

FOR LEASE

**941 HILLWIND ROAD NE
FRIDLEY, MN 55432**



NORTH STAR
COMMERCIAL
REAL ESTATE ADVISORS



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EXECUTIVE SUMMARY

BUILDING SIZE

40,000 SF

LEASE RATE

Suites \$25 / SF
Single Offices: \$60 / SF

LEASE TYPE

Gross

YEAR BUILT

1987

PARKING STALLS

16 Indoor
74+ Outdoor

PID #

24-30-24-32-0133

BUILDING TYPE

Office

ABOUT THE PROPERTY

Located in the heart of Fridley, this versatile office building at 941 Hillwind Road offers an ideal environment for small to mid-sized businesses. The property features flexible office layouts, conference rooms, and ample on-site parking, providing convenience and comfort for both employees and clients. With easy access to major highways like I-694 and nearby amenities, this location is perfect for professional services, healthcare offices, or corporate satellite spaces. The property's well-maintained facilities and prime accessibility make it a highly desirable location for a variety of business needs.

PROPERTY HIGHLIGHTS

- Ideal for professional services, small businesses, or corporate satellite offices
- Multiple office suites ideal for small to medium-sized businesses
- Close to retail, dining, and other professional services

SPACE AVAILABLE

2nd FLOOR

- Suite 201: 3,240 SF
- Suite 202: 2,504 SF
- Single Office Suites 203-212
1,414 total SF ranging from 98-263 SF

