



# OFFICE-SERVICE SPACE FOR LEASE

1014 Laurel Street, Brainerd, MN 56401

**C|C** CLOSE CONVERSE  
Commercial Real Estate | Business Brokerage

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | [www.closeconverse.com](http://www.closeconverse.com)

1014 Laurel Street, Brainerd, MN 56401

# Table of Contents

<b>Page</b>	
3-5	Features
6	Building History
7	Floor Plans
8-11	Photos
12	Aerial Photo
13	Section Aerial
14	Section Map
15	Zoning Map
16	Traffic Counts
17	Location Map
18-19	Demographics
20	Thank You
21	Agency Disclosure
22	Contact

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# Features

## Office/Service Lease Space.

Excellent opportunity to lease turn-key office-service space in a historical building located in the heart of Downtown Brainerd. This large multi-tenant building has both office and warehouse space



available at a great rate. Enjoy easy access while being conveniently located within walking distance of the other downtown businesses, restaurants, parks, and more!

**Address:** 1014 Laurel Street, Brainerd, MN 56401

**Directions:** From Hwy 210 (Washington Street) / Hwy 371 (S 6th Street) intersection in Brainerd - East on Hwy 210 - South on S 8th Street - East on Laurel Street - Property is the SW corner of Laurel Street and S 11th Street

**Building Size:** 22,456 sq. ft. Total

**Main Level:** 17,220 sq. ft.

- 100:** 3,881 sq. ft. **AVAILABLE**
- 102:** 784 sq. ft. (Primerica)
- 103:** 660 sq. ft. **AVAILABLE**
- 104:** 690 sq. ft. (SCC Sports Cards)
- 1012:** 10,795 sq. ft. (Traditional Cabinetry)

**Common Area:** 410 sq. ft.

**Upper Level:** 5,236 sq. ft.

- 200:** 1,440 sq. ft. (Mille Lacs Driving Instruction)
- 202:** 820 sq. ft. (Brick Veteran)
- 204:** 2,167 sq. ft. (Keppers Tae Kwon Do)

**Common Area:** 809 sq. ft.

**Lease Rate:**

- 100:** **RATE REDUCED:** \$2,500/Month Gross (Plus Utilities) (Originally \$3,200/Month)
- 103:** \$500/Month Gross (Includes Utilities)

*Continued on next page.*

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# Features

<b>Lot Size:</b>	31,125 sq. ft. (0.72 Acres)
<b>Lot Dimensions:</b>	155' x 225' x 105' x 75' x 50' x 150'
<b>Frontage:</b>	155' along Laurel Street and 225' along S 11th Street
<b>Water &amp; Sewer:</b>	City
<b>Electric:</b>	800 Amp, Three Phase
<b>Lighting:</b>	Fluorescent & LED
<b>Heating:</b>	11 Natural Gas Forced Air Furnaces (5 Ceiling Mounts)
<b>Cooling:</b>	Central Air - 2 Electric Roof-Top Units & 3 Electric Ground Units
<b>Year Built:</b>	1910
<b>Construction:</b>	Concrete Block & Brick
<b>Foundation:</b>	Concrete
<b>Roof:</b>	Spray Foam
<b>Exterior:</b>	Stucco & Brick
<b>Ceiling Height:</b>	8' - 13'
<b>Overhead Doors:</b>	5 Total
<b>100:</b>	3 (10' W x 10' H)
<b>1012:</b>	1 (12' W x 10' H)
	1 (9' W x 10' H)
<b>Bathrooms:</b>	Main Level: 5 Total (100: 2; 1012: 2; 104:1) Upper Level: 2 Total (Shared by 102, 103, 200, 202 & 204)
<b>Parking:</b>	Paved Parking on the North and East side of the Building, plus a Gravel Parking Area to the West of the Building
<b>Zoning:</b>	B-3 Central Business District

***Continued on next page.***

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# Features

<b>PID#:</b>	41241216
<b>Legacy PID#:</b>	09196077004Z009
<b>Legal Description:</b>	Lots 4 thru 12 inclusive Block 77 and E 50 ft of Lots 13 thru 18 inclusive Block 77, Town of Brainerd & First Addition to Brainerd
<b>Building Tenants:</b>	Traditional Cabinetry, Primerica, SCC Sports Cards, Mille Lacs Driving Instruction, Brick Veteran and Keppers Tae Kwon Do
<b>Neighboring Businesses:</b>	Located in downtown Brainerd, nearby businesses include Great River Door, Great Plains Graphics, Bjerga's Feed Store, The Elks Club, Yesterday's Gone, 9th Street Bar, Minnesota T's , Northland Fire, Door Doctors, Last Turn Saloon, Fancy Pants Chocolates, BN Credit Union, Bob & Frans, The Pit Stop, plus numerous others.

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# Building History

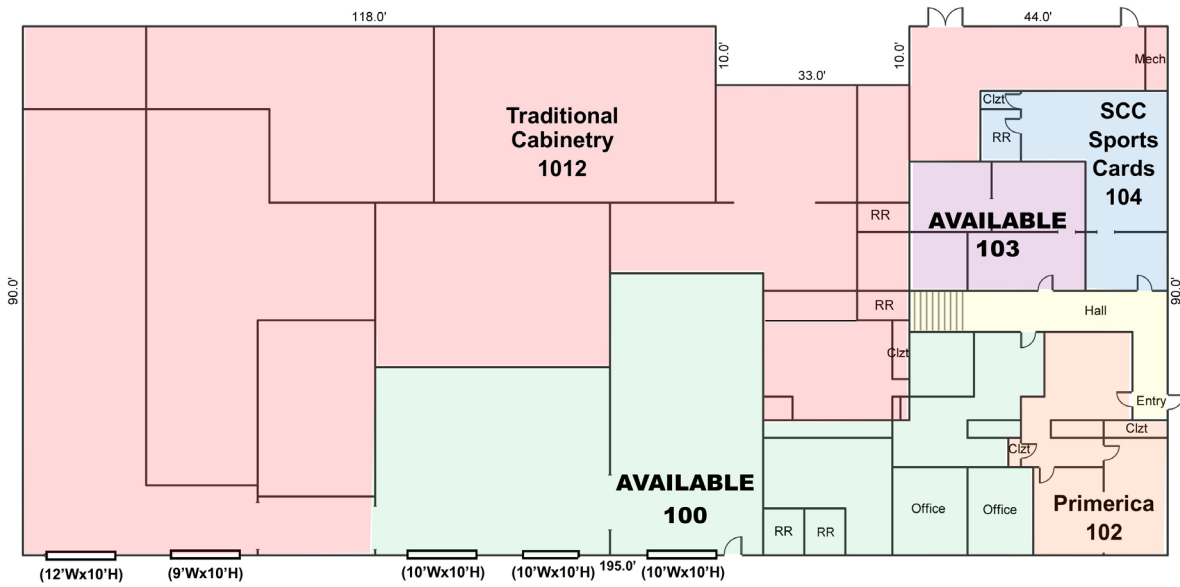
Originally referred to as the Toltz Gas Plant in 1910, the building was to produce gas which powered dynamos producing electricity for the City of Brainerd. In 1912 the building sold to the National Light, Heat & Power Company. Hickerson's Garment factory moved from the Iron Exchange building to this building in 1938, where over 100 people, mostly women, sewed 50,000 - 60,000 coats a year for J.C. Penney and other well known department stores in New York & Chicago. Hickerman's lasted until 1982, at which time Frontier Directory took over the building until the 1990's. Most recently, the building has been occupied by Electric Etc. who leases space to various smaller tenants.

