

**For Lease
Office Spaces**

BUFFALO

Professional Office Spaces

Lease Rate: Suite 103: \$1,000/mo

Building Size: 10,440/sf Space Available: 1 Suite 950/sf

2 Division Street, Buffalo, MN 55313

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PROPERTY LOCATION

- * East of Central Avenue
- * South of Division Street
- * South of Highway 55
- * Businesses in the Area:
What's the Scoop, BJ's Deli, Otto Associates, Setterberg Jewelers,
She Many Occasional Shops, Fire Within Yoga,
Forget Me Not Cafe, Buffalo Books & Coffee and more...

TRAFFIC COUNTS - 2024

- * Highway 25/Central - 10,707 VPD
- * Division Street - 3,570 VPD



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PROPERTY OVERVIEW

2 Division Street, Buffalo, MN

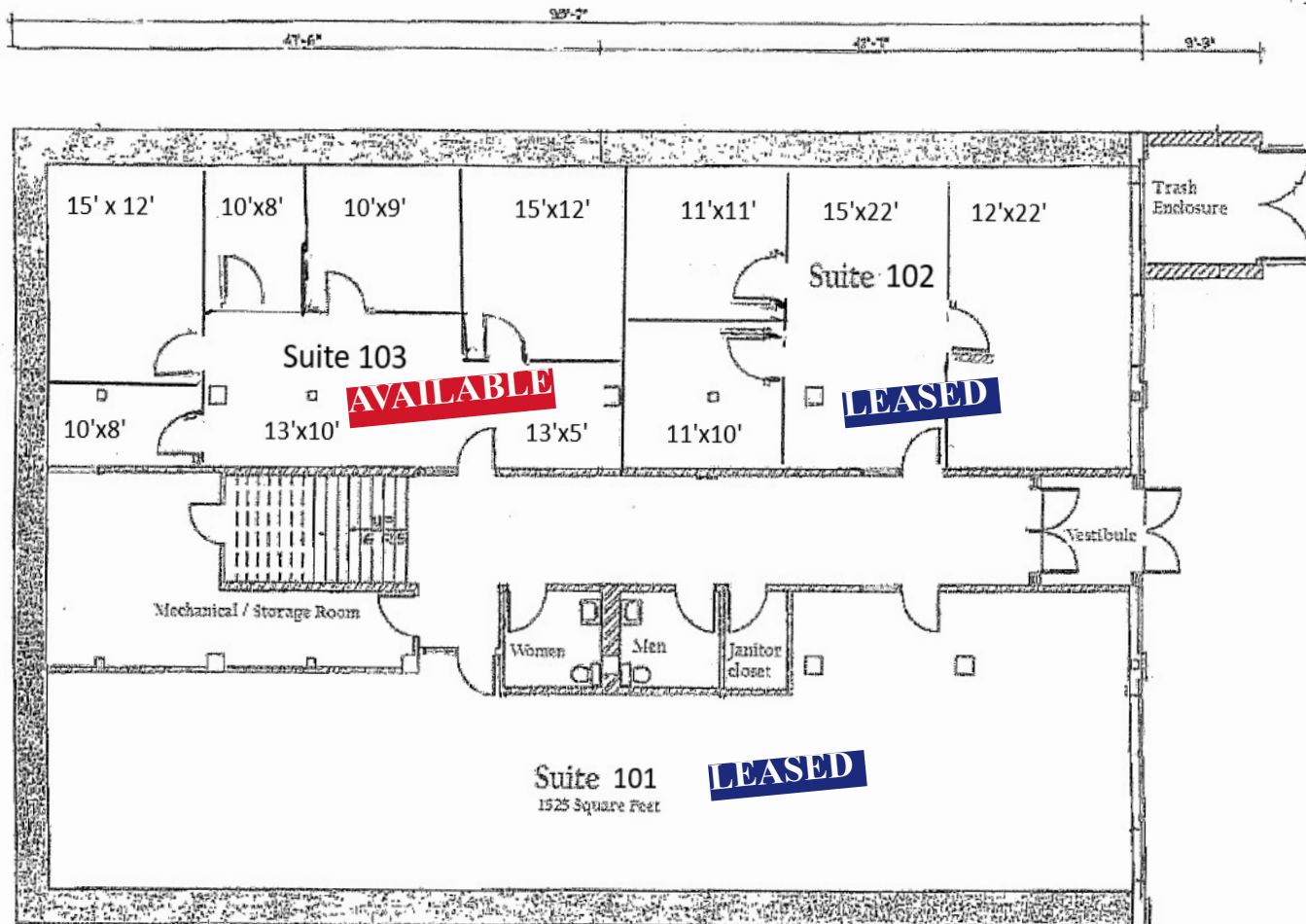
Lease Rate
\$1,000/mo Modified Gross
(Plus Taxes and Utilities)

Building Size	10,440/sf
Spaces Available	Suite 103: 950/sf \$1,000/mo (plus taxes & utilities) PID 103-010-095091
Wright County	\$28,038.00
2025 Taxes	B5 Central Business
Zoned	1988
Year Built	Multiple
Tenant	2
Floors	

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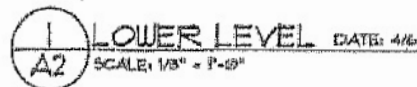


FLOOR PLAN - Suite 102 & 103, 950/sf each



PROPERTY INFORMATION

- * Shared Restrooms
- * Utilities - Metered Separately
- * Corner Building has Great Visibility
- * Walking Distance to Locate Restaurants & Shops



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INTERIOR - Suite 103 (950/sf)



5 Private Offices, Reception Area, No Windows



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