

FOR LEASE

**8555 123RD ST
SAVAGE MN 55378**



NORTH STAR
COMMERCIAL
REAL ESTATE ADVISORS



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EXECUTIVE SUMMARY

OFFICE LEASE RATE

\$12.50

WAREHOUSE LEASE RATE

\$6.50

CAM & TAX

\$7.91 (includes all utilities)

YEAR BUILT

2004

AVAILABLE

Office: 7,815 SF

Outdoor Storage: 15,000 SF

Warehouse: 2,000 SF

Various Configurations
available for office space

TOTAL OFFICE SF AVAILABLE

7,815

PARKING STALLS

33

PID #

26-057-007-0

BUILDING TYPE

Commercial - Office

ABOUT THE PROPERTY

This versatile multi use building is a great opportunity for any business looking to relocate. With proximity to both highway 169 and 13 there is easy access from the Savage, Prior Lake, Shakopee and Burnsville communities.

CAM includes all utilities

PROPERTY HIGHLIGHTS

- Proximity to highway 13 and 169
- Multiple layout configurations are available
- Fenced outdoor storage available (15,000 SF)

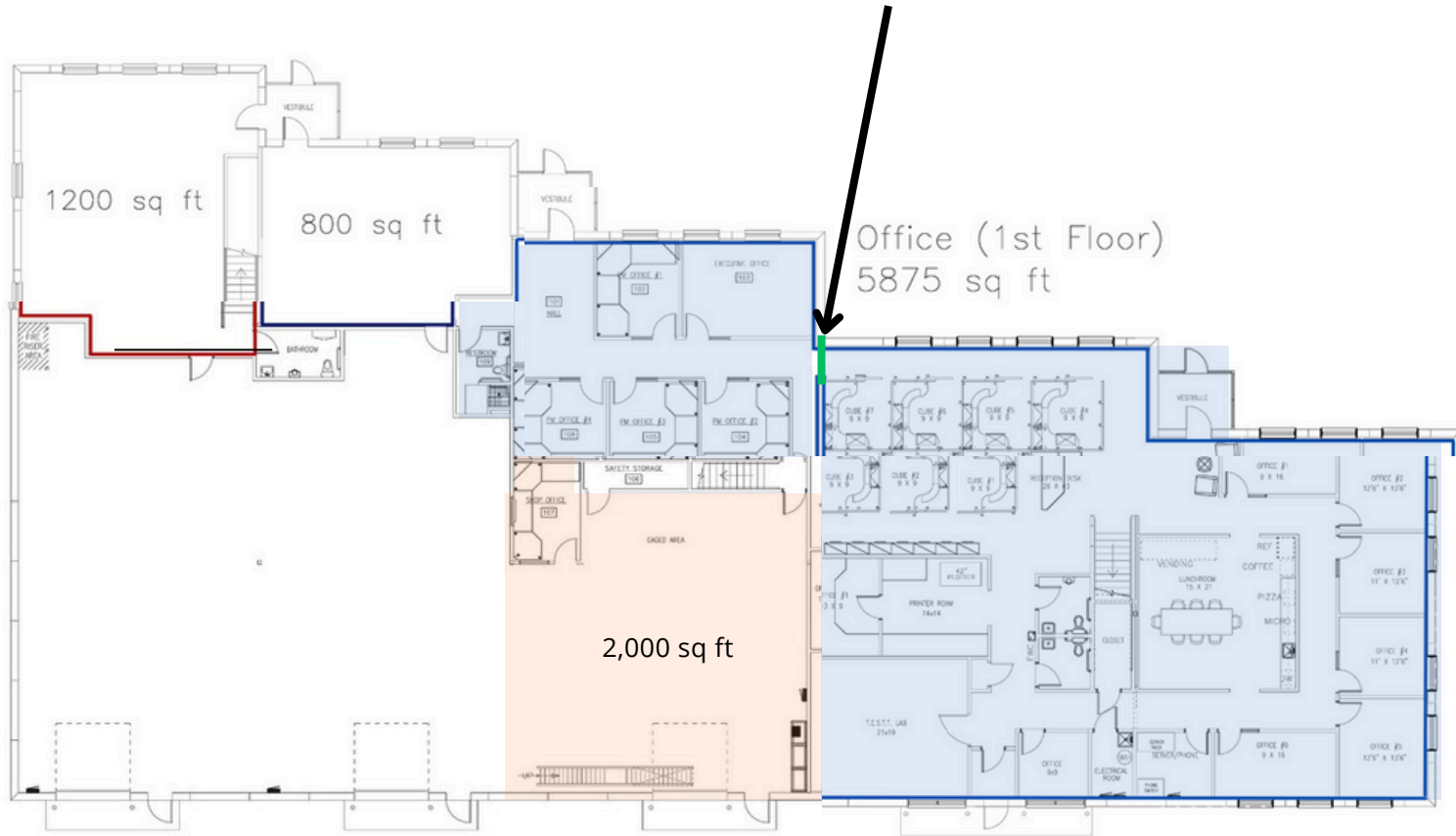


FLOOR PLAN - 1ST FLOOR

5,875 SF

OFFICE- BLUE
WAREHOUSE- PINK

CONFIGURATIONS AVAILABLE
1200- 4675 (GREEN LINE=POTENTIAL WALL)