- [www.CrowWingHistory.org](http://www.CrowWingHistory.org)
- [www.CI.Brainerd.MN.US](http://www.CI.Brainerd.MN.US) (A Walk Through History)

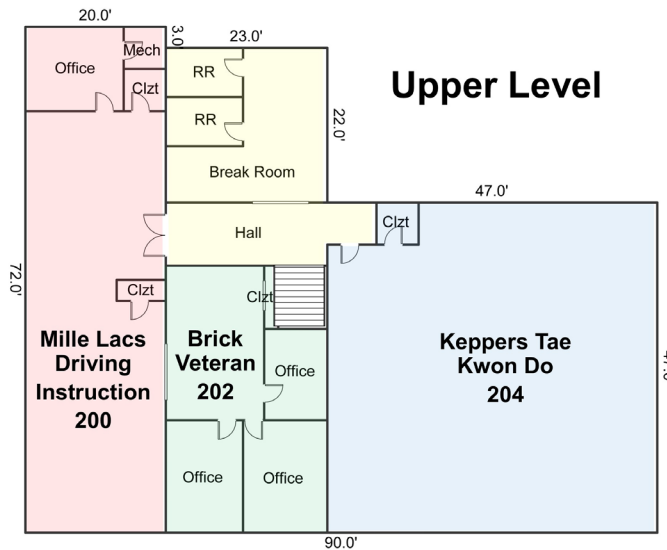
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## Main Level



## Upper Level



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Photos



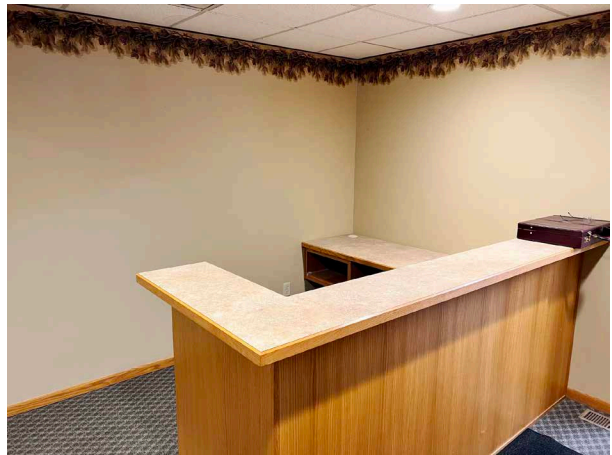
NE Corner of Building



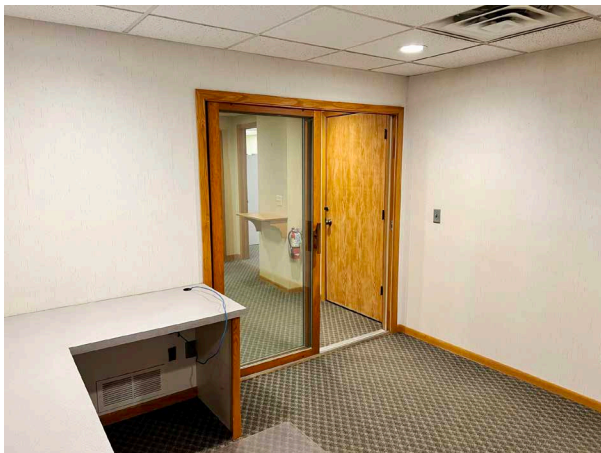
NW Corner of Building



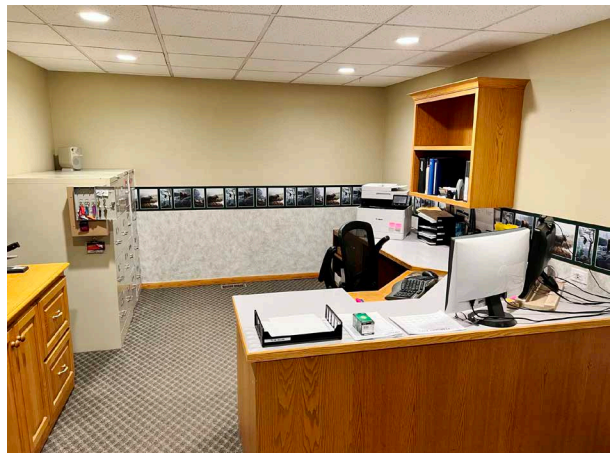
East Side of Building w/ OH Doors



100 - Reception



100 - Office



100 - Office

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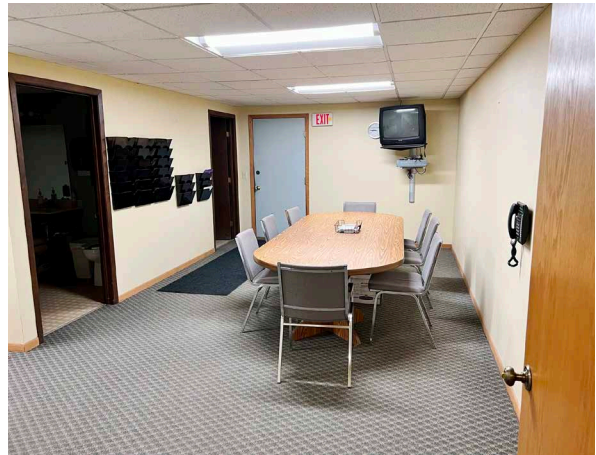


