

MEDICAL OFFICE FOR LEASE



Stillwater Blvd Medical Office Building

5715 Memorial Ave N

Stillwater, MN 55082

TRADITION 
COMMERCIAL REAL ESTATE

- Total Building Square Feet: 58,610sf
- Total Available Square Feet: 12,621rsf
 - Suite A: 6,114rsf (1st Floor)
 - Suite B: 6,507rsf (2nd Floor)
- Rental Rate: \$24.00- \$26.00 Net
- Ops/Tax 2024: \$18.50 PSF
- Visibility to 23,719 Vehicles/Day on Stillwater Blvd
- Nearby Amenities Include: Retail, Restaurants, Activity Centers, Parks, Golf Courses, etc...
- Shared Conference Room & EV Charging
- Building & Monument Signage Available

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AERIAL



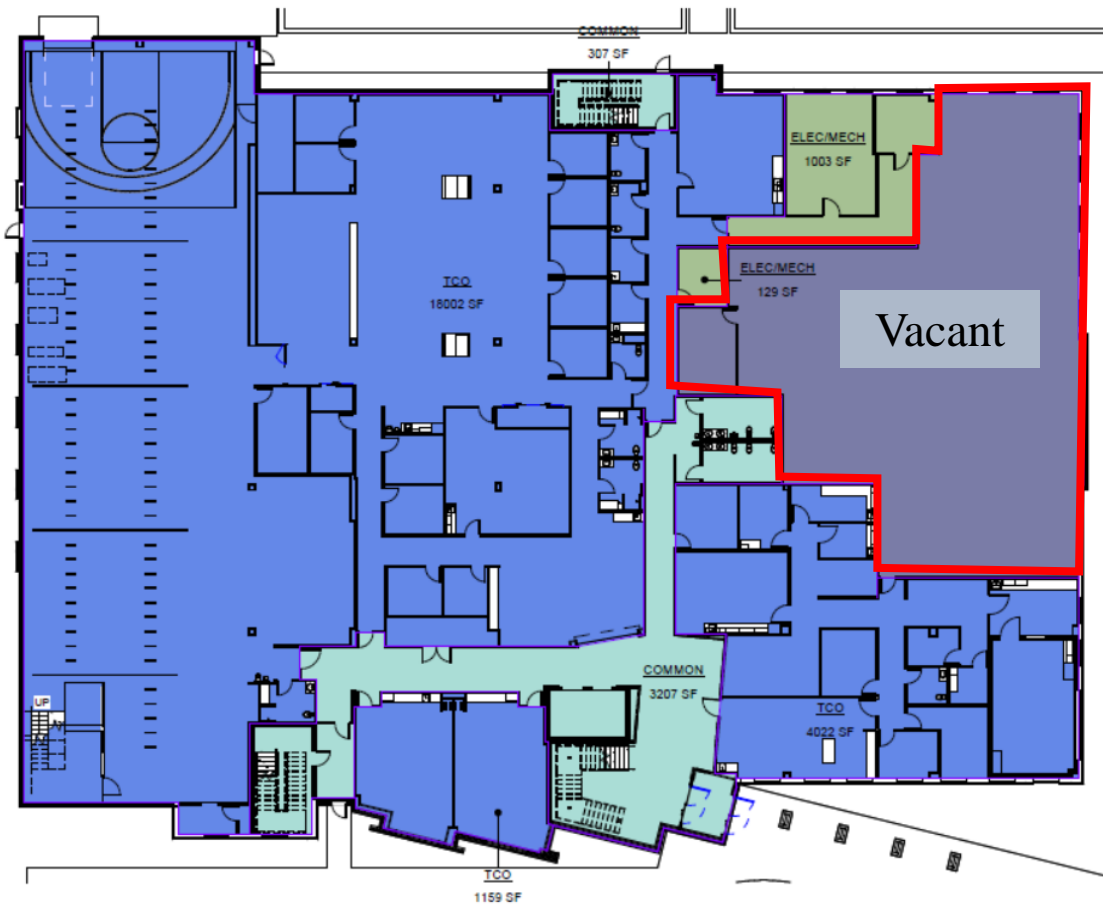
1st FLOOR PLAN

TCO STILLWATER LEASING
FIRST FLOOR AREA PLAN
SCALE: As Indicated

BOMA RENTABLE SQUARE FOOT (RSF) METHOD B		
TENNANT	RSF	USF
TCO	48,989 RSF	40,477 SF
TENNANT A	6,114 RSF	5,418 SF
TENNANT B	6,807 RSF	5,740 SF
COMMON/MECH/ELEC		6,977 SF
TOTAL	68,610 SF	58,610 SF

