

OFFICE SPACE FOR LEASE

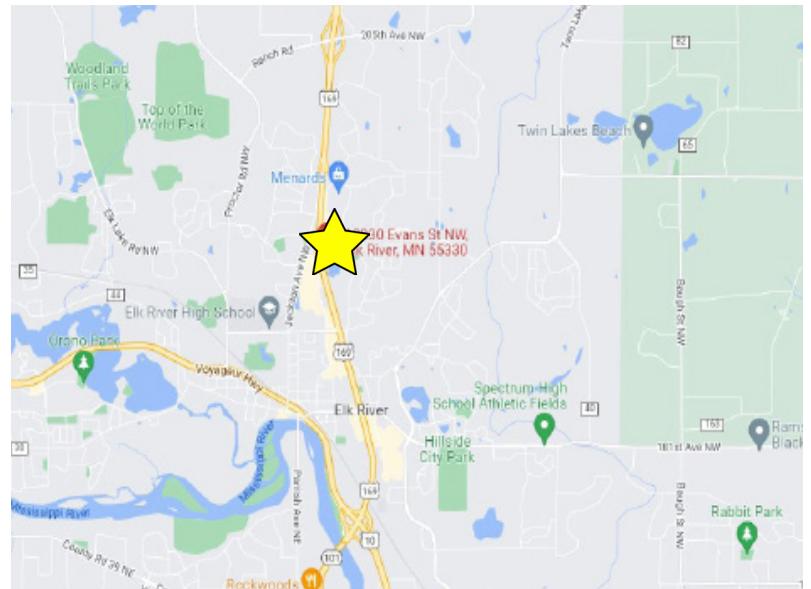


HILLSIDE OFFICE BUILDING

19230 Evans Street NW, Elk River, MN 55330

PROPERTY HIGHLIGHTS

- Professional office building in beautiful setting overlooking small lake
- Convenient northwest metro location off Highway 169 and 193rd Avenue NW in Elk River
- Suite 114 - 532 RSF (lower level/two rooms)
- Suite 116 - 2,015 RSF
- Suite 202 - 3,313 RSF
- Suite 202A - 1,794 RSF
- Suite 203 - 1,672 RSF
- Great traffic counts and dedicated surface parking lot with 59 stalls
- Tenant signage available
- Great retail corridor featuring: Sammy's Pizza, Cub Foods, Planet Fitness, Huntington Bank, Wells Fargo, Menards and Coborn's



901 North Third Street, Suite 100, Minneapolis, MN 55401

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HILLSIDE OFFICE BUILDING

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Building Address

19230 Evans Street NW
Elk River, MN 55330

Office Availability

Suite 114 - 532 RSF (two adjacent rooms)
Suite 116 - 2,015 RSF
Suite 202 - 3,313 RSF
Suite 202A - 1,794 RSF
Suite 203 - 1,672 RSF

Lease Rate

\$11.00 - 13.00 PSF Net

Operating Expenses

CAM	\$8.19 PSF
TAX	\$1.81 PSF
<u>INSURANCE</u>	<u>\$0.33 PSF</u>
TOTAL	\$10.33 PSF (2025 est.)

Traffic Counts*

39,000 VPD on Highway 169

*Source: MNDOT

Population*

13,941(3 miles) and 27,540 (5 miles)

*Source: Moody's Analytics/Catalyst

Building Features

Small professional building overlooks lake in beautiful setting
59 parking stalls dedicated to building
Excellent location in high-traffic retail corridor on Hwy 169



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