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# Photos



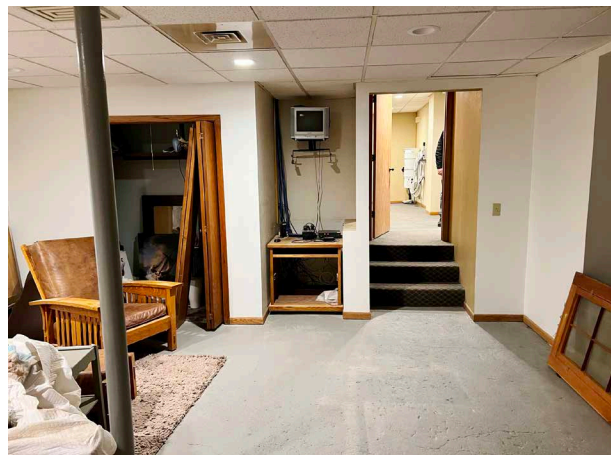
100 - Office



100 - Breakroom



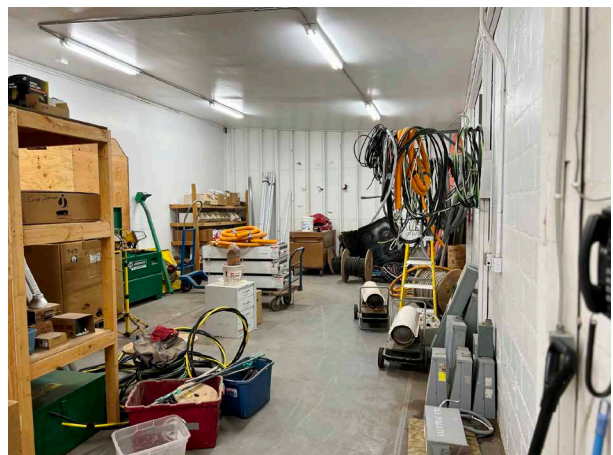
100 - Breakroom



100 - Work Room



100 - Warehouse



100 - Warehouse

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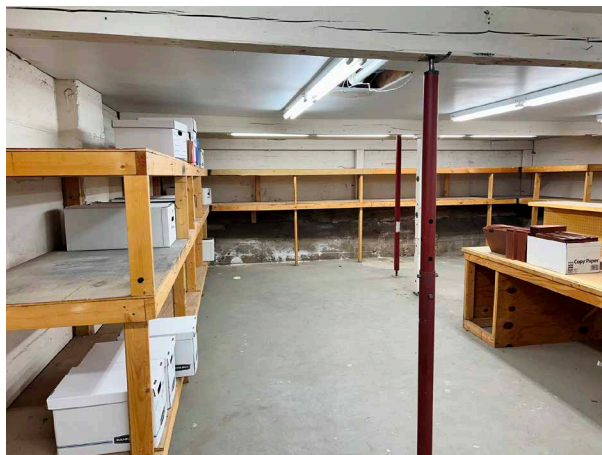