3rd FLOOR

- Suite 302: 1,124 SF
- Suite 303: 2,503 SF



PROPERTY PHOTOS



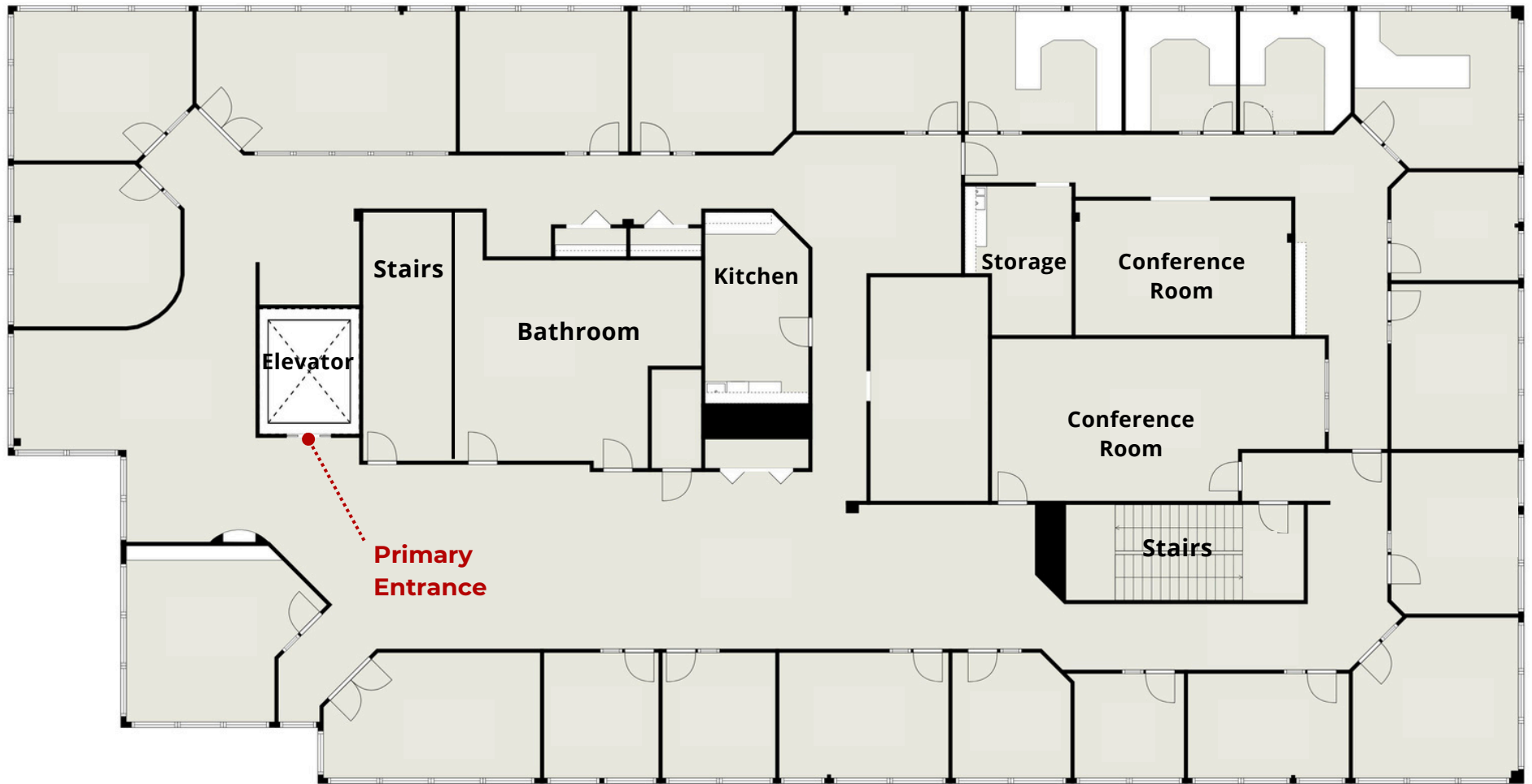
PROPERTY PHOTOS



2ND FLOOR | 9,215 RSF

ENTIRE FLOOR AVAILABLE

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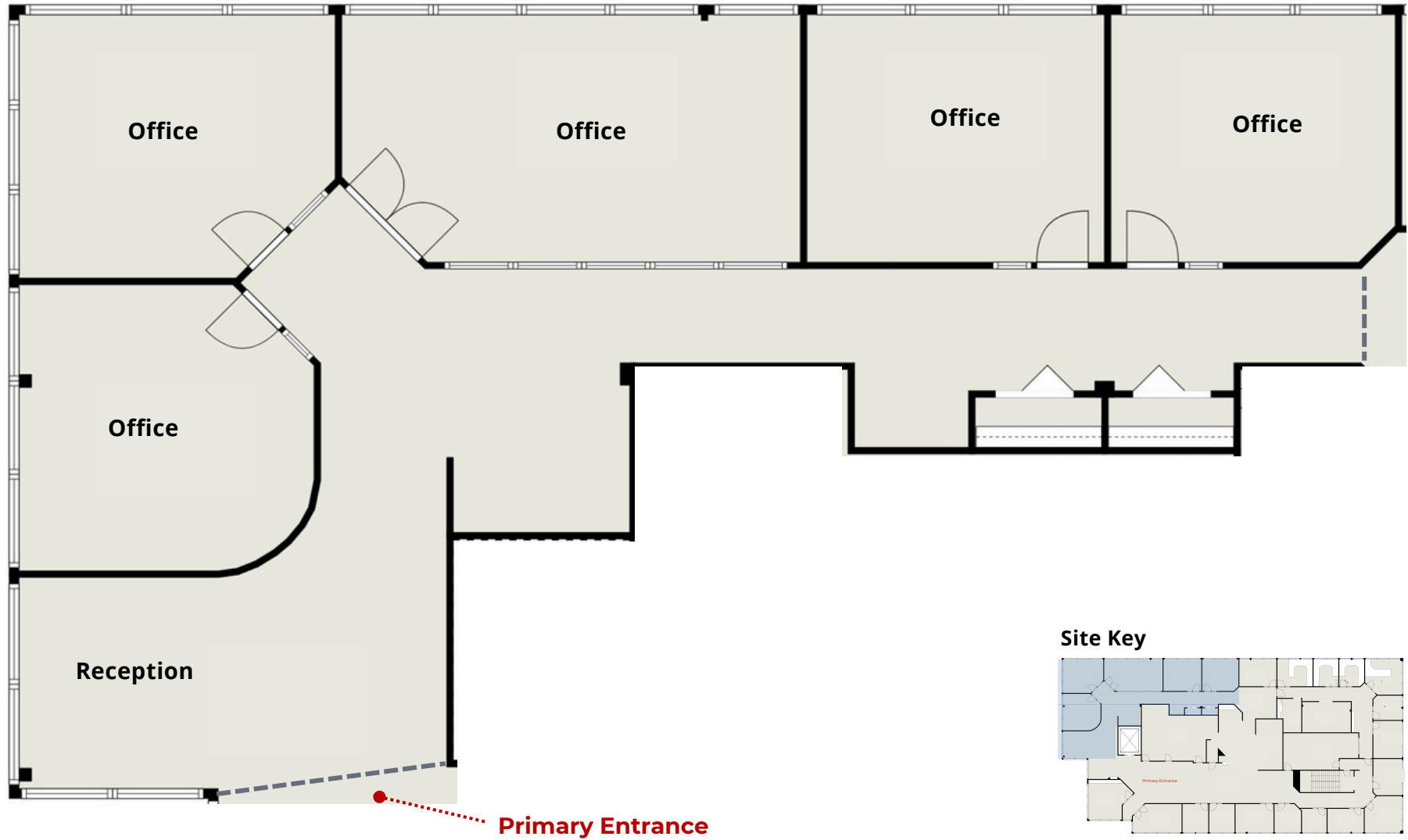
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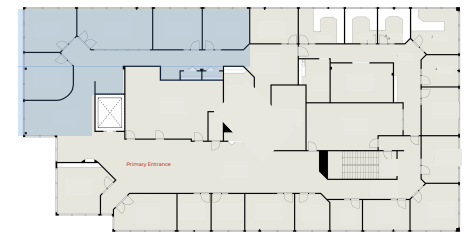
SUITE 201 | 3,240 RSF

