

OFFICE SPACE  
FOR LEASE

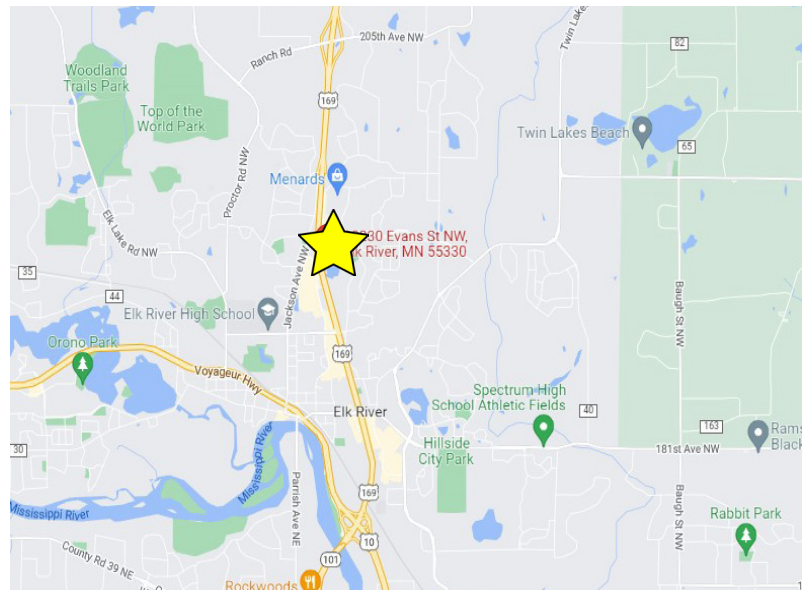


# HILLSIDE OFFICE BUILDING

19230 Evans Street NW, Elk River, MN 55330

## PROPERTY HIGHLIGHTS

- Professional office building in beautiful setting overlooking small lake
- Convenient northwest metro location off Highway 169 and 193rd Avenue NW in Elk River
- Suite 100 - 630 RSF (lower level)
- Suite 104 - 193 RSF (lower level)
- Suite 114 - 532 RSF (lower level/two rooms)
- Suite 202 - 3,313 RSF (available 5/1/25)
- Suite 202A - 1,794 RSF
- Great traffic count and dedicated surface parking lot with 59 stalls
- Great retail corridor featuring: Sammy's Pizza, Cub Foods, Planet Fitness, Huntington Bank, Wells Fargo, Menards and Coborn's



900 North Third Street, Minneapolis, MN 55401

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# HILLSIDE OFFICE BUILDING

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## Building Address

19230 Evans Street NW, Elk River, MN 55330

## Office Availability

Suite 100 - 630 RSF

Suite 202 - 3,313 RSF (avail 5/1/25)

Suite 104 - 193 RSF

Suite 202A - 1,794 RSF

Suite 114 - 532 RSF

## Lease Rate

\$11.00 - 13.00 PSF Net

## Operating Expenses

CAM \$6.85 PSF

TAX \$1.74 PSF

INSURANCE \$0.30 PSF

TOTAL \$8.89 PSF (2024 est.)

## Traffic Counts\*

39,000 VPD on Highway 169

\*Source: MNDOT

## Population\*

13,941(3 miles) and 27,540 (5 miles)

\*Source: Moody's Analytics/Catylist

## Building Features

Small professional building overlooks lake in beautiful setting

59 parking stalls dedicated to building

Excellent location in high-traffic retail corridor on Hwy 169

Tenant signage available



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