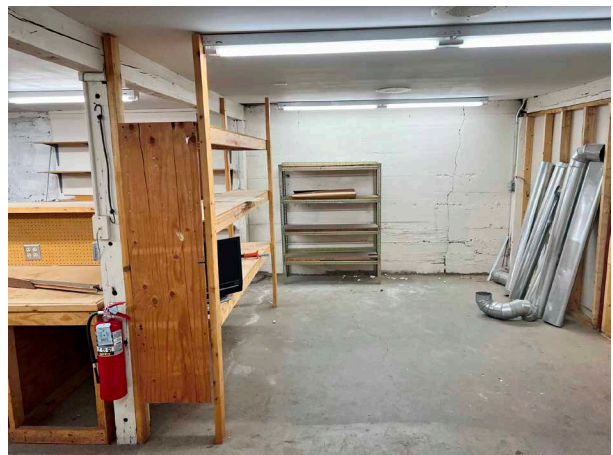
100 - Lower Level Storage



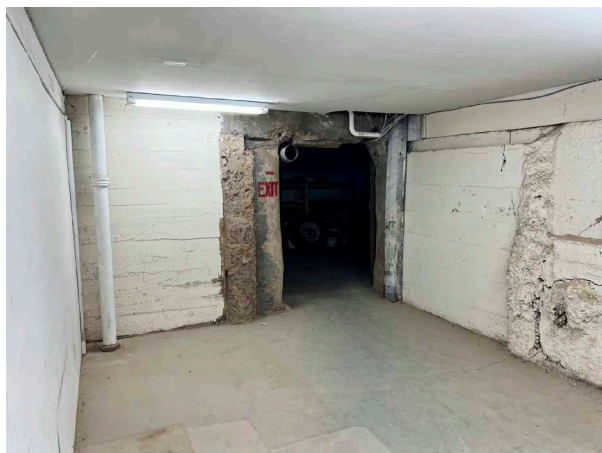
100 - Lower Level Storage



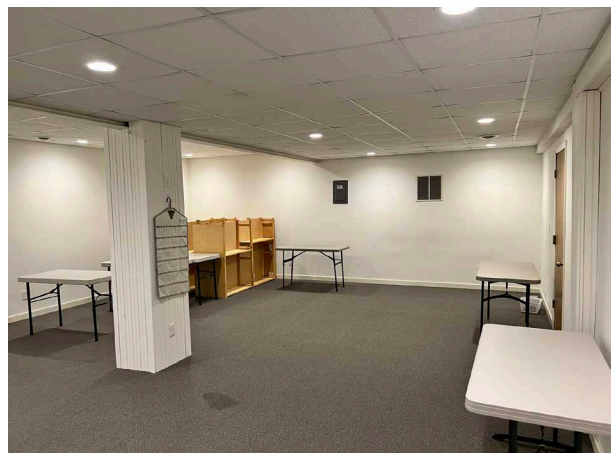
100 - Lower Level Storage



100 - Lower Level Storage



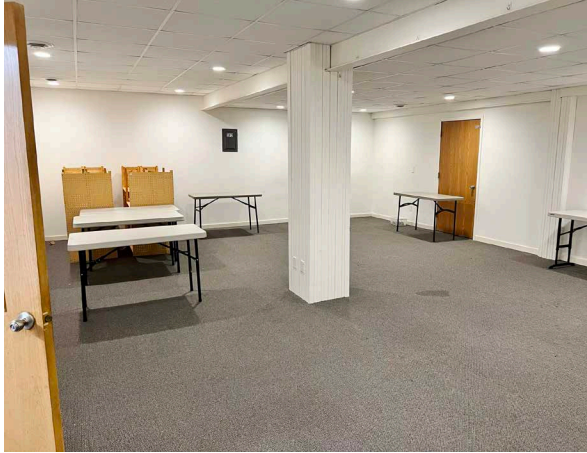
100 - Lower Level Storage



103 - Work Space

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103 - Work Space

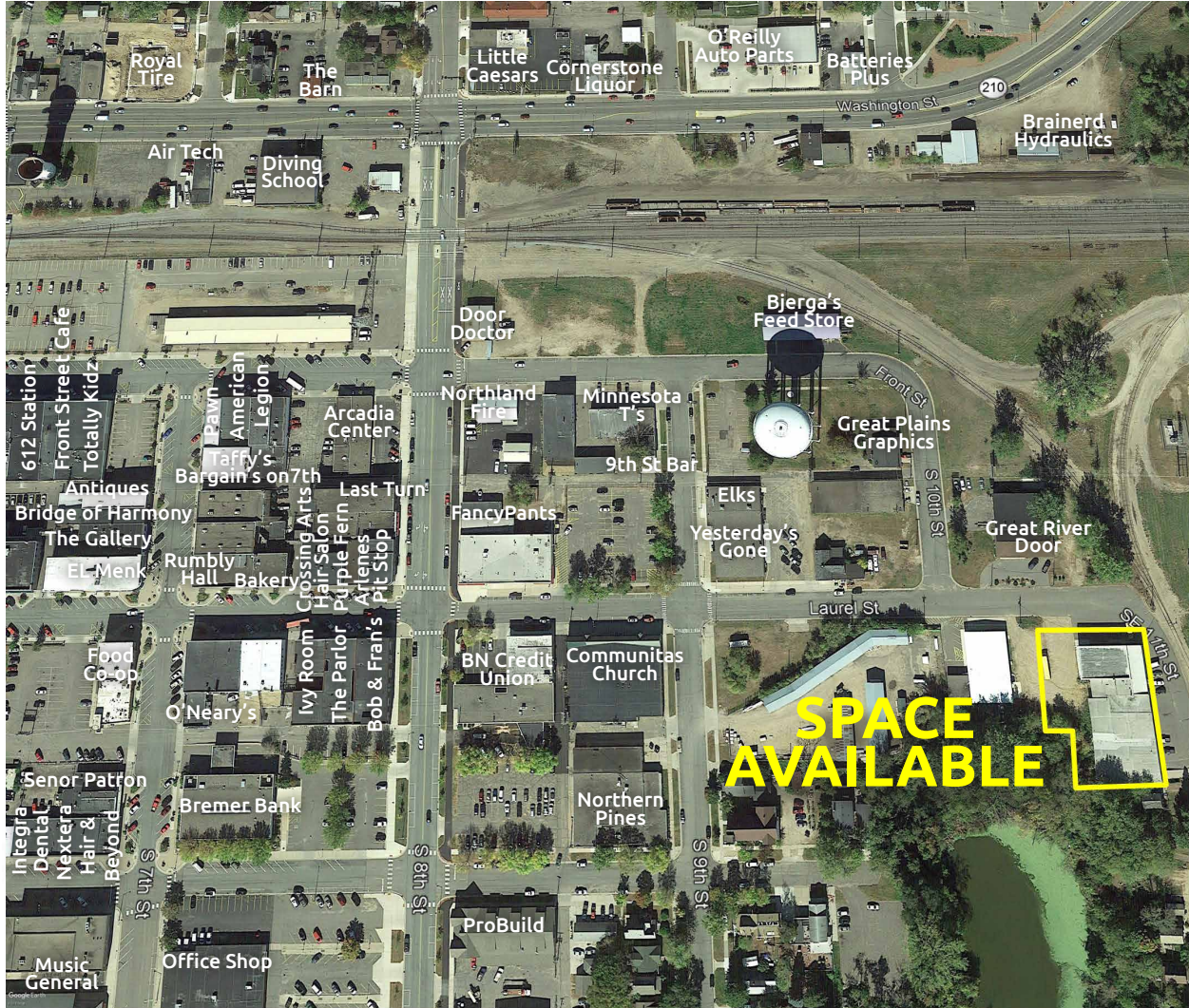


103 - Work Space



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# Aerial Photo



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# Section Aerial



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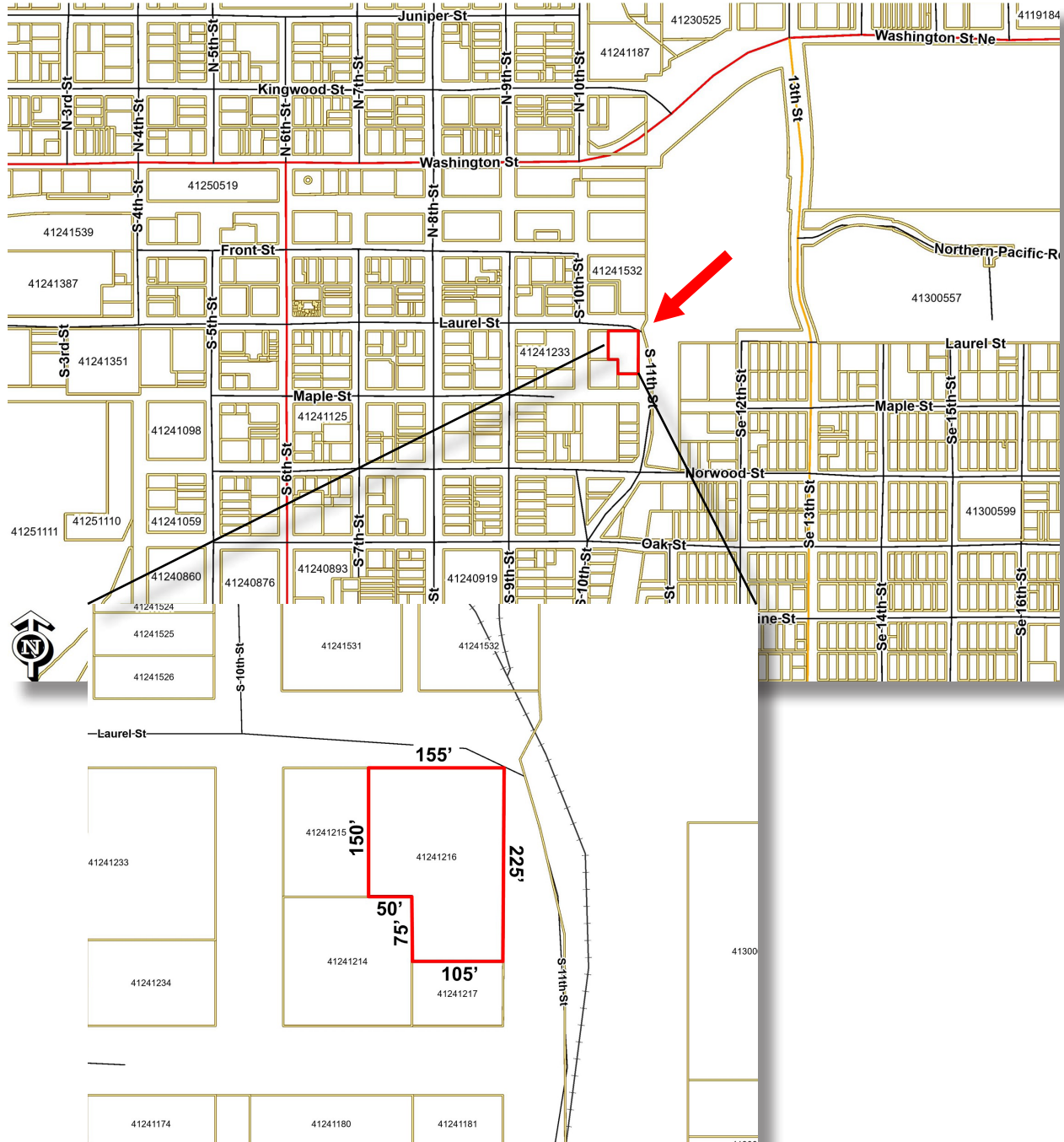
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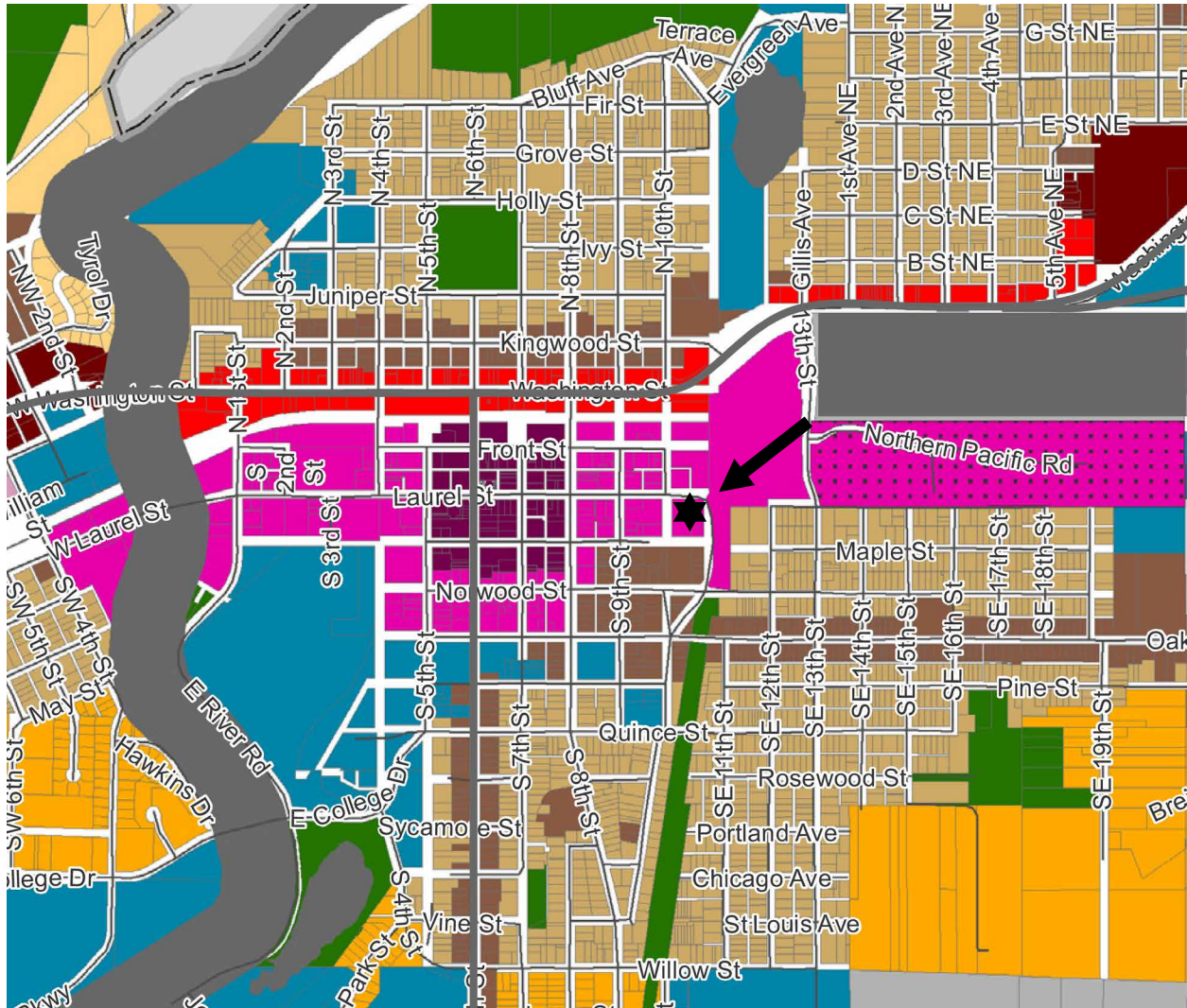
# Section Map



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## TC - Town Center



**Zoning Districts**

- |                                    |                                   |                            |
|------------------------------------|-----------------------------------|----------------------------|
| Rural Living 1 (RL-1)              | General Commercial (GC)           | Main Street (MS)           |
| Rural Living 2 (RL-2)              | Commercial Corridor (CC)          | Makers and Employment (ME) |
| Garden Living (GL)                 | Traditional Neighborhood 1 (TN-1) | General Industrial (GI)    |
| Contemporary Neighborhood 1 (CN-1) | Traditional Neighborhood 2 (TN-2) | Public/Semi-Public (PSP)   |
| Contemporary Neighborhood 2 (CN-2) | Town Center (TC)                  | Park (P)                   |

**Overlay**

- |   |
|---|
| Brook Street Industrial Overlay (BSI-O) |
| Manufactured Housing Overlay (MH-O)     |
| Northern Pacific Center Overlay (PUD)   |

