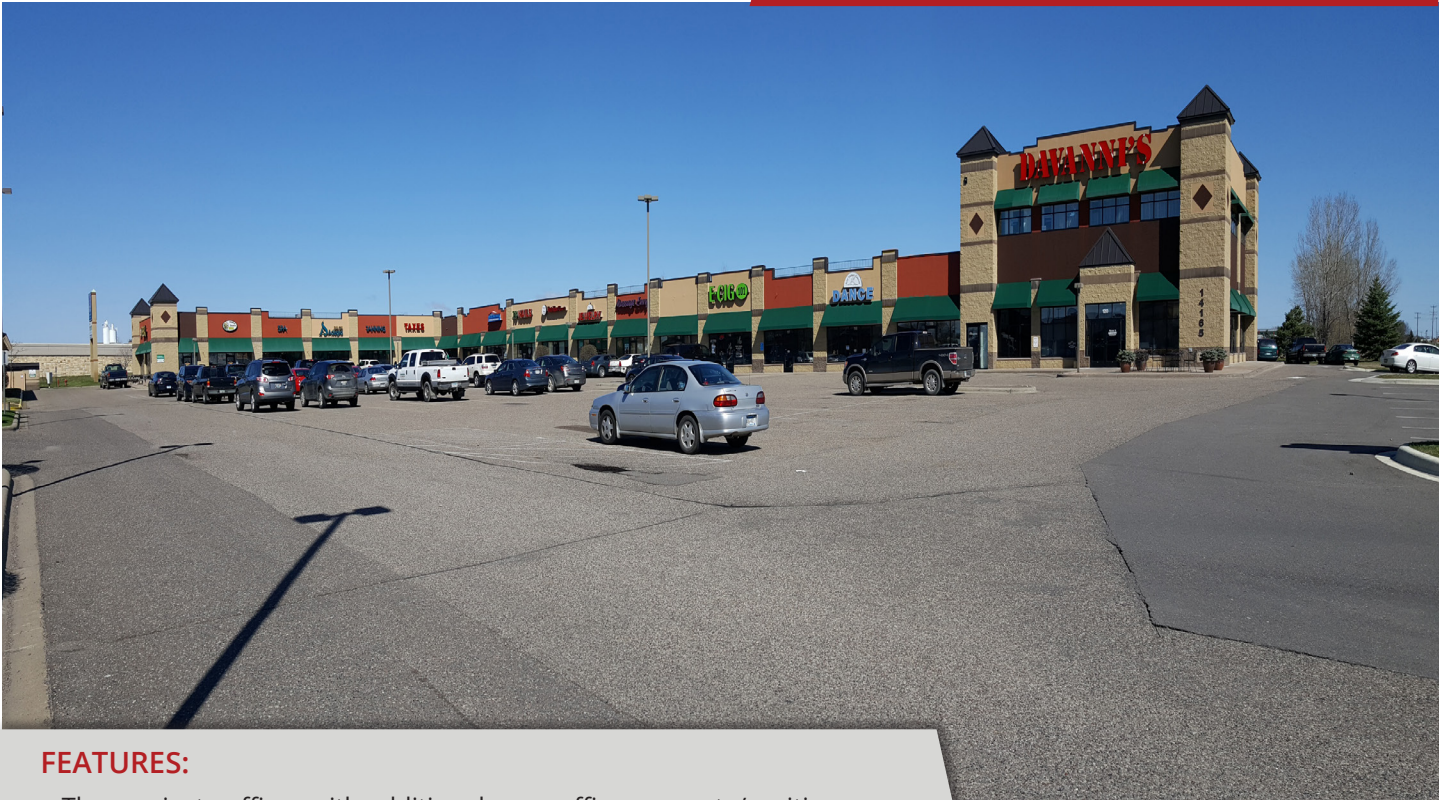


FOR LEASE
1,800 SF AVAILABLE



FEATURES:

- Three private offices with additional open offices, recept. / waiting area.
- Multiple exam rooms already built out.
- Private bathrooms for staff and patients.
- Building offers digital signage on Hwy. 101!
- Former dermatology clinic, making it a turnkey solution for medical uses.

