



COMMERCIAL REALTY SOLUTIONS

For Lease  
Professional  
Office Space



## BUFFALO

Professional Office Space

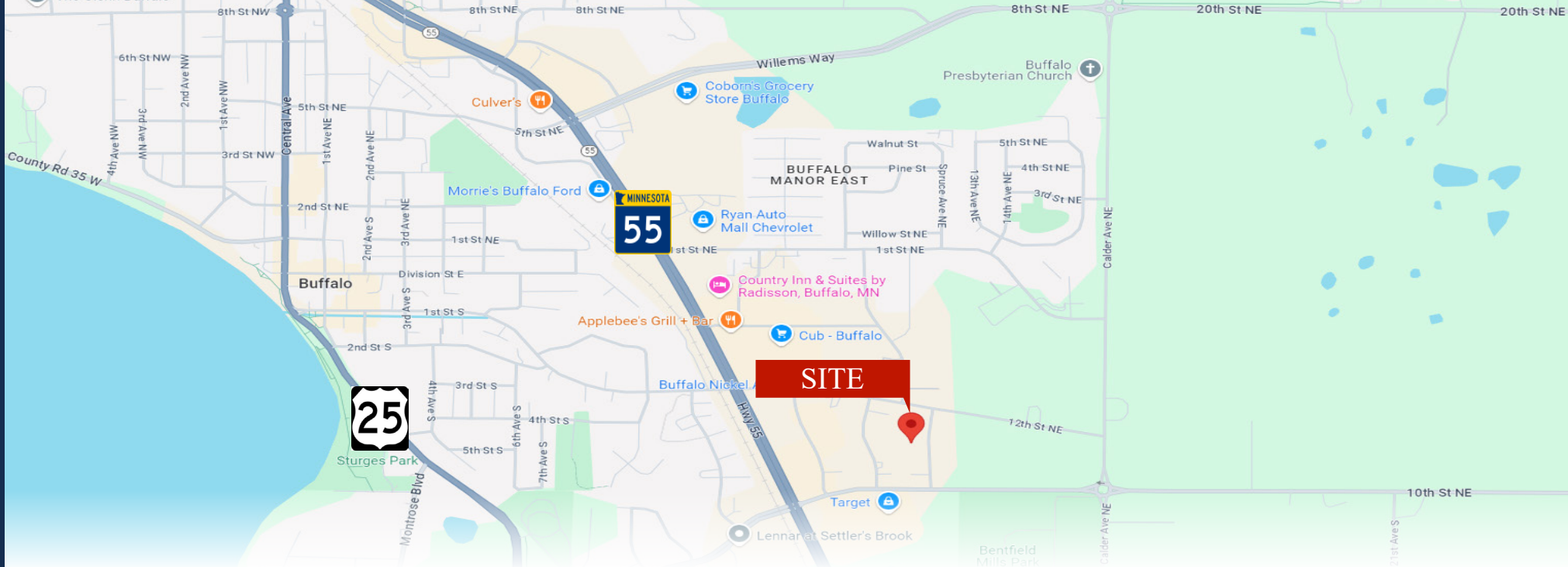
Lease Rate: **\$1,750/month**

Building **17,557/sf** - Available 1,610/sf

307 12th Avenue S., Buffalo, MN 55313

Joseph Elam, Broker  
320.282.8410  
JElam@Crs-Mn.com





## PROPERTY LOCATION

- \* Minutes from Hwy 55
- \* Good Location
- \* Close Proximity to Area Amenities

### TRAFFIC COUNTS - 2024

- \* Highway 55 - 15,300 VPD
- \* 12th Avenue - 840 VPD

## Businesses in the Area:

Integri Print, MN Technology Services, Kids Haven Childcare, Glass Guys, Carrera Slots and more.



