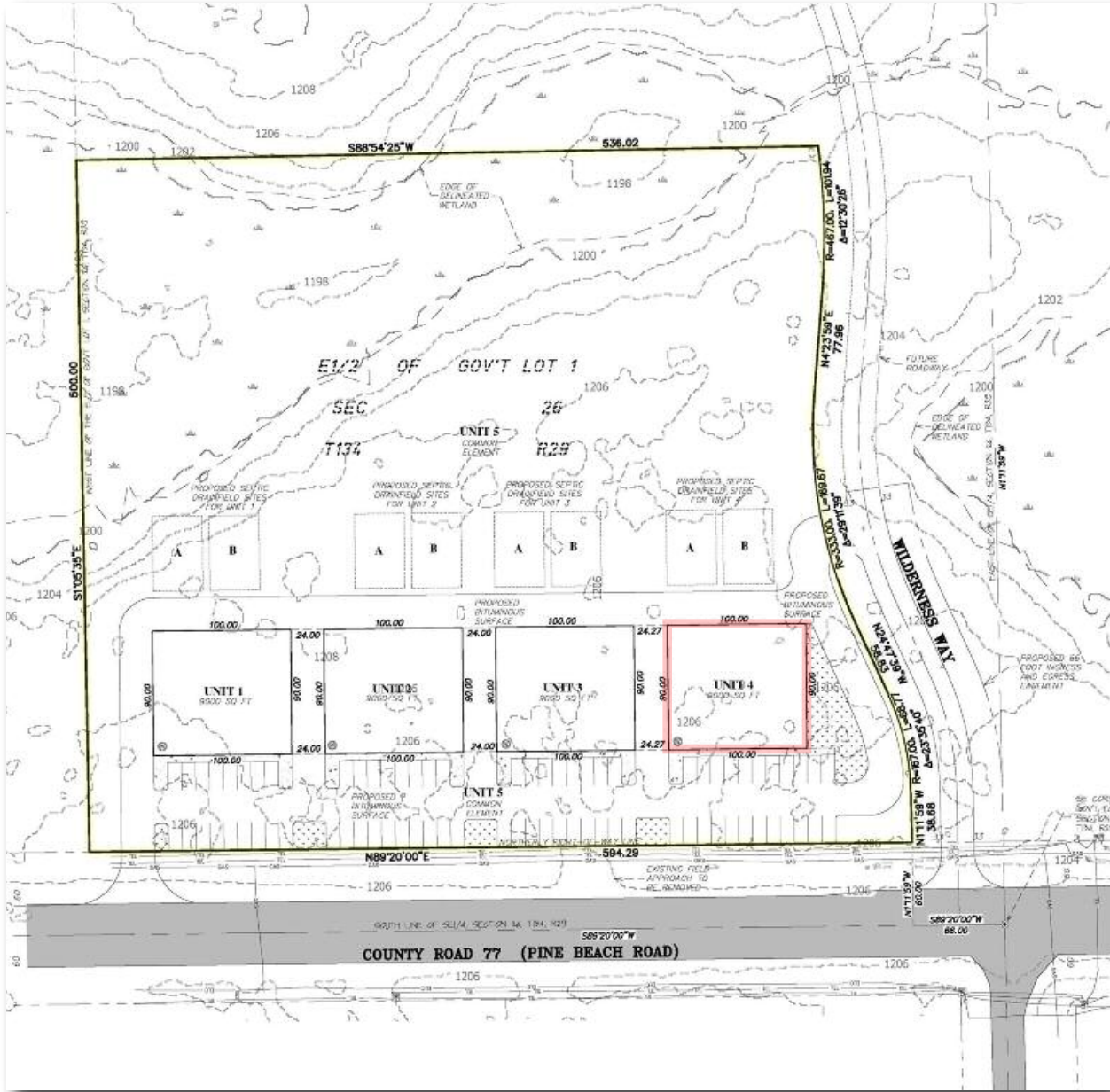
521 CHARLES STREET | PO BOX 327 | BRAINERD, MN 56401 | 218-828-3334

© 2013 Close-Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close-Converse Commercial & Preferred Properties, guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close-Converse Commercial & Preferred Properties.