OPTION TO COMBINE WITH SUITE 202

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Site Key



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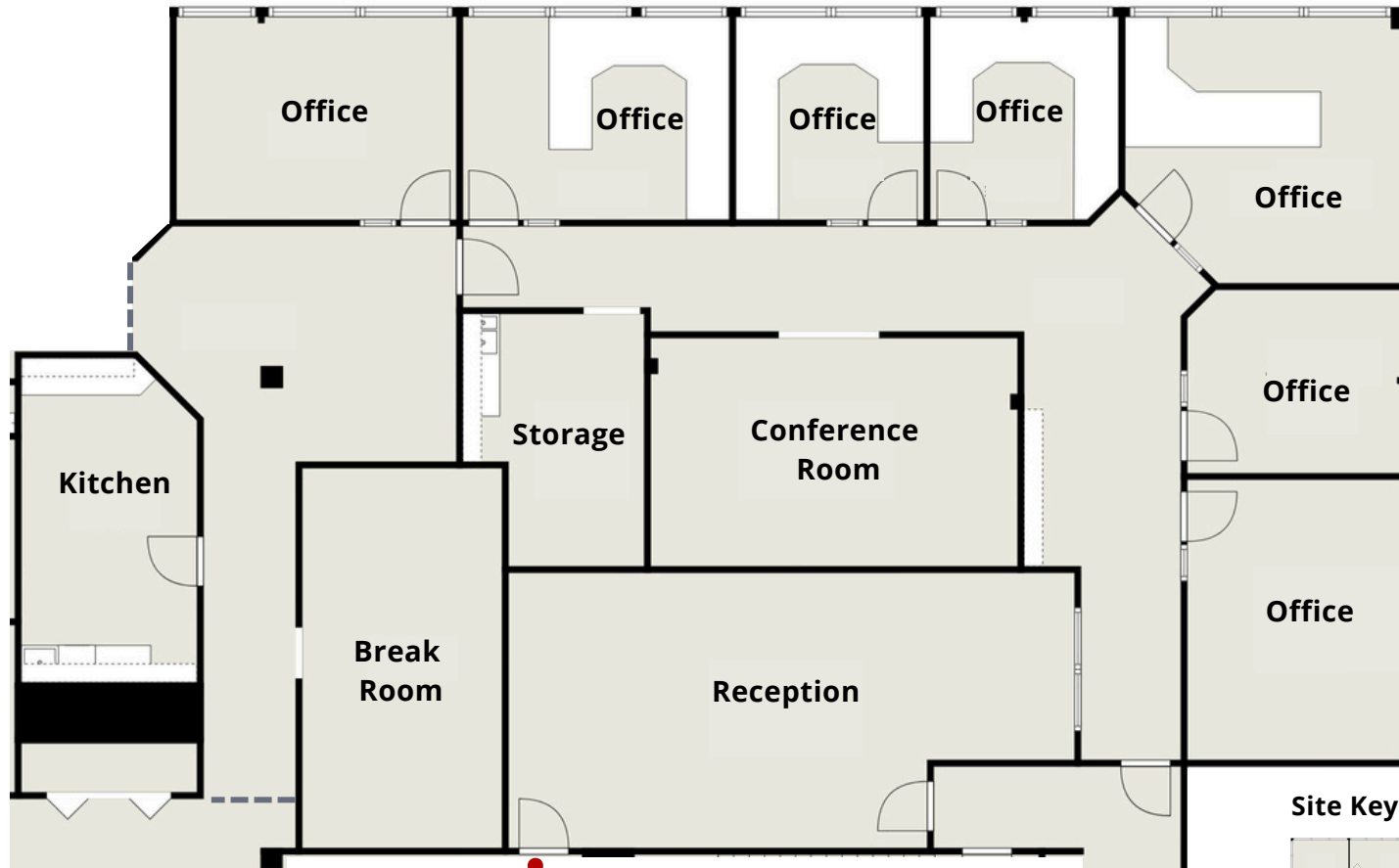
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SUITE 202 | 2,504 RSF

