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# FOR SALE

Rolling Green Business Center Office Condominiums  
809 Meander Court, #103 and #203  
MEDINA, MN 55340



**Offered Exclusively By:**  
Rich Yablonsky, CCIM, SIOR  
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## Specification Sheet

Rolling Green Business Center Office Condominiums  
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Medina, MN 55340

<b>BUILDING SIZE:</b>	9,842 Square Feet
<b>TOTAL AVAILABLE:</b>	<b>3,072</b> Square Feet
	Main floor- 1,536 sq. ft.
	Lower level- 1,536 sq. ft.
<b>YEAR BUILT:</b>	2005
<b>ZONING:</b>	PUD (Planned Unit Development)
<b>ASKING PRICE:</b>	\$450,000 (\$146.48 psf)
<b>REAL ESTATE TAXES (2020 est.):</b>	\$6,096.46
<b>MONTHLY ASSOCIATION FEES (2020):</b>	\$ 535.68

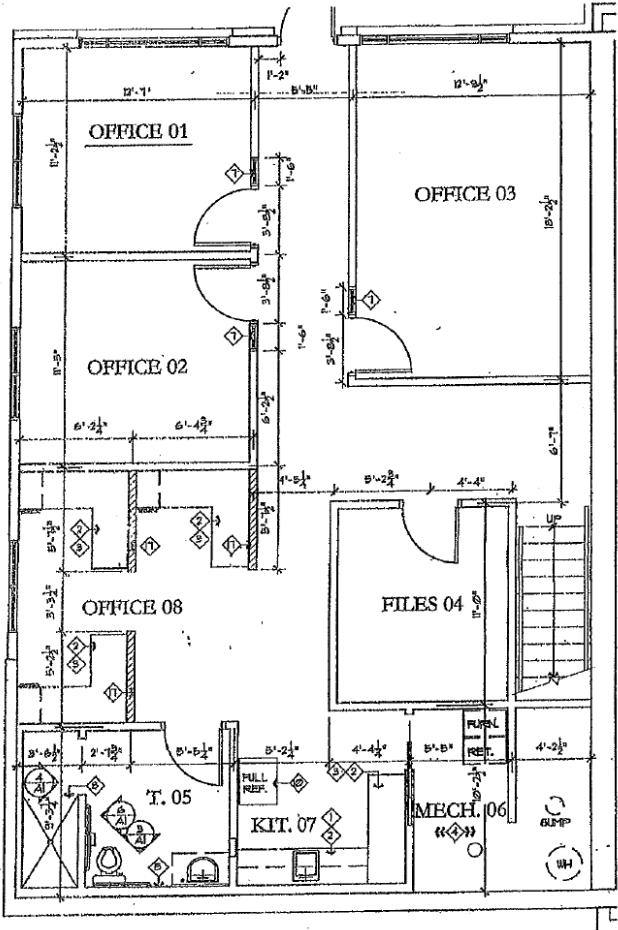
### ADDITIONAL COMMENTS:

- Great location off Highway 55 and Cty 116 (Pinto Drive)
- Just minutes west of I-494 next to Medina Country Club
- Class A office finish
- Private offices, conference room, kitchenette, private restrooms, shower
- Naturesque setting with walking paths