Close~Converse
COMMERCIAL & PREFERRED PROPERTIES
Specializing in Commercial Real Estate & Business Brokerage

www.closeconverse.com

{ Plat } CIC#1124 Wilderness Center



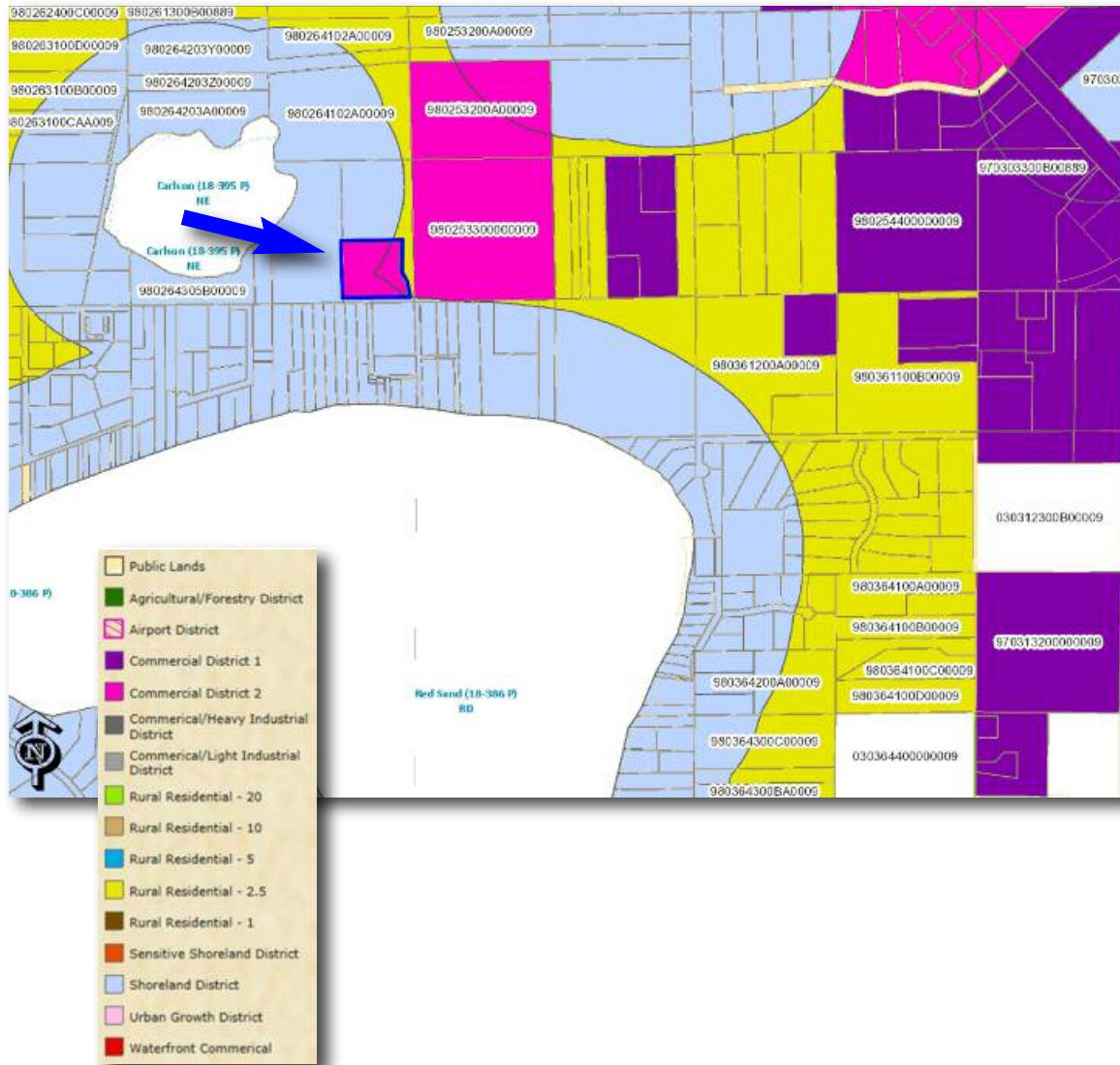
521 CHARLES STREET | PO BOX 327 | BRAINERD, MN 56401 | 218-828-3334
© 2013 Close-Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close-Converse Commercial & Preferred Properties, guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close-Converse Commercial & Preferred Properties.