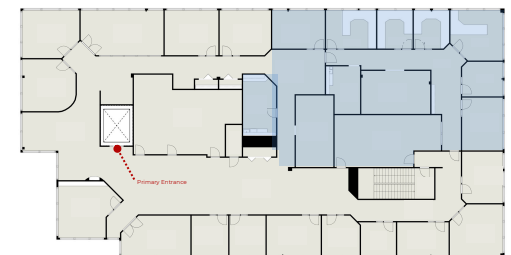
OPTION TO COMBINE WITH SUITE 201

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**Primary
Entrance**

Site Key



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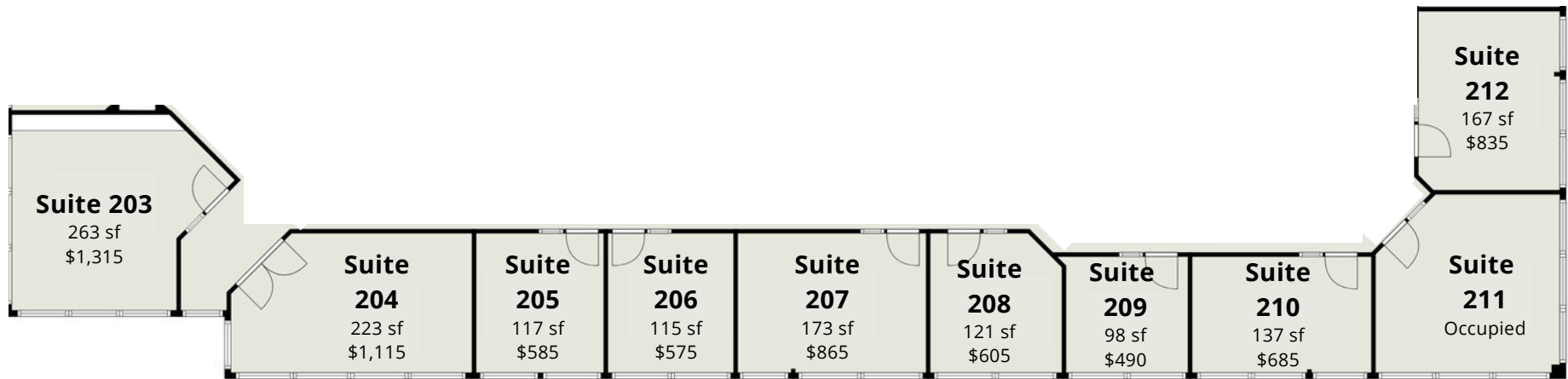
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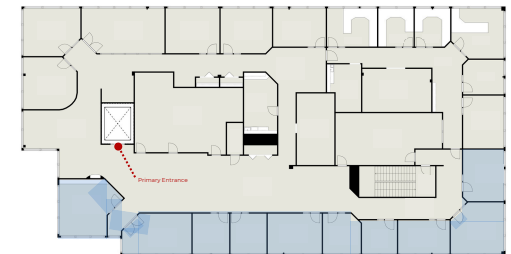
SUITE 203-212 | 98-263 RSF