Lease Rate

\$16.00 / psf NNN

Tax \$3.80 / psf
Cam \$3.88 / psf



Availability:

Suite 107 : 1,800 SF

| | |
|------------------------|---|
| Overview | 1 |
| Aerial Maps | 2 |
| Site Plan | 3 |
| Floor Plans | 4 |
| City Information | 5 |



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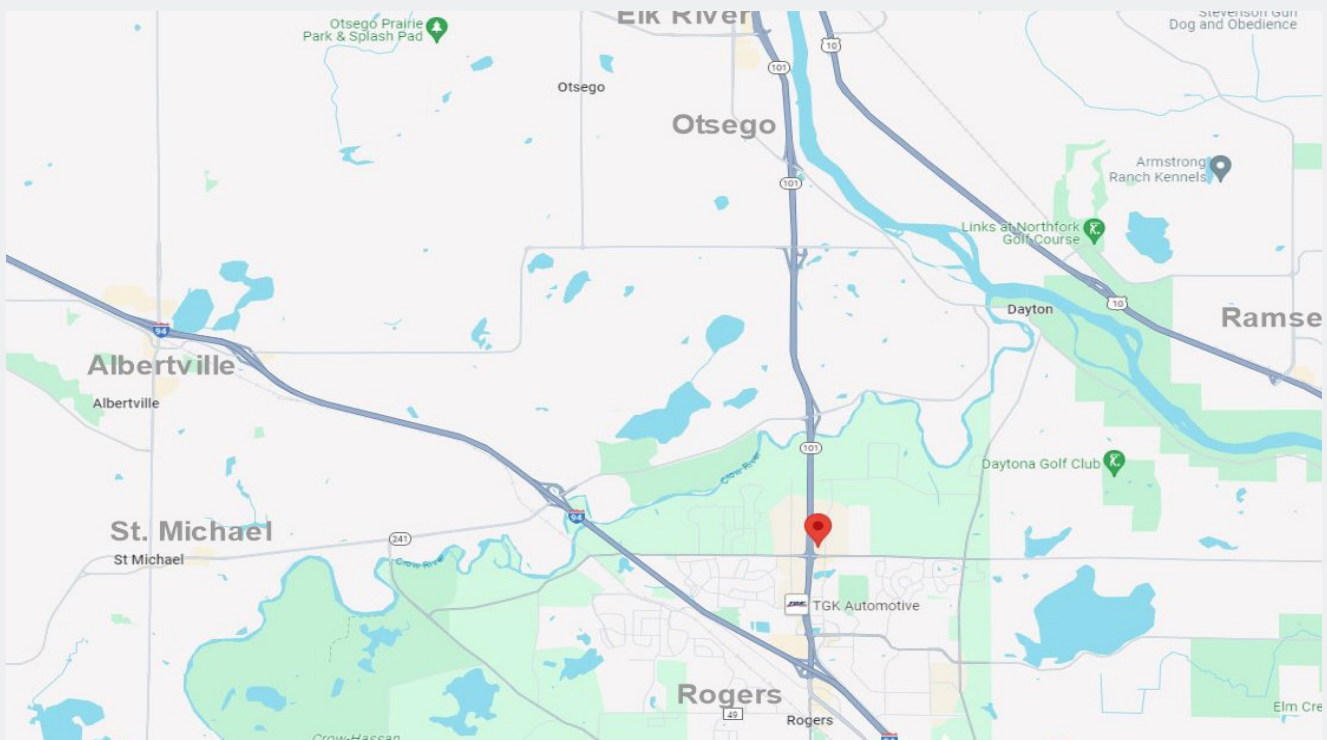
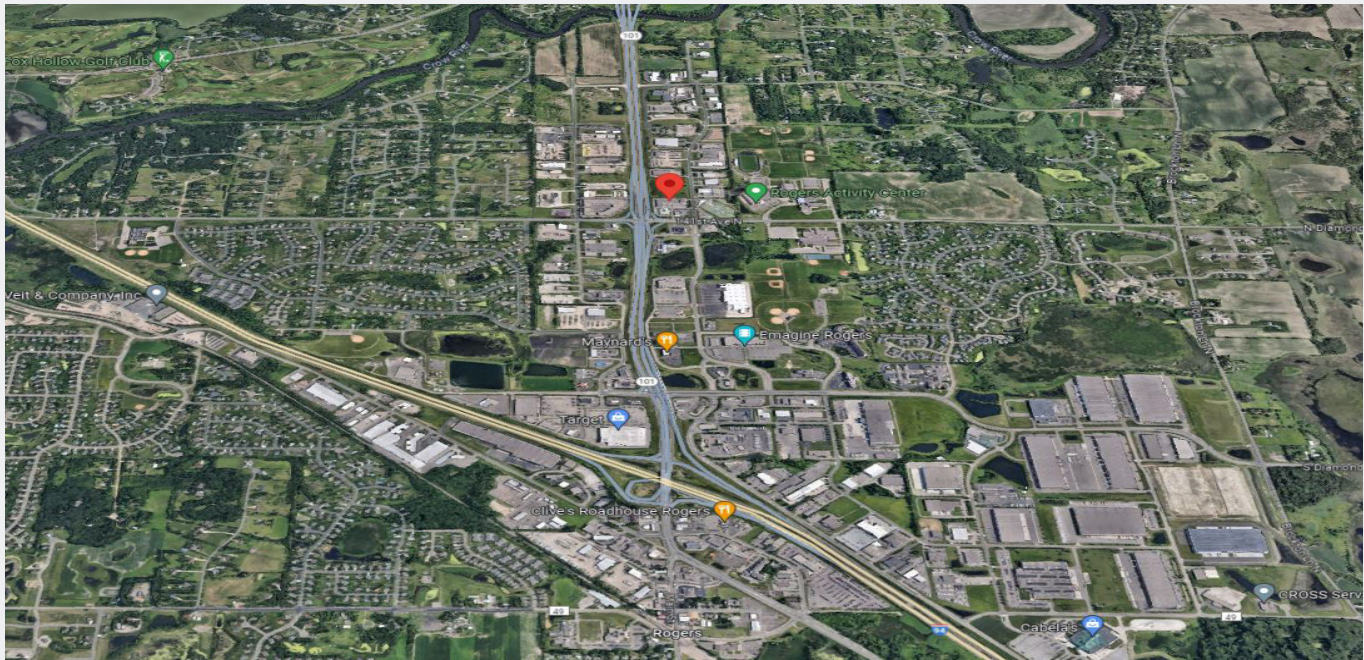
Arrow Companies