Close-Converse
COMMERCIAL & PREFERRED PROPERTIES
Specializing in Commercial Real Estate & Business Brokerage

www.closeconverse.com

{ Zoning Map } City of Baxter

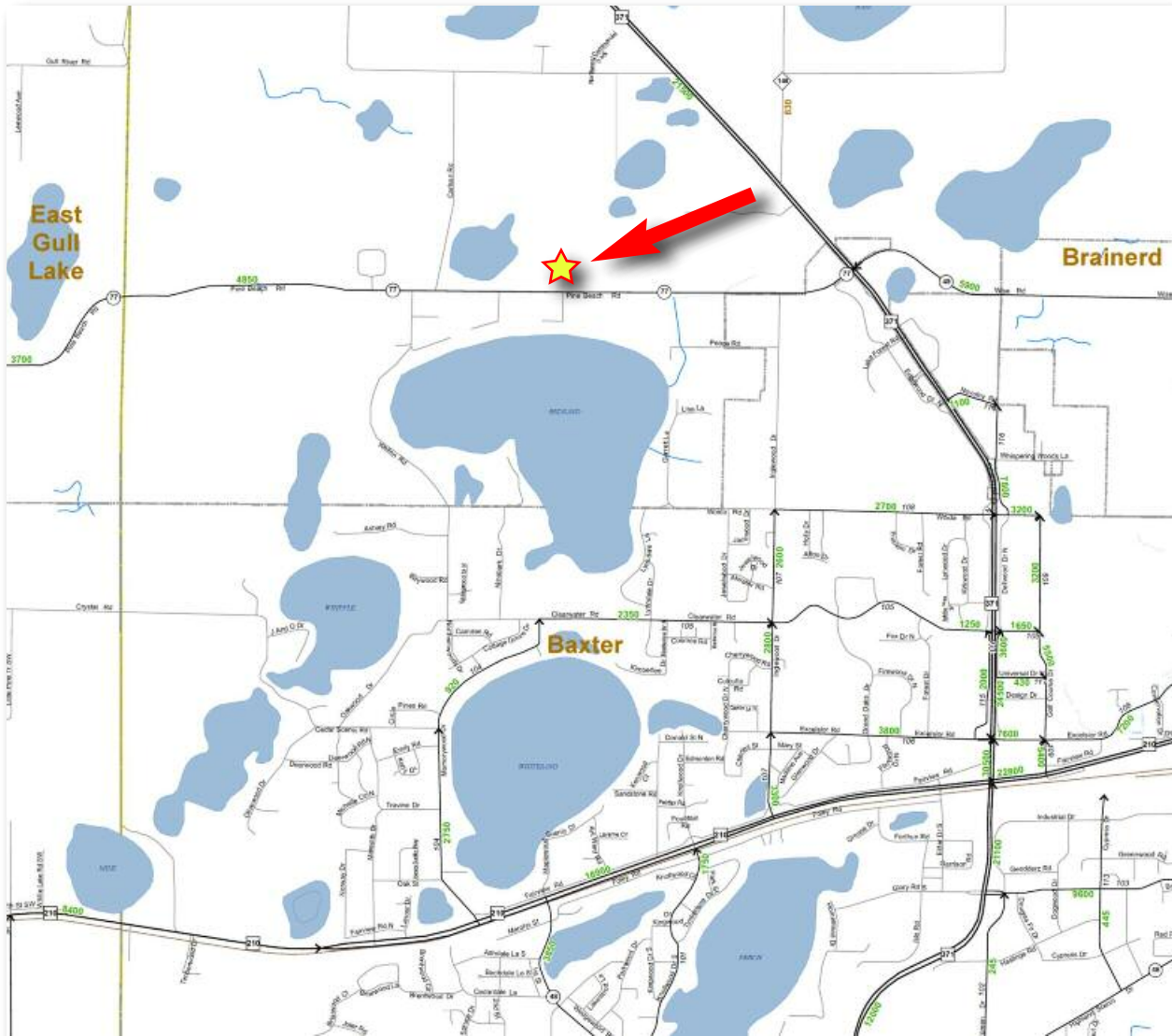
C2 - Commercial District 2



Traffic Counts

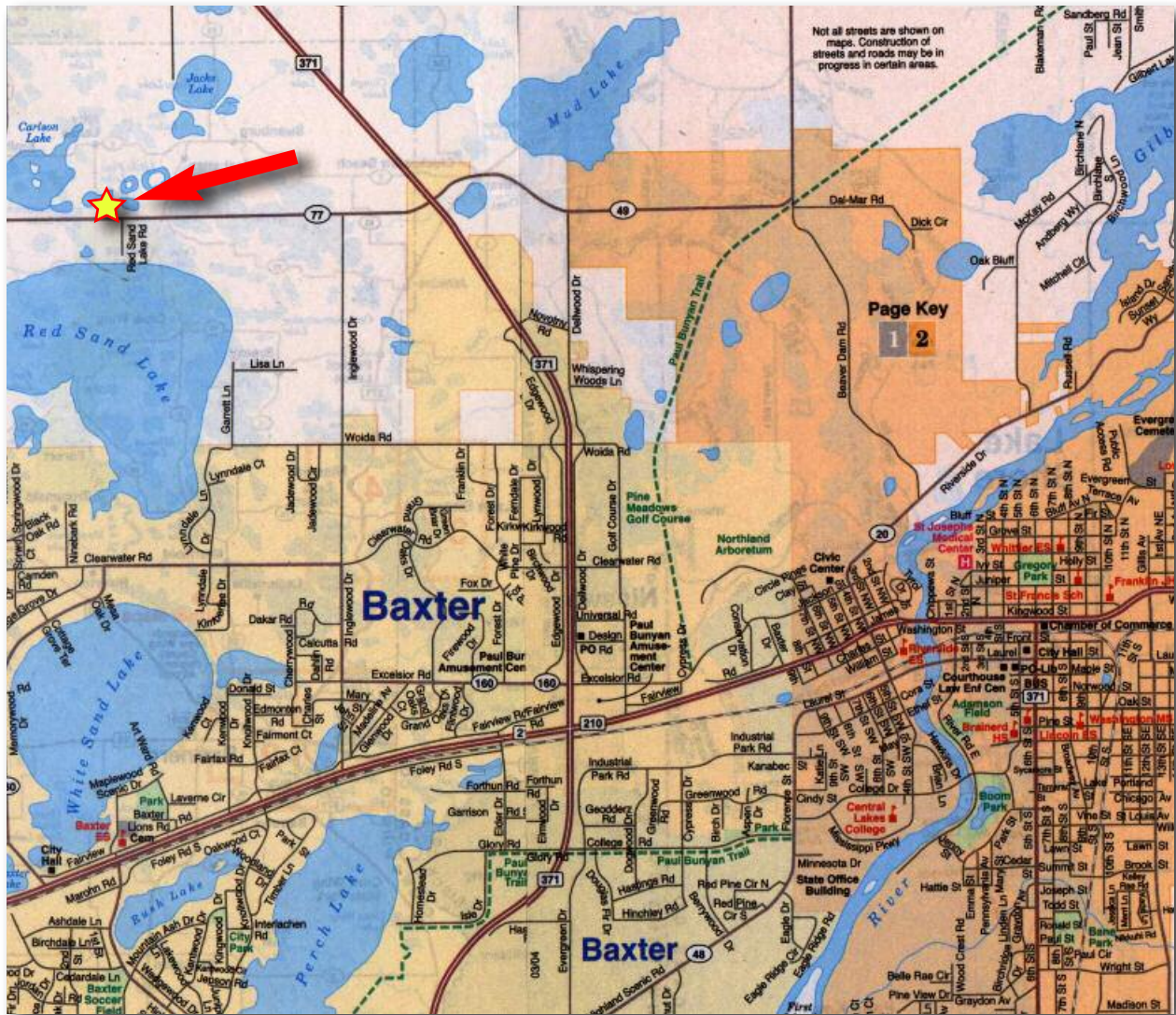
2015 Counts from MNDOT

Baxter Traffic Counts: 4,850 on CR 77 / Pine Beach Road



Location Map

North



South

{ Demographics }

Trade Area 2016 Population (Includes the following counties):

Crow Wing County	65,395
Cass County	29,482
Total Trade Area Population	94,877

2016 Population:

Baxter	8,114
Brainerd	30,596

Estimated Summer Population:

Brainerd/Baxter	200,000+
-----------------	----------

Projected Population Growth Change 2016-2021:

Crow Wing County	0.60%
Baxter	0.89%

Households in 2016:

Crow Wing County	27,185
Baxter	3,077

2016 Median Household Income:

Crow Wing County	\$50,396
Baxter	\$60,617

Crow Wing County Retail Sales in 2012:

\$1,124,967,000

2016 Crow Wing County Major Employers:

	Industry	# of Employees
Essentia Health - Central Region	Healthcare	1,460
Cuyuna Regional Medical Center	Healthcare	947
Brainerd School District	Education	893
Grand View Lodge	Tourism	720
Madden's Resort	Tourism	550
Ascensus	Technology	500
Breezy Point Resort	Tourism	500
Clow Stamping	Manufacturing	440
Crow Wing County	Government	415
Cragun's Resort	Tourism	380
Central Lakes College	Education	325
Walmart	Retail	320
Cub Foods/Super Valu (3 Stores)	Retail	320
Ruttgers Bay Lake Resort	Tourism	300
Anderson Brothers Construction	Construction	260
Pequot Lakes School District	Education	240
Crosby Ironton School District	Education	240
Mills Automotive	Retail	220
Bang Printing	Manufacturing	218
City of Brainerd	Government	208
Bethany Good Samaritan	Healthcare	175
Costco	Retail	175
Woodland Good Samaritan	Healthcare	175
Landys+Gyr Inc.	Energy	140
Nortech Systems	Manufacturing	97

Continued on next page.

Demographics

Area Businesses: (To see a list of additional businesses, please go to www.explorebrainerdlakes.com)

Financial Institutions: 15+
(multiple locations not counted)

Churches: 30+

Schools: 15+

Golf Courses: 27+

Resorts:

- Bay Colony Inn
- Breezy Point Resort
- Craguns
- Fritz's Resort
- Grand View Lodge
- Gull Lake Resort
- Izaty's
- Kavanaugh's
- Lost Lake Lodge
- Maddens
- Quarterdeck
- Ruttger's Bay Lake Lodge
- Sullivans
- Plus numerous others

Major Retailers:

- Aldi
- Anytime Fitness
- Auto Zone
- Best Buy
- Big Lots
- Book World
- Brother's Motorsports
- Cashwise Liquor (2)
- Christmas Point
- Costco
- Cub Foods (2)
- Discount Tire
- Dunham's Sports
- East Brainerd Mall
(17 Retailers)
- Fleet Farm
- Gander Mountain
- Herberger's
- Home Depot
- JC Penney's
- Jiffy Lube
- Kohl's

Major Retailers Continued:

- Menards
- Office Max
- Sears
- Super One
- Super Wal-Mart
- Target
- The Power Lodge
- Walgreens
- Westgate Mall
(27 Retailers)
- Westside Liquor

Restaurants/Fast Food:

- 218 Local
- 371 Diner
- 612 Station
- Antler's
- Applebee's
- Arby's
- Bar Harbor
- Baxter's
- Billy's
- Black Bear Lodge & Saloon
- Boomer Pizza
- Boulder Tap House
- Breezy Point Marina
- Brick House Pizza
- Buffalo Wild Wings
- Burger King
- Burritos California
- Caribou Coffee (2)
- Cherry Berry
- China Buffet
- China Garden
- Cold Stone Creamery
- Country Kitchen
- Cowboy's
- Cragun's Legacy Grill
- Cru
- Culver's
- Dairy Queen (3)
- Diamond House
- Domino's Pizza
- El Tequila
- Erbert & Gerberts
- Ernie's
- Four Seas
- Giovanni's Pizza

Restaurants/Fast Food Continued

- Grizzly's Grill & Saloon
- Half Moon Saloon
- Hardee's
- Hunt 'N Shack
- Jack's House
- Jake's
- Jimmy John's
- KFC (2)
- Lucky's
- Madden's Classic Grill
- Manhattan Beach
- Maucieri's
- McDonalds (3)
- Moonlite Bay
- Northern Cowboy's
- Northwinds Grille
- Olive Garden
- Papa John's Pizza
- Papa Murphy's Pizza
- Perkins
- Pestello's
- Pine Peaks
- Pizza Hut
- Pizza Ranch
- Poncho & Lefty's
- Prairie Bay
- Prime Time
- Quarterdeck
- Rafferty's Pizza (3)
- Riverside Inn
- Ruttger's
- Sakura
- Sawmill Inn
- Sherwood Forest
- Starbucks (2)
- Subway (3)
- Taco Bell
- Taco John's
- The Barn
- The Chap
- The Commander
- The Pines at Grandview
- Tim Horton's
- Timberjack
- Wendy's (2)
- Ye Ole Wharf
- Zorbaz (2)

{ Thank You }

Thank you for considering this Close - Converse opportunity

Close - Converse is pleased to present this real estate opportunity for your review. It is our intention to provide you with the breadth of information and data that will allow you to make an informed decision.

We are here to help

Please review this package and contact us with any questions you may have. We are prepared to discuss how this property meets your needs and desires. Facts, figures and background information will aid in your decision. Should you need specialized counsel in the areas of taxation, law, finance, or other areas of professional expertise, we will be happy to work with your advisor or, we can recommend competent professionals.

How to acquire this opportunity

When you have made a decision to move forward, we can help structure a proposal that covers all the complexities of a commercial real estate transaction. As seller's/landlord's representatives, we know the seller's/landlord's specific needs and can tailor a proposal that expresses your desires, provides appropriate contingencies for due diligence and results in a win-win transaction for all parties.

Agency and you

Generally, we are retained by sellers or landlords to represent them in the packaging and marketing of their commercial, investment or development real estate. You are encouraged to review the Minnesota disclosure form "Agency Relationships in Real Estate Transactions" which is enclosed at the end of this package. If you have questions about agency and how it relates to your search for the right property, please ask us. We will answer all your questions and review the alternatives.

Should you wish to pursue this opportunity, please acknowledge your review of "Agency Relationships" by signing, dating and returning it to us.