SINGLE OFFICE SUITE OPTION

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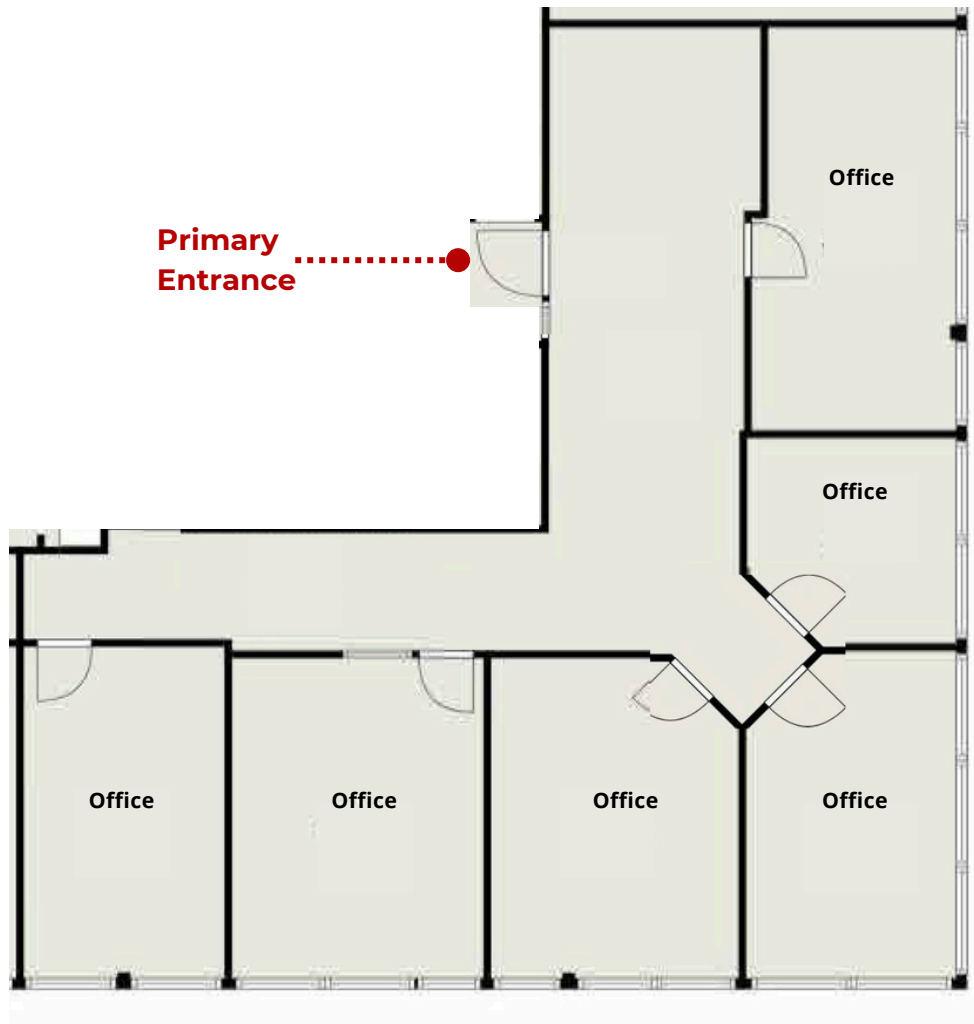
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SUITE 302 | 1,124 RSF

