



COMMERCIAL REALTY SOLUTIONS

For Lease
Professional
Office Space



MONTICELLO Professional Office Building

Building: 14,170/sf
(Space Available: 3rd Flr 3,600/sf, 2nd Flr 3,169/sf, Basement 875/sf)
4134 Deegan Court, Monticello, MN 55362

Wayne Elam, Broker
763.229.4982
WElam@crs-mn.com



PROPERTY LOCATION

- * Highway 25 Frontage
- * North Side of School Blvd
- * One Mile South of I-94
- * Businesses in the Area:
Premier Bank, Taco John's, Culvers, Dentistry for Children,
Imagine Monticello, Applebee's, River City Extreme, Arby's,
Kwik Trip, Central MN Endodontics, Walmart, Aldi's and more...

TRAFFIC COUNTS - 2023

- * Highway 25 - 27,406 VPD
- * School Blvd - 6,251 VPD



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PROPERTY OVERVIEW

Lease Rate

\$6.00 - \$14.00/psf NNN

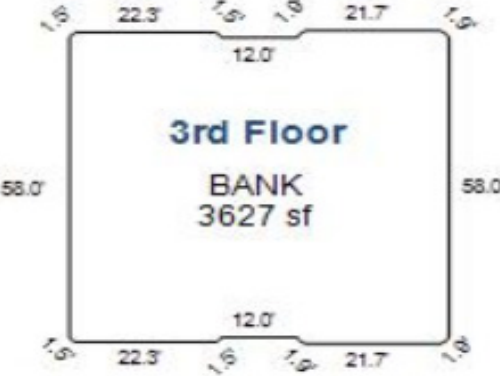
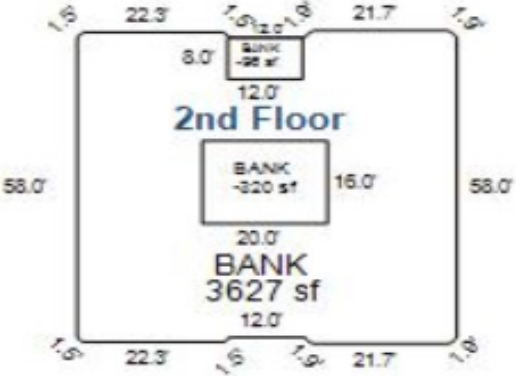
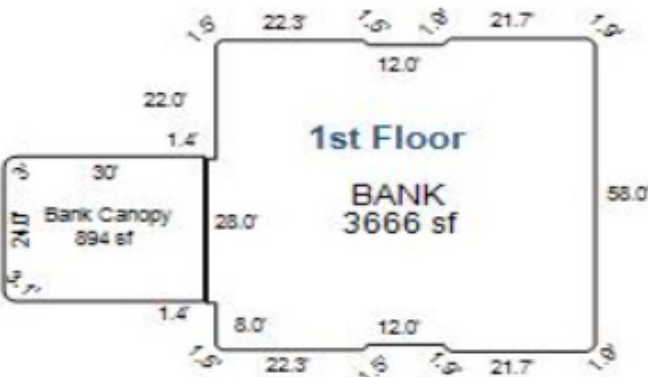
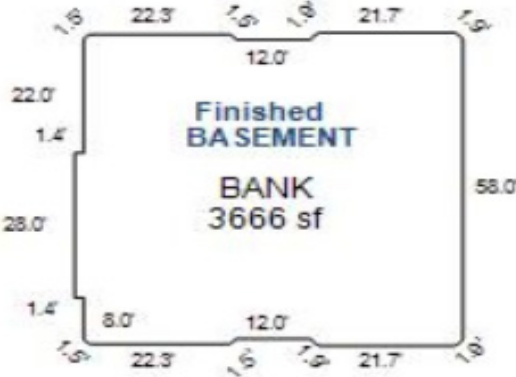
Operating Expenses	\$6.00/psf
Building Size	14,170/sf
Space Available	3rd Floor - 3,600/sf 2nd Floor - 3,169/sf Basement - 875/sf
Wright County	PID 155-174-001020
Zoned	Office
Tenant	Multi-Tenant Building
Floors	3 + Basement
Built	2005

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FLOOR PLAN

Year Built 2005
Total GBA = 14,170 SF



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2ND FLOOR



Furnished with desks and fixtures as shown in photos



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BASEMENT



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Small Single Personal Office



Shared Breakroom



Shared Conference Room