



COMMERCIAL REALTY SOLUTIONS
www.commrealtysolutions.com

Hutchinson - Professional Office Building FOR LEASE

1250 Hwy 15 So., Hutchinson, MN 55350



**Newly Remodeled
Located on
Walmart Outlot!**

PROPERTY INFORMATION

- * LEASE RATE **\$6.00-15.00/psf**
- * NNN Lease
- * Operating Expenses **\$7.50/psf** (including utilities)
- * Building is 10,000 Square Feet
- * Available: Main Floor 910/sf
Lower Level (3) Suites 361/sf - 864/sf
- * Lot is appx. 1.0 Acre
- * McLeod County PID 23.317.0020
- * Fastest growing city in Central, MN
- * Progressive and innovative community
- * State-of-the-art telecommunications service
- * Visibility and access to Highway 15
- * Located near Walmart Super Center, Subway, Game Stop, Liberty Tax, Kwik Trip, Applebee's, Hutchinson Community Hospital, Taco Bell, McDonald's, Buffalo Wild Wing's and much more . . .



Contact:
WAYNE ELAM
(763) 229-4982

WElam@commrealtysolutions.com

3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

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TRAFFIC COUNTS - 2016

- * Highway 15 - 13,000 VPD
- * Century Ave. - 4,850 VPD



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PROPERTY INFORMATION

- * Quick and easy access to Highway 15
- * Less than 1 hour from Minneapolis
- * Just 45 miles from I-94
- * Regional Healthcare - Hutchinson Area Health Care
- * Major retailers in the area include Walmart Super Center, Taco Bell, Target, Best Buy, Buffalo Wild Wing's, Applebee's and much more.



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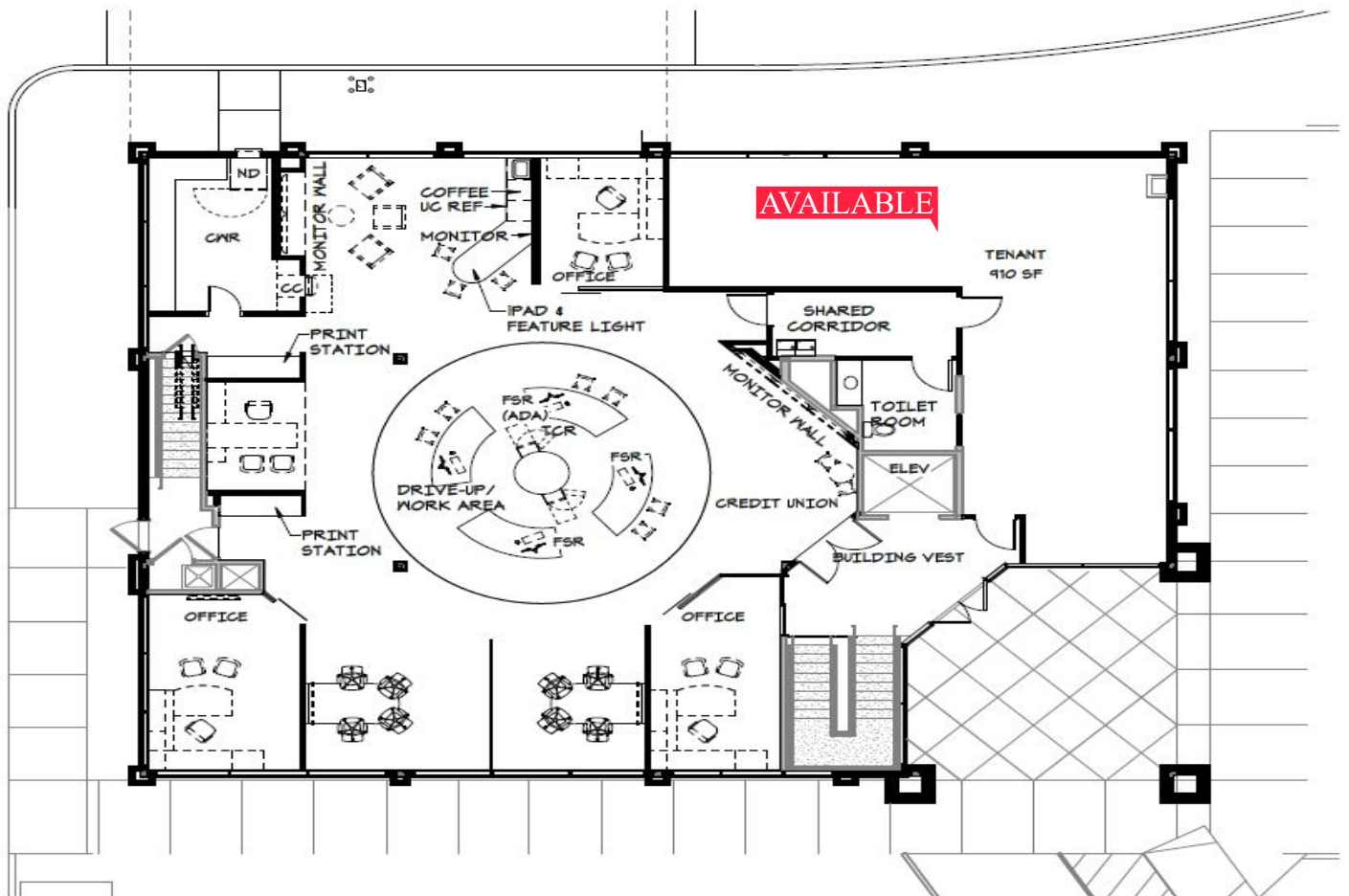
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Main Level
910/sf
Available



