



PROPERTY INFORMATION

- * Lease Rate **\$13.00/psf (NNN)**
- * Existing Building is 20,000/sf
 - Suite 107 (1,279/sf)*
 - Suite 109 (1,217/sf)*
- * Operating Expenses \$7.00/psf (heat included)
- * Wright County PID 155-131-001010
- * Nicest Office Building in Monticello
- * Near Restaurants and Major Retailers
- * Located on Chelsea Road (the primary interconnect for the interchange)
- * Located at the intersection of the new Fallon Avenue Overpass



Contact:
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Contact:
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(612) 281-4163

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COMMERCIAL REALTY SOLUTIONS

For Lease Commercial Office Building 9766 Fallon Ave, Monticello 55362



PROPERTY INFORMATION

- * Quick and easy access to I-94 and Highway 25
- * City fiber optics network providing high-speed internet, telephone and cable.
- * Mills Fleet Store, Super Target, Home Depot, Office Max, Cub Foods, Walmart Super Center, Marshall's, Von Hanson Meat, Caribou, GNC, and much more!

TRAFFIC COUNTS - 2018

- * I-94 - 44,500 VPD
- * Highway 25 - 27,500 VPD
- * Chelsea Road - 3,800 VPD

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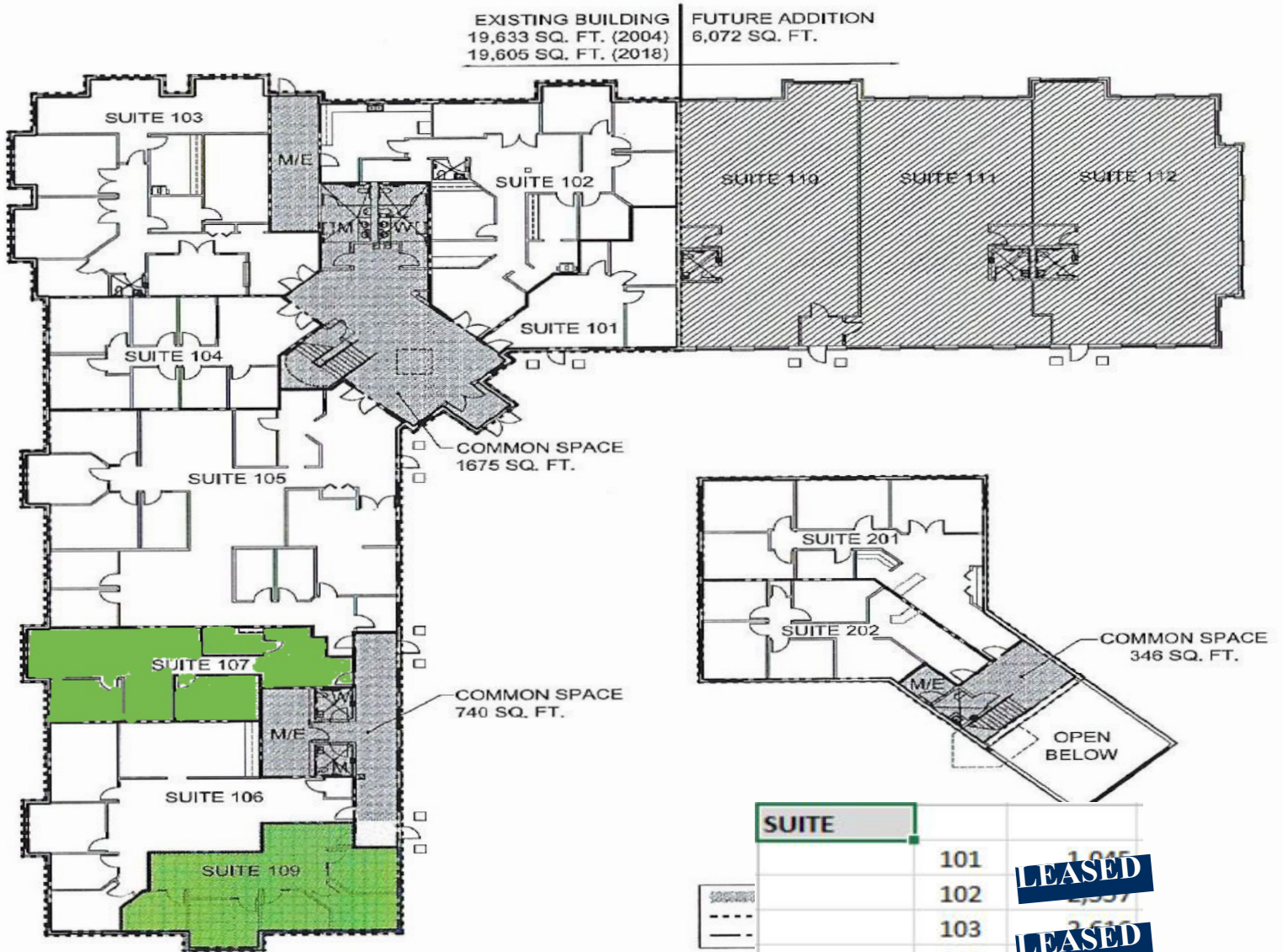
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SUITE	Area	Status
101	1,045	LEASED
102	2,337	LEASED
103	2,574	LEASED
104	2,487	LEASED
105	1,867	LEASED
106	1,867	LEASED
107	1,279	Available
109	1,217	Available
ADDITION		
110	1,859	Available
111	1,876	Available
112	2,065	Available
SUITE		
201	1,587	LEASED
202	2,270	LEASED



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FALLON AVENUE IMPROVEMENTS CONCEPT PLAN



701 Xanna Avenue South, Suite 300
 Minneapolis, MN 55416
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 Project # 2019-000
 May 21, 2019

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