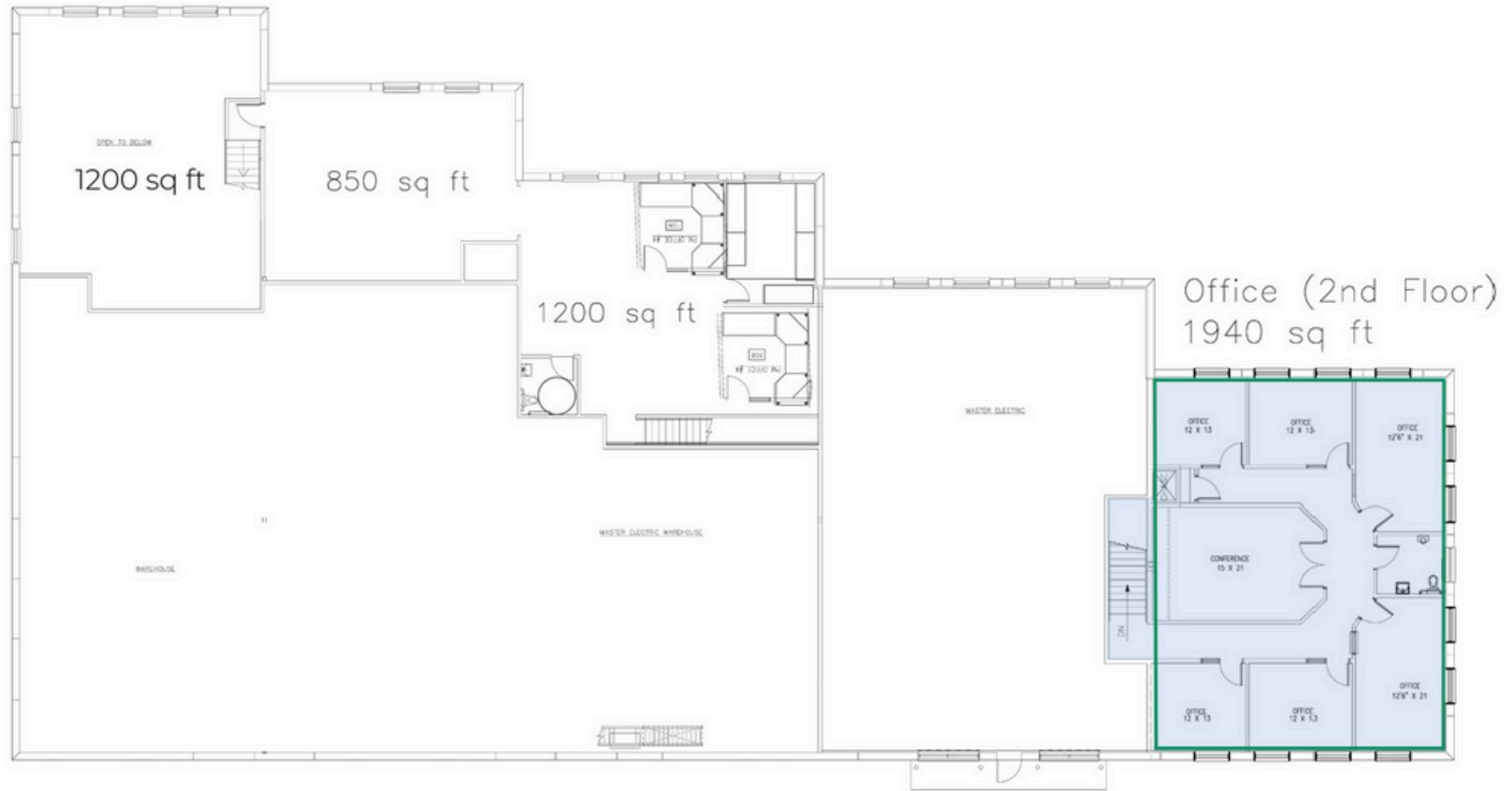
1st Floor

Scale: $\frac{1}{8}'' = 1'0''$



FLOOR PLAN - 2ND FLOOR

1,940 SF OFFICE- BLUE



2nd Floor

Scale: $\frac{1}{8}$ " = 1'0"

PROPERTY PHOTOS



AERIAL PHOTO + STORAGE SPACE (RED)

15,000 SF STORAGE SPACE



DEMOGRAPHICS

Population

	1 mile	3 mile	5 mile
2020 Population	1,649	46,100	132,995
2024 Population	1,637	46,825	132,236
2029 Population Projection	1,731	48,589	135,619

Households

	1 mile	3 mile	5 mile
2020 Households	580	17,187	49,459
2024 Households	577	17,394	48,978
2029 Household Projection	611	18,010	50,113

Income

	1 mile	3 mile	5 mile
Avg Household Income	\$148,660	\$134,676	\$134,800
Median Household Income	\$122,314	\$108,341	\$108,996

additional demographics available upon request



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