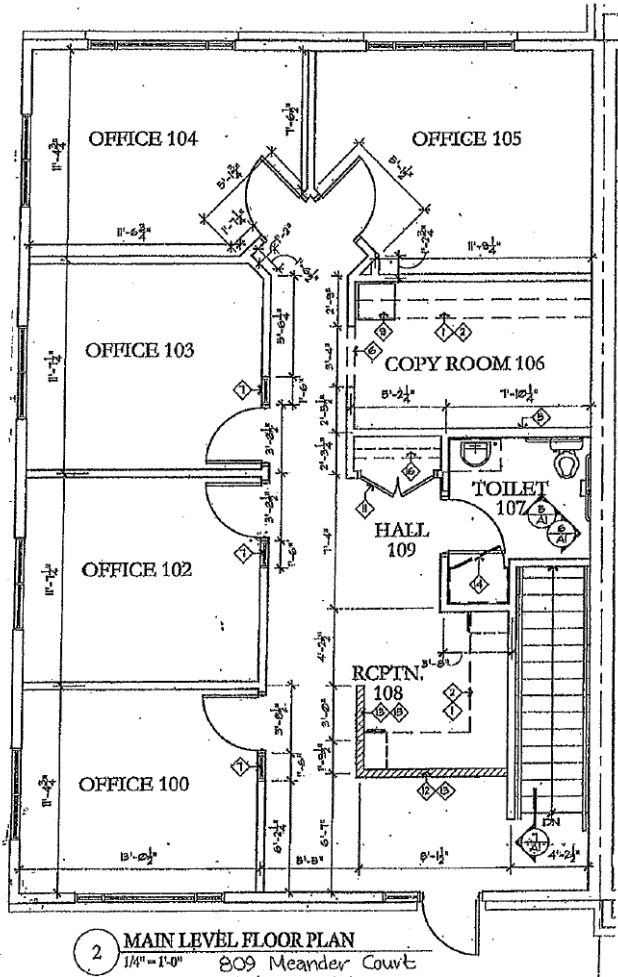
*Please call for more information:*

**Rich Yablonsky, CCIM, SIOR**  
**(763) 231-0282**

# Floor Plans



1 LOWER LEVEL FLOOR PLAN  
 1/4" = 1'-0"  
 809 Meander Court  
 Medina, MN 55340  
 -2-



2 MAIN LEVEL FLOOR PLAN  
 1/4" = 1'-0"  
 809 Meander Court  
 Medina, MN 55340  
 -3-

All information is from sources judged to be reliable. However, no warranty or representation is made as to its accuracy. Prospective purchasers should conduct their own due diligence to investigate the suitability of this property as an investment.



## Pics

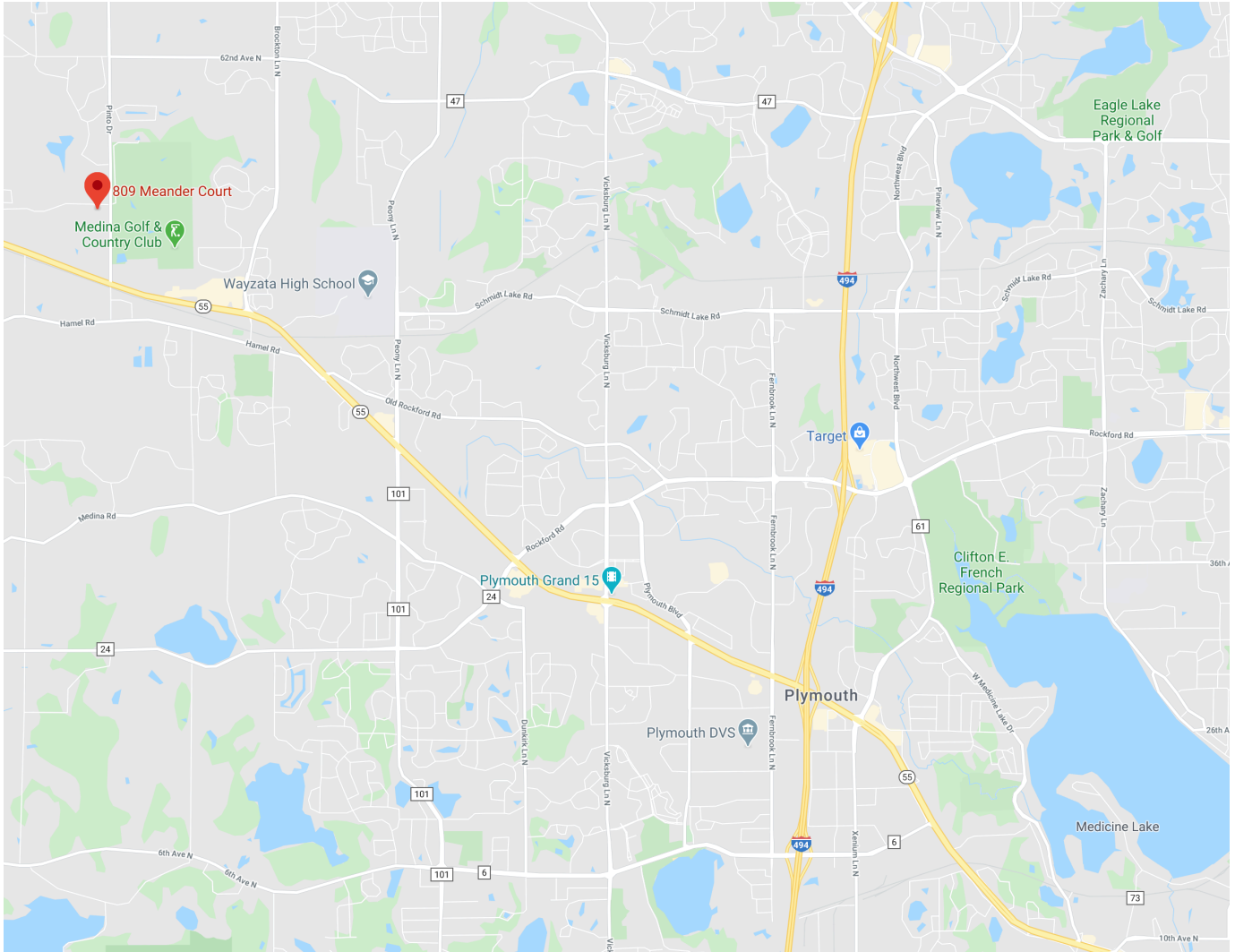






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# Map



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