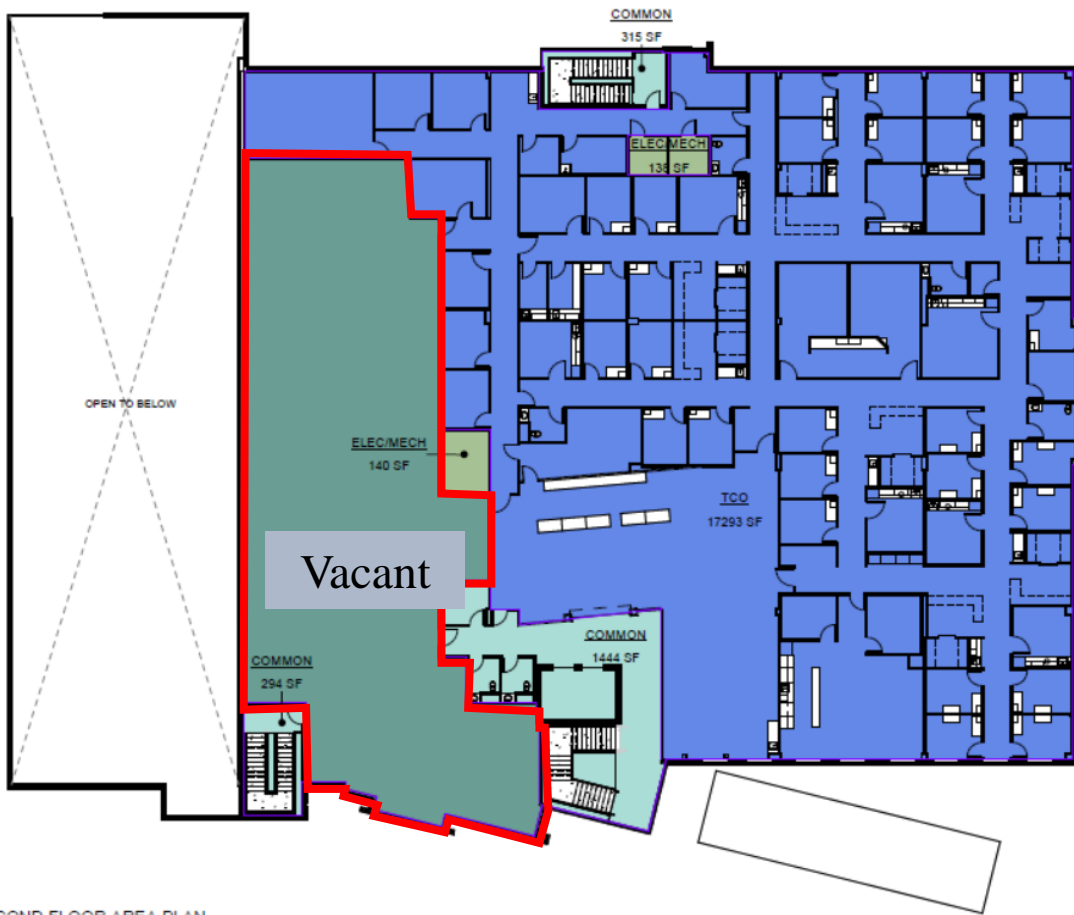
Area Legend

- COMMON
- ELEC/MECH
- TCO
- TENNANT A



FIRST FLOOR AREA PLAN
1" = 20'-0"