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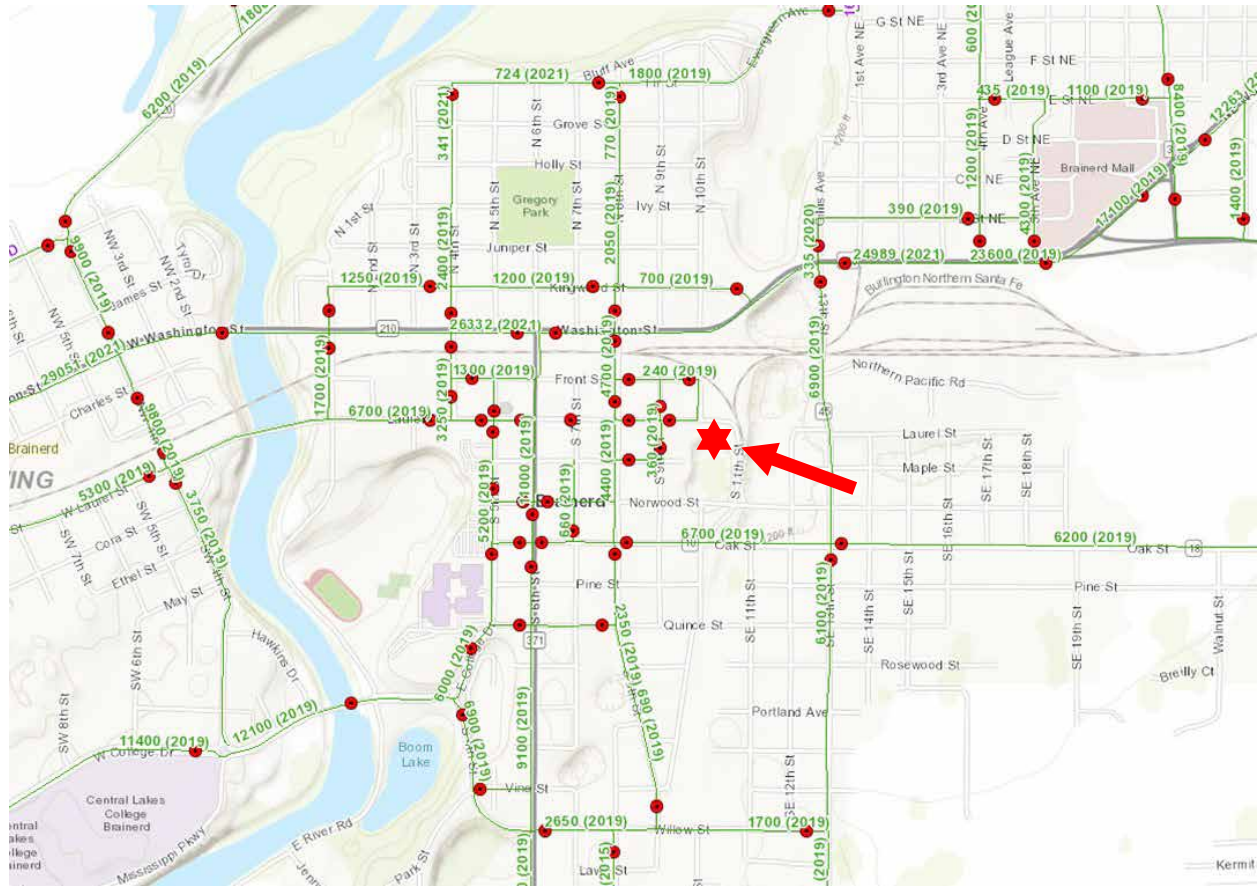


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Counts from MNDOT

# Traffic Counts

**Brainerd Traffic Counts:** 4,400 (2019) - 4,700 (2019) on S 8th Street, 360 (2019) - 365 (2019) on S 9th Street, 240 (2019) on S 10th Street and 24,173 (2021) - 24,989 (2021) on Washington Street (Hwy 210)



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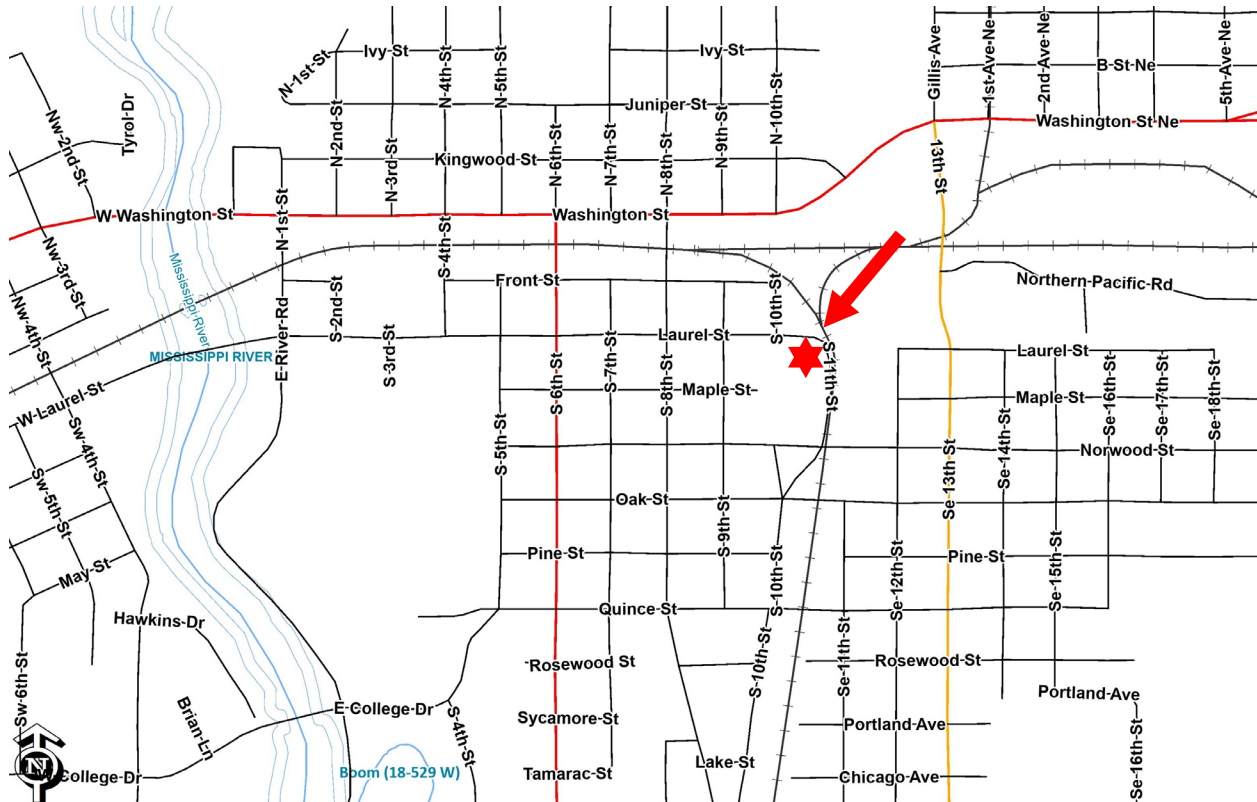
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# Location Map