7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

www.arrowcos.com

AERIAL & MAP

**FOR LEASE
1,800 SF AVAILABLE**



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Arrow Companies

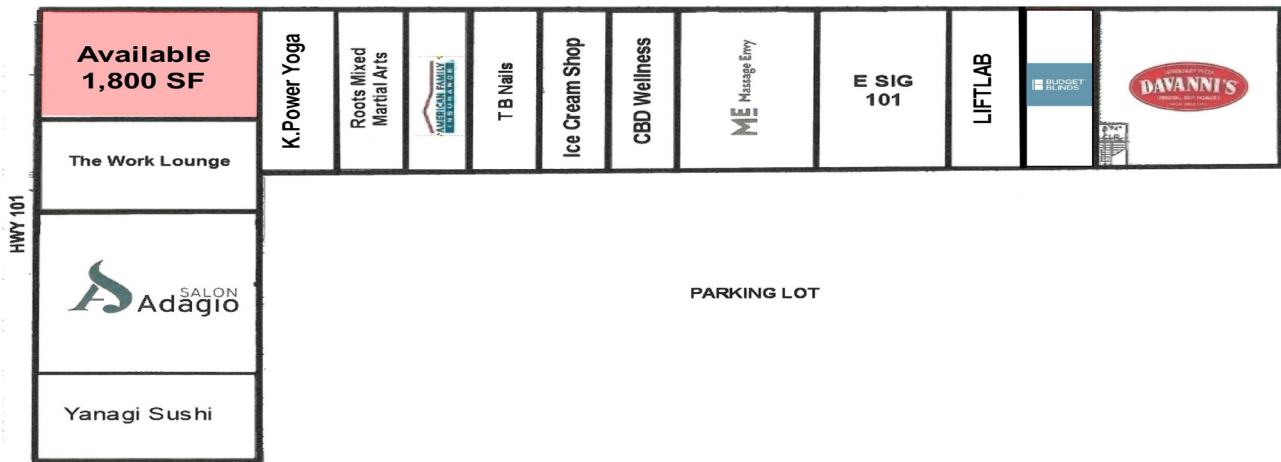
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SITE PLAN