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## PROPERTY OVERVIEW

Lease Rate

**\$1,750.00/Month**  
(Modified Gross)

|               |                                   |
|---------------|-----------------------------------|
| Building Size | 17,557/sf - Available 1,610/sf    |
| Lot Size      | 1.6 Acres                         |
| Wright County | PID: 103-069-002090               |
| 2025 Taxes    | \$34,730.00                       |
| Zoned         | B-C, Business Campus (Industrial) |
| Parking       | Ample Parking                     |
| Entrances     | Front and Rear                    |
| Location      | Easy Access                       |

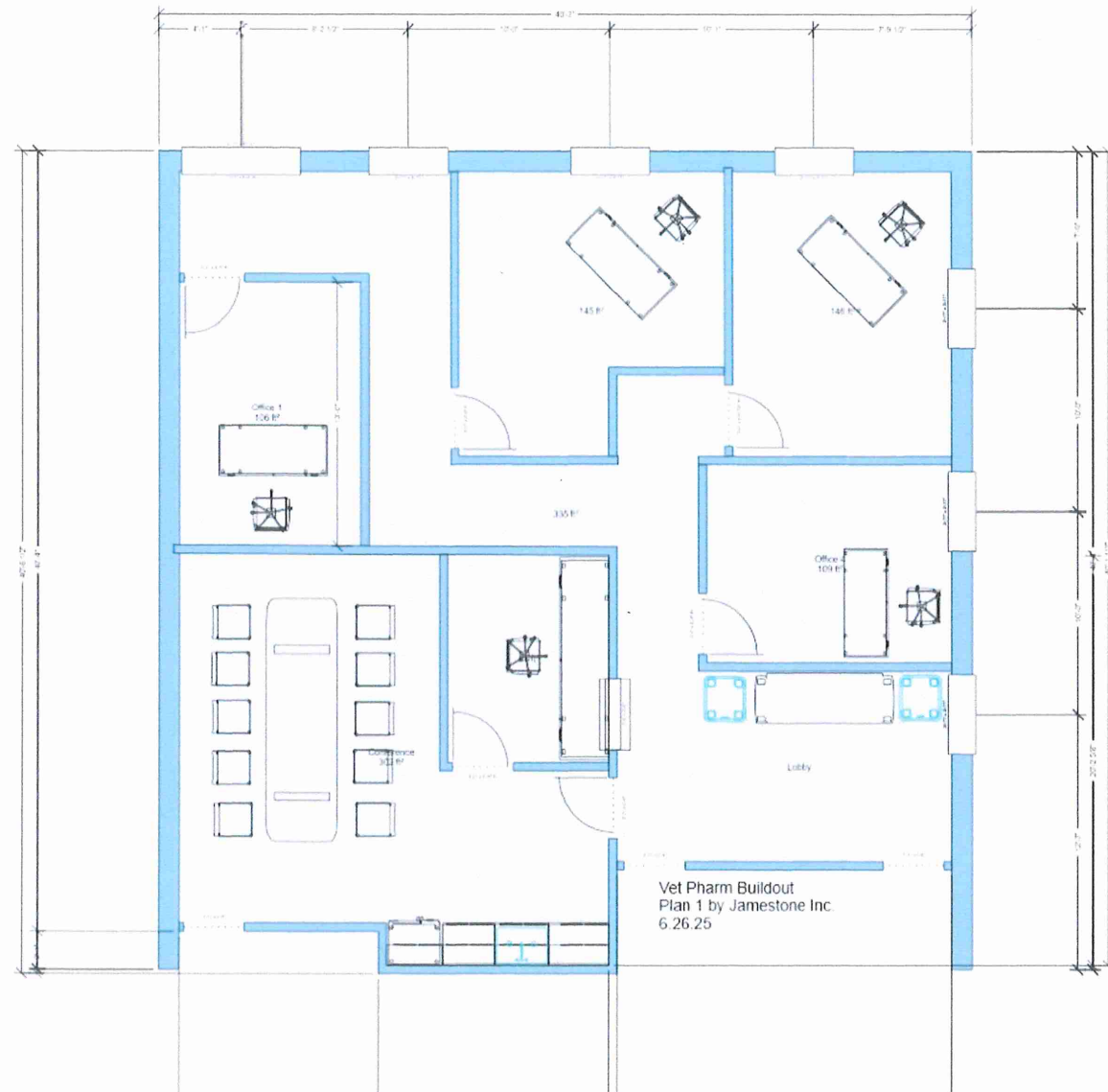
## PROPERTY INFORMATION

- \* HVAC - Forced Air
- \* Electrical - 200 amp
- \* Clear Height - 9'
- \* Quality Multi-Tenant Building
- \* Private or Shared Entry
- \* First Floor Office
- \* Private Office and a breakroom/conference room
- \* Base Rent Plus Utilities
- \* New paint, carpet and ceiling tile



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# FLOOR PLAN



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# INTERIOR



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