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**Trade Area 2023 Population (Includes the following counties):**

Crow Wing County	67,515
Cass County	31,064
Total Trade Area Population	98,579

**2023 Population:**

Baxter	9,085
Brainerd	31,623

**Estimated Summer Population:**

Brainerd/Baxter	200,000+
-----------------	----------

**Projected Population Growth Change 2023-2028:**

Crow Wing County	0.30%
Brainerd	0.37%

**Households in 2023:**

Crow Wing County	28,623
Brainerd	13,033

**2023 Median Household Income:**

Crow Wing County	\$67,281
Brainerd	\$63,898

**Crow Wing County Retail Sales in 2012:**

\$1,124,967,000

**Leading Employers in Crow Wing County in 2022:**

- Essentia Health
- Cuyuna Regional Medical Center
- Brainerd School District
- Grandview Lodge
- Breezy Point Resort
- Ascensus
- Clow Stamping
- Crow Wing County
- Madden’s Resort
- Cragun’s Resort
- Walmart
- Ruttgers Bay Lake Resort
- Cub Foods/Super Valu (3 Stores)
- Central lakes College
- Anderson Brothers Construction
- Pequot Lakes School District
- Mills Automotive
- Bang Printing
- City of Brainerd
- Costco
- Bethany Good Samaritan
- Woodland Good Samaritan
- Crosby Ironton School District
- Minnesota Care

**Leading Employers Cont.:**

- Landis + Gyr
- Northstar Plating
- Nortech Systems
- Lindar
- Avantech
- Reichert Bus
- Lexington
- Growth Zone
- CTC
- Stern Companies
- BTD
- MNDOT
- MNDNR
- TDS
- Graphic Packaging
- Crow Wing Power

*Continued on next page.*



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# Demographics

Area Businesses: (To see a list of additional businesses, please go to [www.explorebrainerdlakes.com](http://www.explorebrainerdlakes.com))

Financial Institutions: 16+  
(multiple locations not counted)

Churches: 30+

Schools: 15+

Golf Courses: 27+

Resorts:

Birch Bay  
Boyd Lodge  
Breezy Point Resort  
Craguns  
Fritz's Resort  
Grand View Lodge  
Gull Lake Resort  
Kavanaugh's  
Lost Lake Lodge  
Maddens  
Manhattan Beach Lodge  
Quarterdeck  
Ruttger's Bay Lake Lodge  
Sullivans  
Plus numerous others

Major Retailers:

Aldi  
Anytime Fitness  
Ashley Furniture  
Auto Zone  
Best Buy  
Brother's Motorsports  
Cashwise Liquor (2)  
Christmas Point  
Costco  
Cub Foods (2)  
Dick's Sporting Goods  
Discount Tire  
Dollar Tree (2)  
Dondelinger  
Dunham's Sports  
East Brainerd Mall  
(17 Retailers)  
Fleet Farm  
Home Depot  
Home Goods  
Hobby Lobby  
Jiffy Lube

Major Retailers Continued:

Kohl's  
Menards  
Michaels  
PetSmart  
Planet Fitness  
Super One  
Super Wal-Mart  
Takedown Gym  
Target  
The Power Lodge  
TJ Maxx  
Ulta Beauty  
Walgreens  
Westgate Mall  
(27 Retailers)  
Westside Liquor

Restaurants/Fast Food:

218 Local  
371 Diner  
Antler's  
Applebee's  
Arby's  
B-Merri  
Baia Della Italian Kitchen  
Bar Harbor  
Baxter's  
Black Bear Lodge & Saloon  
Blaze Pizza  
Blue Oyster  
Boulder Tap House  
Breezy Point Marina  
Buffalo Wild Wings  
Burger King  
Burritos California  
Caribou Coffee (4)  
Char  
China Garden  
Chipotle  
Coco Moon  
Cold Stone Creamery  
Cowboy's  
Cragun's Legacy Grill  
Cru  
Culver's  
Dairy Queen (3)  
Diamond House  
Domino's Pizza (3)

Restaurants/Fast Food Continued:

Dough Bros.  
Dunmire's (2)  
El Tequila  
Ernie's  
Firehouse Subs  
Five Guys  
Four Seas  
Grizzly's Grill & Saloon  
Hardee's  
Hunt 'N Shack  
Ippin Ramen & Sushi  
Jack's House  
Jersey Mike's  
Jimmy John's  
Jr's No. 19 BBQ  
KFC  
Little Caesar's  
Loco Express  
Lucky's  
Madden's Classic Grill  
Manhattan Beach  
Maucieri's  
McDonalds (2)  
Moonlite Bay  
Papa Murphy's Pizza  
Perkins  
Pine Peaks  
Pizza Hut  
Pizza Ranch  
Poncho & Lefty's  
Rafferty's Pizza (4)  
Riverside Inn  
Ruttger's  
Sakura  
Senor Patron  
Sherwood North  
Slice on Oak  
Starbucks (3)  
Subway (4)  
Sunshine's Summer House  
Taco Bell  
Taco John's  
The Barn  
The Commander  
The Pines at Grandview  
Timberjack  
Wendy's (2)  
Ye Ole Wharf

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**Thank You**

### **Thank you for considering this Close - Converse opportunity**

Close - Converse is pleased to present this real estate opportunity for your review. It is our intention to provide you with the breadth of information and data that will allow you to make an informed decision.

### **We are here to help**

Please review this package and contact us with any questions you may have. We are prepared to discuss how this property meets your needs and desires. Facts, figures and background information will aid in your decision. Should you need specialized counsel in the areas of taxation, law, finance, or other areas of professional expertise, we will be happy to work with your advisor or, we can recommend competent professionals.

### **How to acquire this opportunity**

When you have made a decision to move forward, we can help structure a proposal that covers all the complexities of a commercial real estate transaction. As seller's representatives, we know the seller's specific needs and can tailor a proposal that expresses your desires, provides appropriate contingencies for due diligence and results in a win-win transaction for all parties.

### **Agency and you**

Generally, we are retained by sellers or landlords to represent them in the packaging and marketing of their commercial, investment or development real estate. You are encouraged to review the Minnesota disclosure form "Agency Relationships in Real Estate Transactions" which is enclosed at the end of this package. If you have questions about agency and how it relates to your search for the right property, please ask us. We will answer all your questions and review the alternatives.