2nd FLOOR PLAN



TCO STILLWATER LEASING
SECOND FLOOR AREA PLAN
SCALE: As Indicated

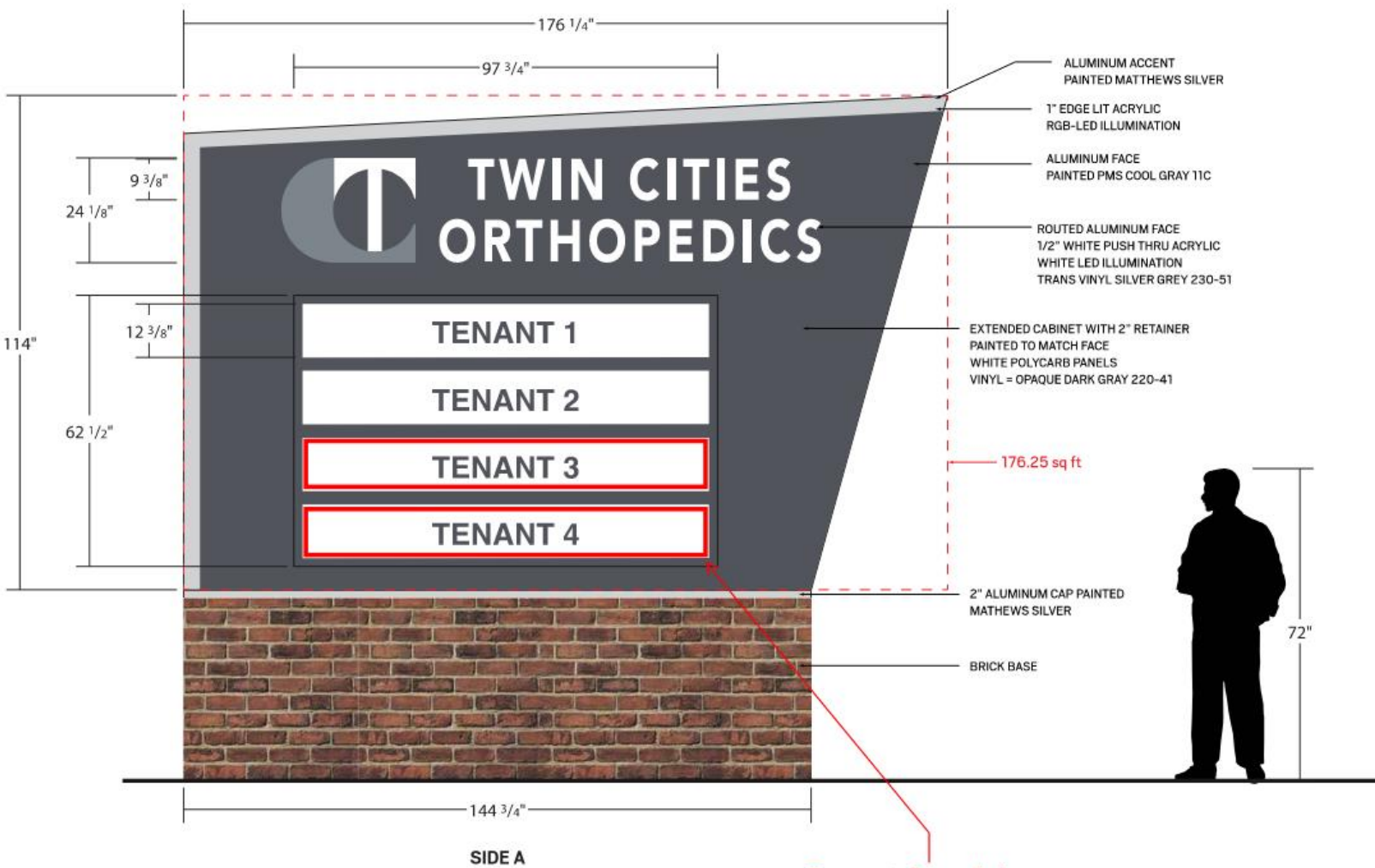
BOMA RENTABLE SQUARE FOOT (RSF) METHOD B		
TENANT	RSF	USF
TCO	45,989 RSF	40,477 SF
TENANT A	6,114 RSF	5,415 SF
TENANT B	6,607 RSF	5,740 SF
COMMON/MECH/ELEC		6,877 SF
TOTAL	58,610 RSF	53,610 SF

Area Legend

- COMMON
- ELEC/MECH
- TCO
- TENNANT B

SECOND FLOOR AREA PLAN
1" = 20'-0"

