



FOR SALE/LEASE



**NORTH STAR
COMMERCIAL**
REAL ESTATE ADVISORS

Professional Office Building

5505 Cottonwood Ln SE
Prior Lake, MN 55372

Scott Naasz

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MN #40922534

Property Details & Highlights

5505 Cottonwood Ln SE, Prior Lake, MN 55372

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Building Name	Professional Office Building
Property Type	Office
Sale Price	\$2,500,000
Building Size For Sale	19,962 SqFt 1 Floor
Lease Price	\$20/SQFT
Leasable space	5,000 SF - 19,962 SF
Lot Size	8.95 Acres
Year Built	2002

Property Description:

Welcome to this standout 19,962 SF office building built in 2002. This well-maintained property features a versatile layout that accommodates a variety of office needs, along with room for potential expansion. Situated in the growing Prior Lake area, it offers excellent visibility, convenient access, and a professional setting ideal for businesses looking to establish or grow their presence. With its flexible design and prime location, this property is ready to support a wide range of commercial uses.

Approximately 50% of the building is currently leased. Tenants are open to negotiating a leaseback or vacating the property based on buyer needs.

Location Description:

5505 Cottonwood Lane SE is ideally located in a quiet, professional area of Prior Lake, just minutes from Hwy 13 and County Road 42. Surrounded by established neighborhoods and local amenities, it offers easy access to restaurants, shops, and parks—plus a short 35-minute drive to the Twin Cities. A perfect blend of convenience and tranquility in a growing, high-demand community.



- Strategic Prior Lake Location – Positioned near major corridors with convenient regional access.
- Multiple Private Offices – Efficient configuration for teams, client-facing operations, or administrative use. Most are 11' x 9' and all offices have windows.
- Move-In Ready Condition – Clean, updated interior with quality finishes ideal for immediate occupancy.
- Numerous amenities: Includes two large conference rooms, a workout room, and restrooms with showers.
- Abundance of surface parking including extra wide spaces
- 50% tenant-occupied; leaseback or vacancy negotiable to accommodate buyer requirements.

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Additional Photos

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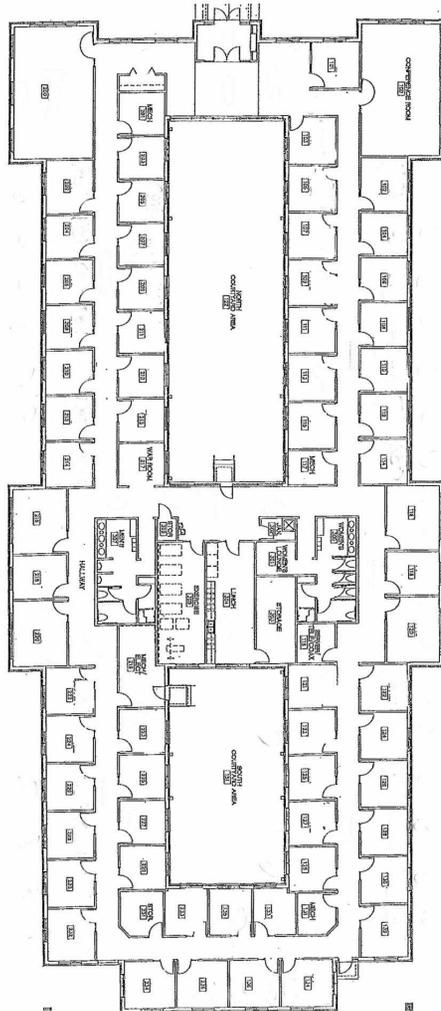
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Floor Plans

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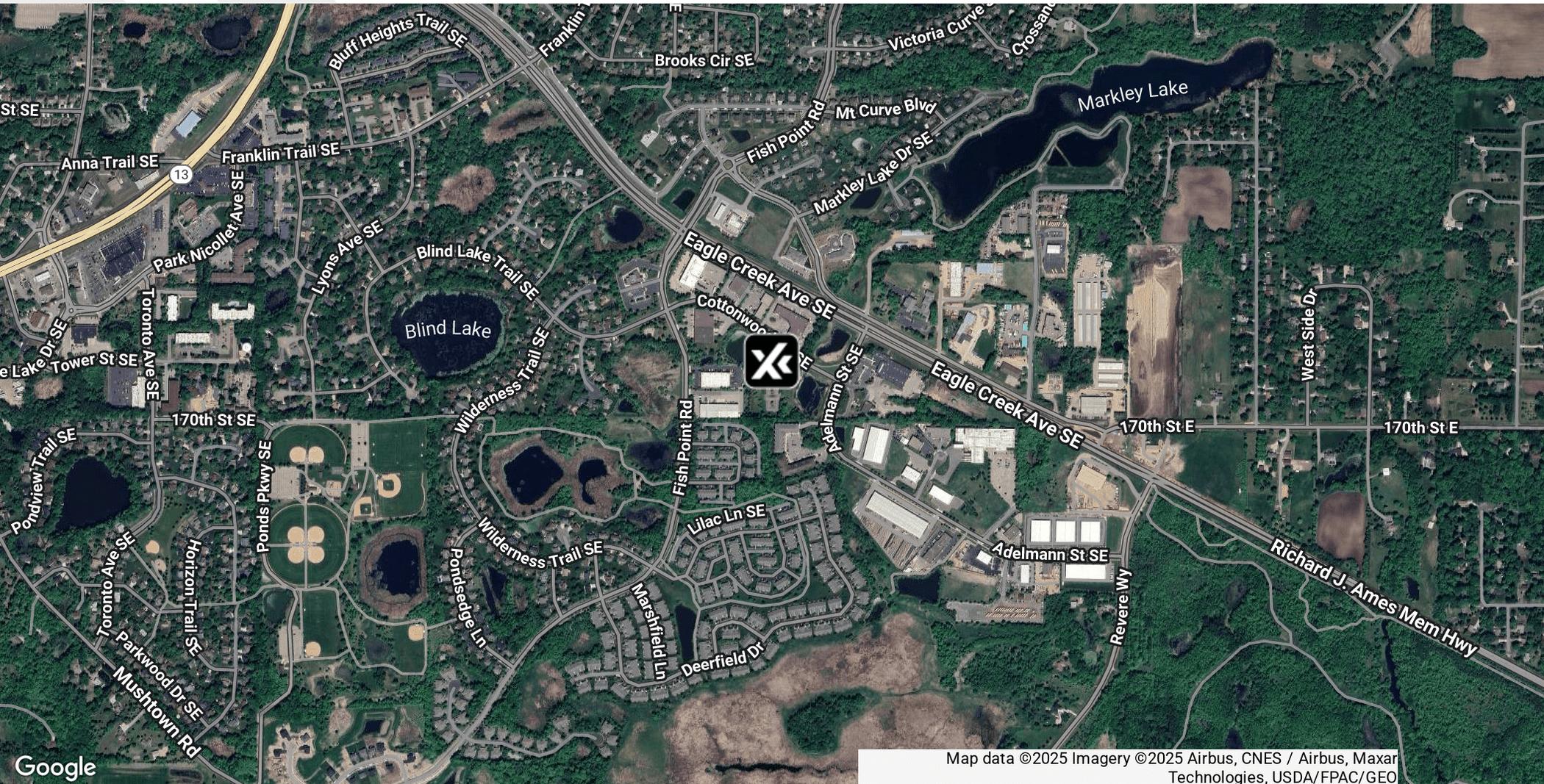
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Aerial Map

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