Main Level Floorplan

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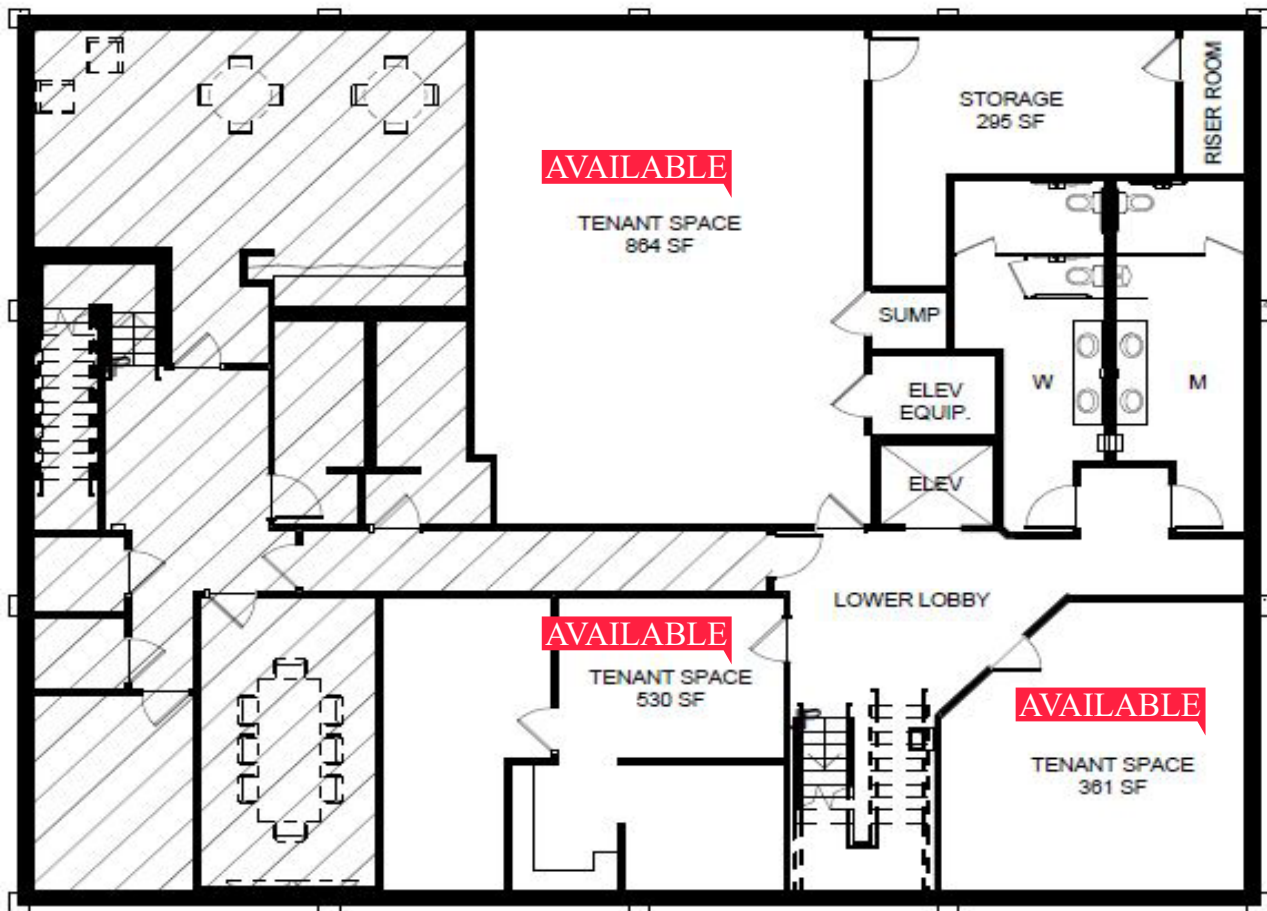
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**Lower Level
Floorplan**



Suite 864/sf
Suite 530/sf
Suite 361/sf

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Lower Level



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