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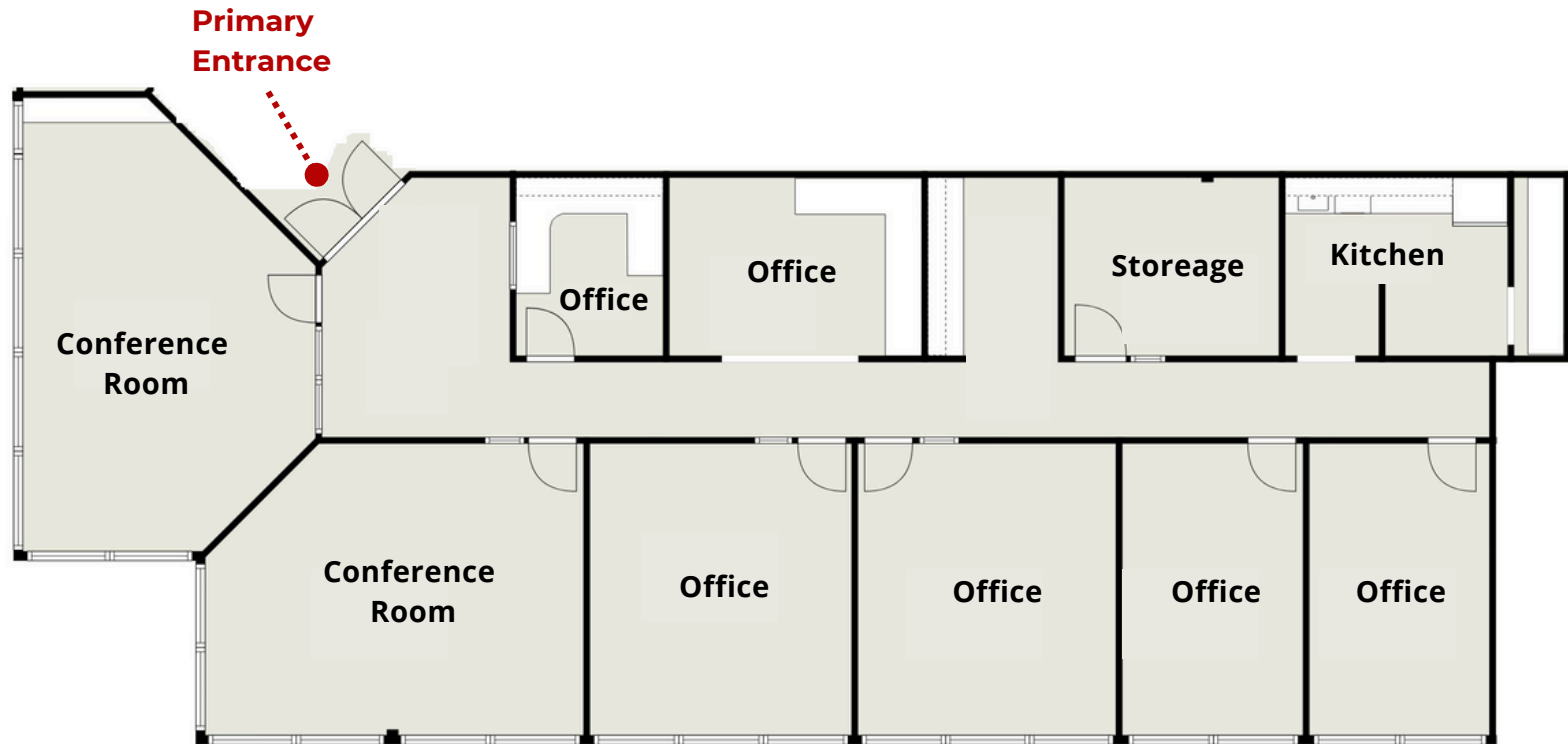
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SUITE 303 | 2,503 RSF