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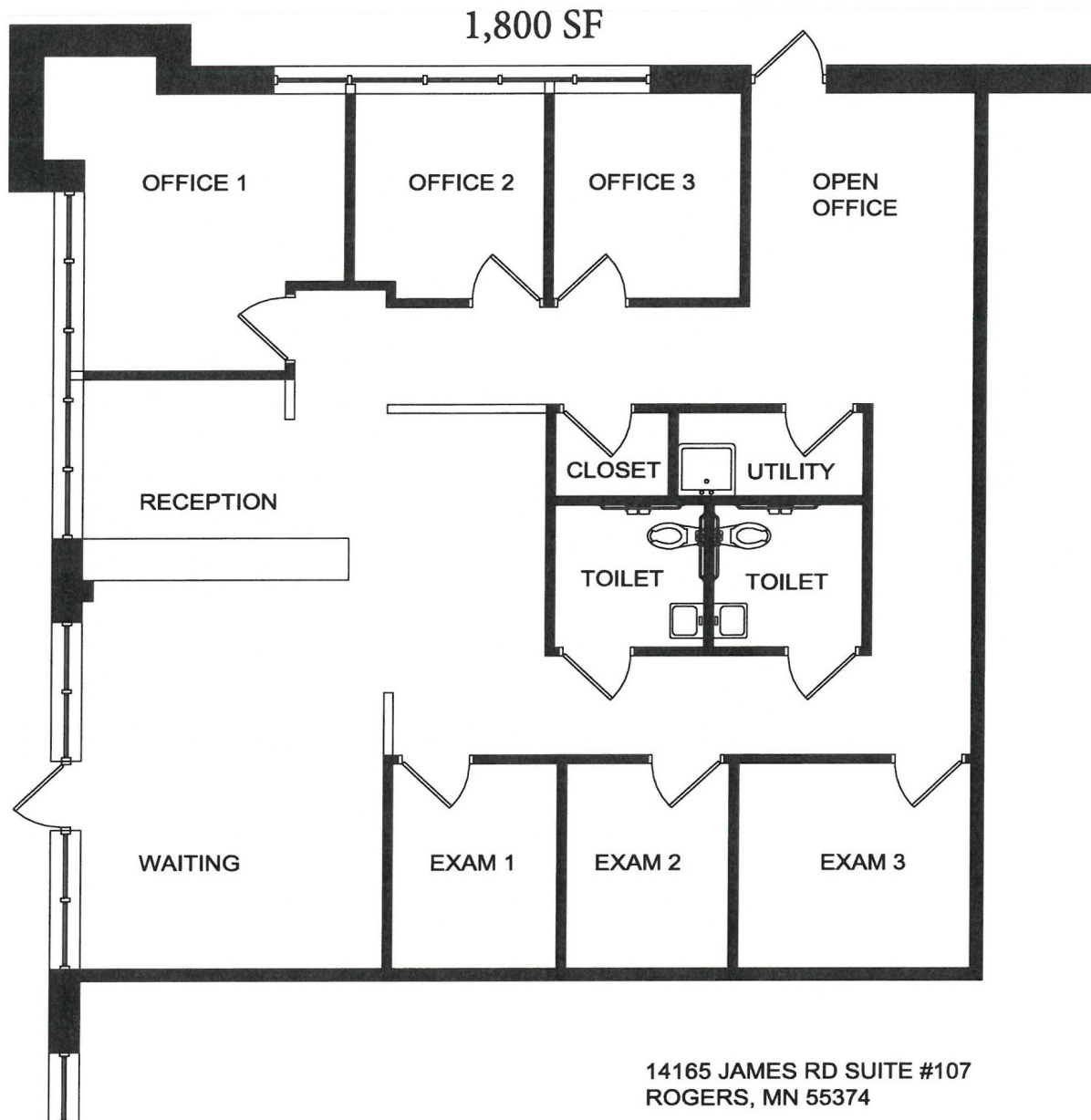
Marketplace 101

14165 James Road

Rogers, MN 55374

**FLOOR PLAN
SUITE 107**

**FOR LEASE
1,800 SF AVAILABLE**



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Marketplace 101

14165 James Road

Rogers, MN 55374

CITY INFORMATION

**FOR LEASE
1,800 SF AVAILABLE**

POPULATION (5 MILE RADIUS)

2010 Population - 31,667

2024 Population - 44,176

2029 Population Projection - 46,821

AVERAGE HOUSEHOLD INCOME

2024 - \$135,736

CITY OF ROGERS

Rogers is on the rise as a thriving and growing regional hub that takes advantage of its unique location at the edge of the Twin Cities metropolitan region, within the Interstate 94 growth corridor between the Twin Cities and St. Cloud, and on the main routes to northern Minnesota recreational lake destinations. Rogers is the main commercial, industrial and travel hub in northwestern Hennepin County. In step with continuing regional growth and expansion of the regional roadway and transit systems, Rogers is committed to growing as a regional center for industries, retail businesses and jobs. As a local community, Rogers is a well-balanced, full service city that meets citizens desires for living, work-ing, shopping and playing. The community takes great pride in its small town atmosphere of strong neighborhoods, local schools, community churches and organizations, excellent public services, and a traditional downtown. To ensure that Rogers has a unique community identity long into the future, Rogers keeps its eye on preserving its small town character and enhancing its original downtown area. To balance the community's local and regional functions, the community will diligently plan for improving transportation accessibility within Rogers. Rogers views its continuing growth and change as opportunities to create an even better local community for citizens.

As the city grows, particularly with the annexation of Hassan Township, Rogers values and is focused on maintaining its identity as a city at the urban/rural edge of the Twin Cities metro area. The city is virtually surrounded by natural areas, including the Crow River, Fox Creek and Rush Creek, lakes to the east and west, two regional park reserves, and the rural countryside. Through strategic planning of growth areas and the parks, open space and trail system, the city is committed to preserving the unique sense of place and livability of the community.

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