Should you wish to pursue this opportunity, please acknowledge your review of "Agency Relationships" by signing, dating and returning it to us.

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# Agency Disclosure

## AGENCY RELATIONSHIPS IN REAL ESTATE TRANSACTIONS

1. Page 1

2. **MINNESOTA LAW REQUIRES** that early in any relationship, real estate brokers or salespersons discuss with consumers what type of agency representation or relationship they desire.<sup>(1)</sup> The available options are listed below. This is not a contract. This is an **agency disclosure form only**. If you desire representation you must enter into a written contract, according to state law (a listing contract or a buyer/tenant representation contract). Until such time as you choose to enter into a written contract for representation, you will be treated as a customer and will not receive any representation from the broker or salesperson. The broker or salesperson will be acting as a Facilitator (see paragraph IV on page two (2)), unless the broker or salesperson is representing another party, as described below.

9. **ACKNOWLEDGMENT: I/We acknowledge that I/we have been presented with the below-described options. I/We understand that until I/we have signed a representation contract, I/we am/are not represented by the broker/salesperson. I/We understand that written consent is required for a dual agency relationship.**

11. **THIS IS A DISCLOSURE ONLY, NOT A CONTRACT FOR REPRESENTATION.**

13. \_\_\_\_\_  
 (Signature) (Date) (Signature) (Date)

14. I. **Seller's/Landlord's Broker:** A broker who lists a property, or a salesperson who is licensed to the listing broker, represents the Seller/Landlord and acts on behalf of the Seller/Landlord. A Seller's/Landlord's broker owes to the Seller/Landlord the fiduciary duties described on page two (2).<sup>(2)</sup> The broker must also disclose to the Buyer material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.) If a broker or salesperson working with a Buyer/Tenant as a customer is representing the Seller/Landlord, he or she must act in the Seller's/Landlord's best interest and must tell the Seller/Landlord any information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In that case, the Buyer/Tenant will not be represented and will not receive advice and counsel from the broker or salesperson.

24. II. **Buyer's/Tenant's Broker:** A Buyer/Tenant may enter into an agreement for the broker or salesperson to represent and act on behalf of the Buyer/Tenant. The broker may represent the Buyer/Tenant only, and not the Seller/Landlord, even if he or she is being paid in whole or in part by the Seller/Landlord. A Buyer's/Tenant's broker owes to the Buyer/Tenant the fiduciary duties described on page two (2).<sup>(2)</sup> The broker must disclose to the Buyer material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.) If a broker or salesperson working with a Seller/Landlord as a customer is representing the Buyer/Tenant, he or she must act in the Buyer's/Tenant's best interest and must tell the Buyer/Tenant any information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In that case, the Seller/Landlord will not be represented and will not receive advice and counsel from the broker or salesperson.

35. III. **Dual Agency - Broker Representing both Seller/Landlord and Buyer/Tenant:** Dual agency occurs when one broker or salesperson represents both parties to a transaction, or when two salespersons licensed to the same broker each represent a party to the transaction. Dual agency requires the informed consent of all parties, and means that the broker and salesperson owe the same duties to the Seller/Landlord and the Buyer/Tenant. This role limits the level of representation the broker and salesperson can provide, and prohibits them from acting exclusively for either party. In a dual agency, confidential information about price, terms and motivation for pursuing a transaction will be kept confidential unless one party instructs the broker or salesperson in writing to disclose specific information about him or her. Other information will be shared. Dual agents may not advocate for one party to the detriment of the other.<sup>(3)</sup>

44. Within the limitations described above, dual agents owe to both Seller/Landlord and Buyer/Tenant the fiduciary duties described below.<sup>(4)</sup> Dual agents must disclose to Buyers material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)

48. \_\_\_\_\_ I have had the opportunity to review the "Notice Regarding Predatory Offender Information" on page two. (2)  
 (initials) (initials)

50. Page 2

51. IV. **Facilitator:** A broker or salesperson who performs services for a Buyer/Tenant, a Seller/Landlord or both but does not represent either in a fiduciary capacity as a Buyer's/Tenant's Broker, Seller's/Landlord's Broker or Dual Agent. **THE FACILITATOR BROKER OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY DUTIES LISTED BELOW, EXCEPT CONFIDENTIALITY, UNLESS THOSE DUTIES ARE INCLUDED IN A WRITTEN FACILITATOR SERVICES AGREEMENT.** The facilitator broker or salesperson owes the duty of confidentiality to the party but owes no other duty to the party except those duties required by law or contained in a written facilitator services agreement, if any. In the event a facilitator broker or salesperson working with a Buyer/Tenant shows a property listed by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Seller's/Landlord's Broker (see paragraph I on page one (1)). In the event a facilitator broker or salesperson, working with a Seller/Landlord, accepts a showing of the property by a Buyer/Tenant being represented by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Buyer's/Tenant's Broker (see paragraph III on page one (1)).

63. <sup>(1)</sup> This disclosure is required by law in any transaction involving property occupied or intended to be occupied by one to four families as their residence.

65. <sup>(2)</sup> The fiduciary duties mentioned above are listed below and have the following meanings:  
 66. **Loyalty** - broker/salesperson will act only in client(s)' best interest.  
 67. **Obedience** - broker/salesperson will carry out all client(s)' lawful instructions.  
 68. **Disclosure** - broker/salesperson will disclose to client(s) all material facts of which broker/salesperson has knowledge which might reasonably affect the client(s)' use and enjoyment of the property.  
 69. **Confidentiality** - broker/salesperson will keep client(s)' confidences unless required by law to disclose specific information (such as disclosure of material facts to Buyers).  
 70. **Reasonable Care** - broker/salesperson will use reasonable care in performing duties as an agent.  
 71. **Accounting** - broker/salesperson will account to client(s) for all client(s)' money and property received as agent.

74. <sup>(3)</sup> If Seller(s)/Landlord(s) elect(s) not to agree to a dual agency relationship, Seller(s)/Landlord(s) may give up the opportunity to sell/lease the property to Buyer(s)/Tenant(s) represented by the broker/salesperson. If Buyer(s)/Tenant(s) elect(s) not to agree to a dual agency relationship, Buyer(s)/Tenant(s) may give up the opportunity to purchase/lease properties listed by the broker.

78. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory offender registry and persons registered with the predatory offender registry under MN Statute 243.166 may be obtained by contacting the local law enforcement offices in the community where the property is located, or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections Web site at [www.corr.state.mn.us](http://www.corr.state.mn.us).

MN:AGCYDISC-2 (8/14)

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