Agency Disclosure

AGENCY RELATIONSHIPS IN REAL ESTATE TRANSACTIONS

1. Page 1

2. **MINNESOTA LAW REQUIRES** that early in any relationship, real estate brokers or salespersons discuss with
 3. consumers what type of agency representation or relationship they desire.¹⁾ The available options are listed below. This
 4. is not a contract. This is an agency disclosure form only. If you desire representation you must enter into a written
 5. contract, according to state law (a listing contract or a buyer representation contract). Until such time as you choose
 6. to enter into a written contract for representation, you will be treated as a customer and will not receive any representation
 7. from the broker or salesperson. The broker or salesperson will be acting as a Facilitator (see paragraph V on page
 8. two (2)), unless the broker or salesperson is representing another party, as described below.

9. **ACKNOWLEDGMENT:** I/We acknowledge that I/we have been presented with the below-described options.
 10. I/We understand that until I/we have signed a representation contract, I/we are not represented by the
 11. broker/salesperson. I/We understand that written consent is required for a dual agency relationship.

12. **THIS IS A DISCLOSURE ONLY, NOT A CONTRACT FOR REPRESENTATION.**

13. _____
 (Signature) (Date) (Signature) (Date)

14. I. **Seller's Broker:** A broker who lists a property, or a salesperson who is licensed to the listing broker, represents
 15. the Seller and acts on behalf of the Seller. A Seller's broker owes to the Seller the fiduciary duties described
 16. on page two (2).²⁾ The broker must also disclose to the Buyer material facts as defined in MN Statute 82.54,
 17. Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment
 18. of the property. If a broker or salesperson working with a Buyer as a customer is representing the Seller, he or
 19. she must act in the Seller's best interest and must tell the Seller any information disclosed to him or her, except confidential
 20. information acquired in a facilitator relationship (see paragraph V on page two (2)). In that case, the
 21. Buyer will not be represented and will not receive advice and counsel from the broker or salesperson.

22. II. **Subagent:** A broker or salesperson who is working with a Buyer but represents the Seller. In this case, the Buyer
 23. is the broker's customer and is not represented by that broker. If a broker or salesperson working with a Buyer as
 24. a customer is representing the Seller, he or she must act in the Seller's best interest and must tell the Seller any
 25. information that is disclosed to him or her. In that case, the Buyer will not be represented and will not receive advice
 26. and counsel from the broker or salesperson.

27. III. **Buyer's Broker:** A Buyer may enter into an agreement for the broker or salesperson to represent and act on
 28. behalf of the Buyer. The broker may represent the Buyer only, and not the Seller, even if he or she is being paid
 29. in whole or in part by the Seller. A Buyer's broker owes to the Buyer the fiduciary duties described on page two
 30. (2).³⁾ The broker must disclose to the Buyer material facts as defined in MN Statute 82.54, Subd. 3, of which
 31. the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. If
 32. a broker or salesperson working with a Seller as a customer is representing the Buyer, he or she must act in the
 33. Buyer's best interest and must tell the Buyer any information disclosed to him or her, except confidential information
 34. acquired in a facilitator relationship (see paragraph V on page two (2)). In that case, the Seller will not be represented
 35. and will not receive advice and counsel from the broker or salesperson.

36. IV. **Dual Agency - Broker Representing both Seller and Buyer:** Dual agency occurs when one broker or salesperson
 37. represents both parties to a transaction, or when two salespersons licensed to the same broker each represent a
 38. party to the transaction. Dual agency requires the informed consent of all parties, and means that the broker and
 39. salesperson owe the same duties to the Seller and the Buyer. This rule limits the level of representation the broker
 40. and salesperson can provide, and prohibits them from acting exclusively for either party. In a dual agency, confidential
 41. information about price, terms and motivation for pursuing a transaction will be kept confidential unless one party
 42. instructs the broker or salesperson in writing to disclose specific information about him or her. Other information
 43. will be shared. Dual agents may not advocate for one party to the detriment of the other.⁴⁾

44. Within the limitations described above, dual agents owe to both Seller and Buyer the fiduciary duties described
 45. on page two (2).⁵⁾ Dual agents must disclose to Buyers material facts as defined in MN Statute 82.54, Subd. 3, of
 46. which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the
 47. property.

