

OFFICE SPACE
FOR LEASE

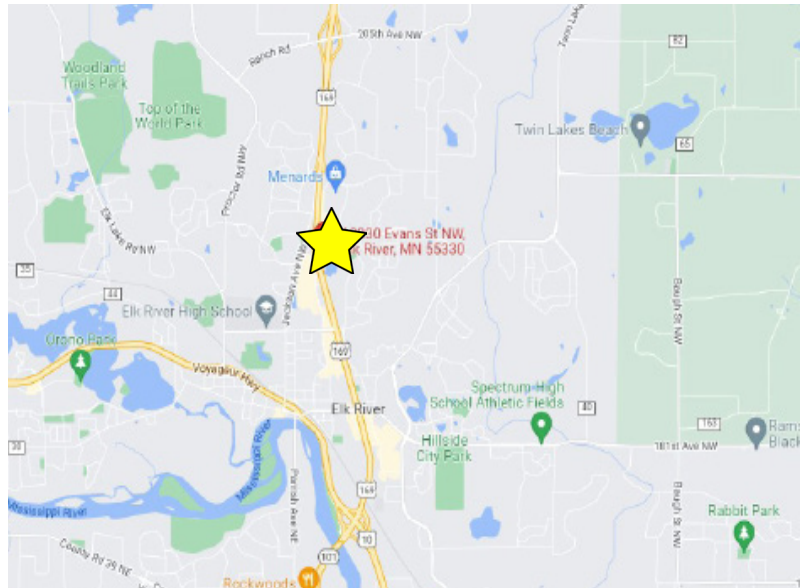


HILLSIDE OFFICE BUILDING

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

ERIN LARSON

612-314-1692

elarson@sr-re.com

www.sr-re.com

HILLSIDE OFFICE BUILDING

19230 Evans Street NW, Elk River, MN 55330

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

INSURANCE \$0.33 PSF

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/Catylist

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



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

ERIN LARSON

612-314-1692

elarson@sr-re.com

www.sr-re.com