MONUMENT SIGNAGE



Tenant 3 and 4
are available

BUILDING SIGNAGE



40 SF of available building signage facing the west side of the building on Memorial Ave N.

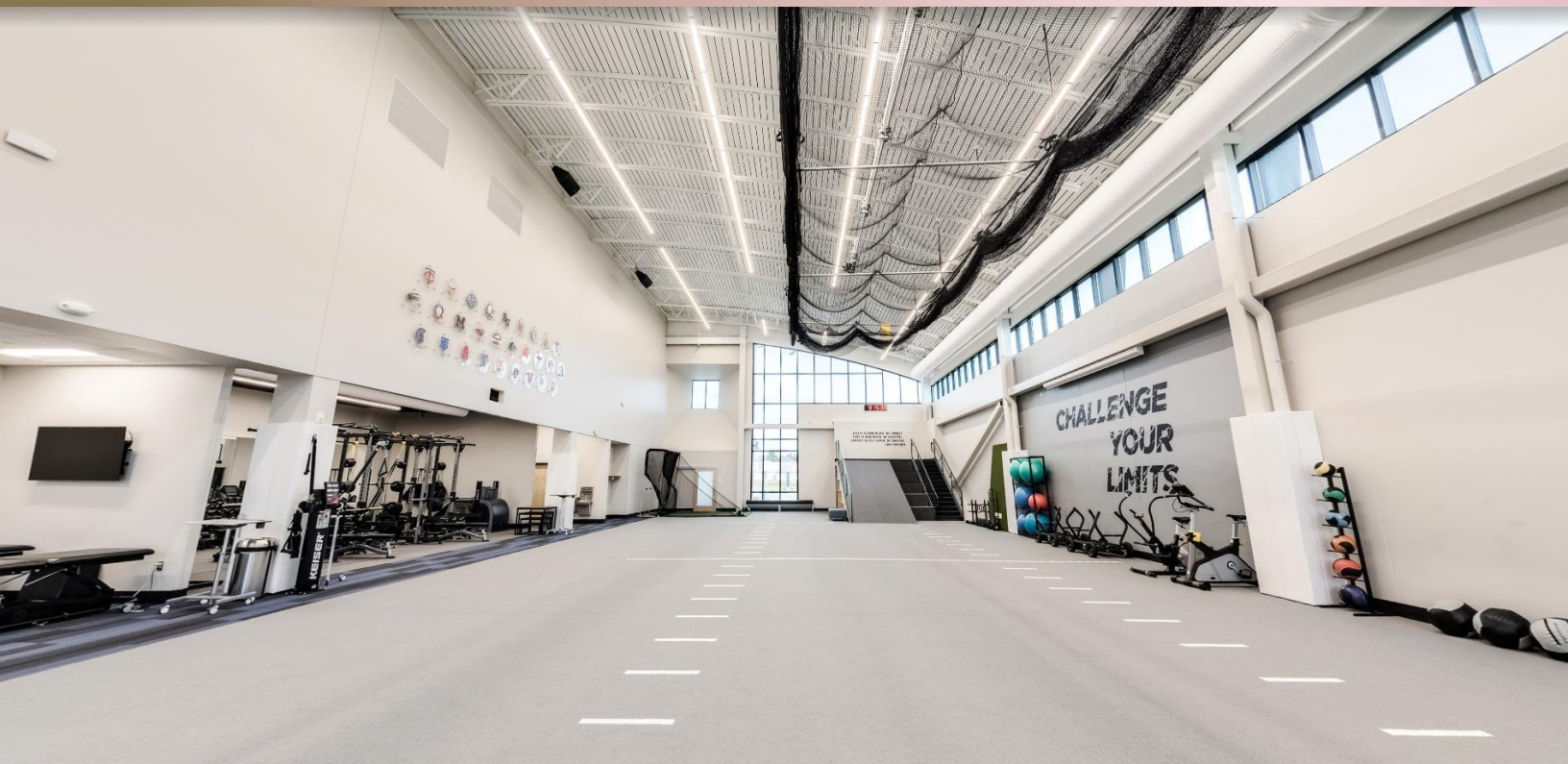
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PHOTOS



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