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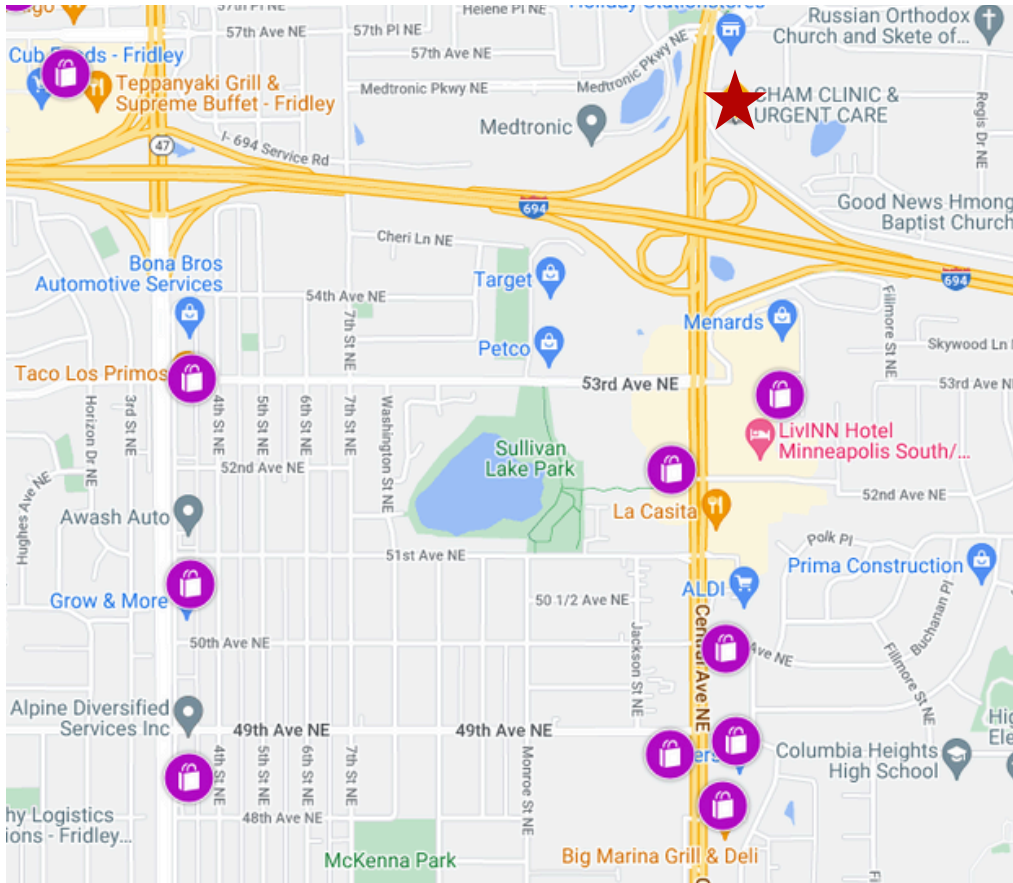
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MAP & DEMOGRAPHICS



Income

	1 mile	3 mile	5 mile
Avg Household Income	\$90,183	\$90,928	\$92,147
Median Household Income	\$69,476	\$71,176	\$72,793

Population

	1 mile	3 mile	5 mile
2020 Population	11,352	105,723	262,112
2024 Population	11,217	103,900	252,403
2029 Population Projection	11,570	104,503	250,351

Households

	1 mile	3 mile	5 mile
2020 Households	4,639	41,493	100,736
2024 Households	4,605	40,771	96,698
2029 Household Projection	4,755	40,995	95,846

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[CLICK HERE TO VIEW AERIAL TOUR](#)