48. _____ I have had the opportunity to review the "Notice Regarding Predatory Offender Information" on
 (Initials) (Initials)

51. V. **Facilitator:** A broker or salesperson who performs services for a Buyer, a Seller or both but does not represent
 52. either in a fiduciary capacity as a Buyer's Broker, Seller's Broker or Dual Agent. **THE FACILITATOR BROKER
 53. OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY DUTIES LISTED BELOW,
 54. EXCEPT CONFIDENTIALITY, UNLESS THOSE DUTIES ARE INCLUDED IN A WRITTEN FACILITATOR
 55. SERVICES AGREEMENT.** The facilitator broker or salesperson owes the duty of confidentiality to the party but
 56. owes no other duty to the party except those duties required by law or contained in a written facilitator services
 57. agreement, if any. In the event a facilitator broker or salesperson working with a Buyer shows a property listed by
 58. the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Seller's Broker (see
 59. paragraph I on page one (1)). In the event a facilitator broker or salesperson, working with a Seller, accepts a
 60. showing of the property by a Buyer being represented by the facilitator broker or salesperson, then the facilitator
 61. broker or salesperson must act as a Buyer's Broker (see paragraph III on page one (1)).

62. ¹⁾ This disclosure is required by law in any transaction involving property occupied or intended to be occupied by
 63. one to four families as their residence.

64. ²⁾ The fiduciary duties mentioned above are listed below and have the following meanings:
 65. **Loyalty** - broker/salesperson will act only in client(s)' best interest.
 66. **Obedience** - broker/salesperson will carry out all client(s)' lawful instructions.
 67. **Disclosure** - broker/salesperson will disclose to client(s) all material facts of which broker/salesperson has knowledge
 68. which might reasonably affect the client(s)' use and enjoyment of the property.
 69. **Confidentiality** - broker/salesperson will keep client(s)' confidences unless required by law to disclose specific
 70. information (such as disclosure of material facts to Buyers).
 71. **Reasonable Care** - broker/salesperson will use reasonable care in performing duties as an agent.
 72. **Accounting** - broker/salesperson will account to client(s) for all client(s)' money and property received as agent.

73. ³⁾ If Seller(s) decide(s) not to agree to a dual agency relationship, Seller(s) may give up the opportunity to sell the
 74. property to Buyers represented by the broker/salesperson. If Buyer(s) decide(s) not to agree to a dual agency
 75. relationship, Buyer(s) may give up the opportunity to purchase properties listed by the broker.

76. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory offender
 77. registry and persons registered with the predatory offender registry under MN Statute 243.166 may be
 78. obtained by contacting the local law enforcement offices in the community where the property is located,
 79. or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections Web site at
 80. www.cor.state.mn.us.

MN-AGCYD(SD-2) (8/10)

{ Contact }

Close~Converse

COMMERCIAL & PREFERRED PROPERTIES

Specializing in Commercial Real Estate & Business Brokerage

Address: 521 Charles Street
PO Box 327
Brainerd, MN 56401

Telephone: 218-828-3334

Fax: 218-828-4330

Website: www.closeconverse.com

You may also contact the following members of the Close~Converse team by cell phone or email.

Nate Grotzke, CCIM 218-838-1000 cell
nate@closeconverse.com

Tim Miller, CCIM 218-838-8772 cell
tim@closeconverse.com

Kevin Close 218-831-3077 cell
kevin@closeconverse.com

Chris Close, CCIM 218-831-7510 cell
chris@closeconverse.com

Rod Osterloh, ALC 218-831-1301 cell
osterloh@closeconverse.com

Jody Osterloh 218-831-0712 cell
jody@closeconverse.com