



LOFT OFFICES FOR LEASE 3RD FLOOR

504 BROADWAY ST
ALEXANDRIA, MN 56308



*Join the Community and
Elevate your Workplace!*

DOWNTOWN LOFT OFFICES

LIVE LARGE IN ALEXANDRIA! OR SHOULD I SAY WORK LARGE! THIS IS THE PERFECT PLACE TO GET YOUR CREATIVE JUICES GOING, GET AND STAY FOCUSED, AND WORK ABOVE THE DOWNTOWN ACTION!

CHIC LOOK AND FEEL ALONG WITH 2 SHARED CONFERENCE ROOMS, BATHROOMS AND KITCHENETTE. ELEVATOR AND STAIR ACCESS.

EXP REALTY

Taylor Conn
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PROPERTY FEATURES

CLASS A BUILDING
 NEW CONSTRUCTION
 FORCED AIR HEAT
 CENTRAL AIR CONDITIONING
 ELEVATOR
 CITY PARKING LOT IN BACK

2 SHARED CONFERENCE ROOMS
 SHARED BATHROOMS
 SHARED KITCHENETTE
 TENANT CAN BUILDOUT SPACE AS DESIRED
 PLANNING FOR 8 OFFICES, BUT YOU MAY TAKE MORE SQUARE FEET

TRAFFIC COUNTS

BROADWAY ST - 14,000 (2018)
 5TH AVE - 4,650 (2018)

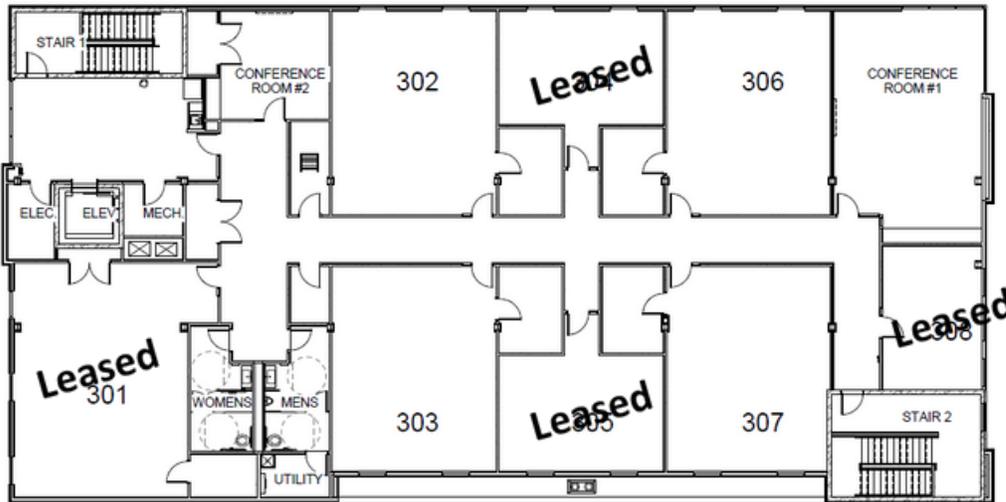
HIGHLIGHTS

EASY ACCESSIBILITY
 HIGH TRAFFIC AREA, YET QUIET
 HANDICAP ACCESSIBLE
 BUSINESSES COMMUNITY
 CENTRALLY LOCATED AND CLOSE TO EATERIES, ENTERTAINMENT AND SHOPPING

RENT

INCLUDES TAXES, INSURANCE, UTILITIES INCLUDING INTERNET, SNOW REMOVAL, GARBAGE

Suite 301 (with 2 closets)	Leased
Suite 302 (with closet)	\$1,800.00/mo
Suite 303 (with closet)	\$1,575.00/mo
Suite 304	Leased
Suite 305	Leased
Suite 306 (with closet)	\$1,800.00/mo
Suite 307 (with closet)	\$1,575.00/mo
Suite 308	Leased



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