



## Rogers Office Space

21308 John Milless Drive

Rogers, MN 55374

**FOR LEASE**  
**1,356 SF & 3,727 SF AVAILABLE**



### FEATURES:

- Rogers Office Space For Lease
- Convenient location off County Rd. 81 and I-94 in Rogers
- Building signage available along I-94
- Well maintained and nicely decorated common areas!

### Lease Rate:

**\$16.00 / psf (Net)**

**Tax & Cam - \$7.54 / psf**



### AVAILABILITY

#### **Suite 201 /202 - 3,727 SF (\$7,311.13 / mo.)**

(11 private offices, open area, conf. room, break room & file area).

#### **Suite 204 - 1,356 SF (\$2,660.02 / mo.)**

(3 private offices, conf. room, break room & file room).

Overview .....	1
Aerial Maps .....	2
Floor Plan .....	3
Photo Gallery .....	4
City Information .....	5



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### Contact

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### Arrow Companies

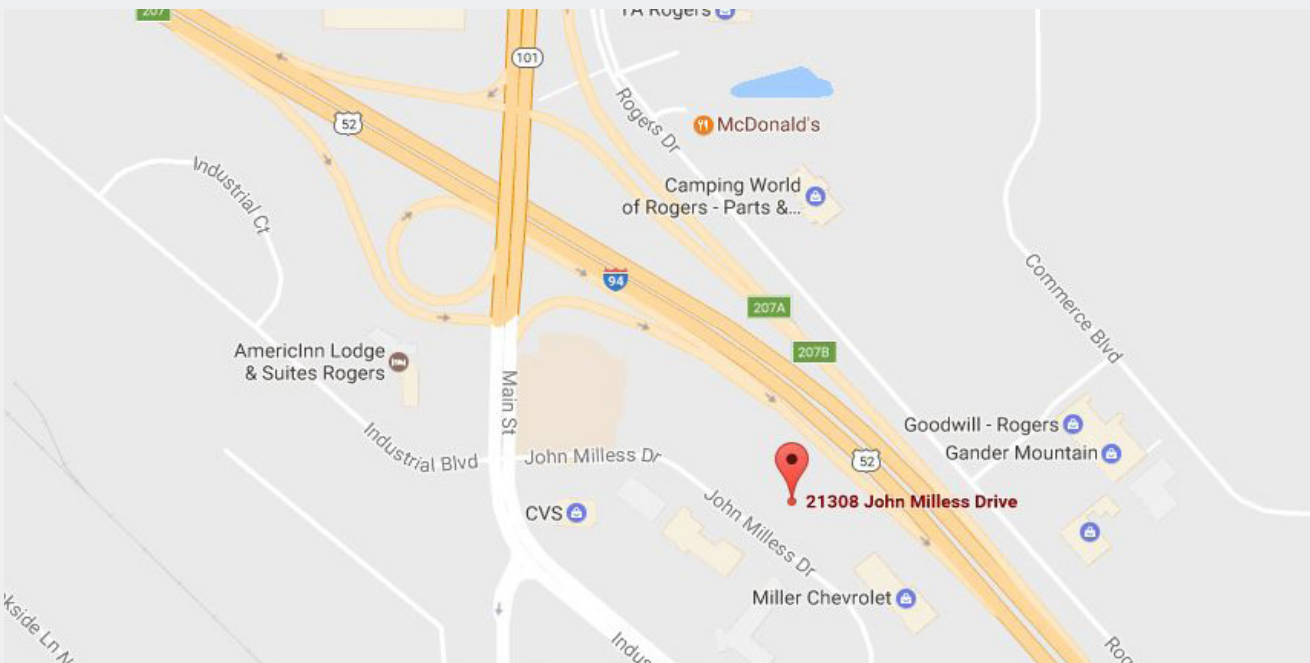
7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)

**AERIAL & MAP**

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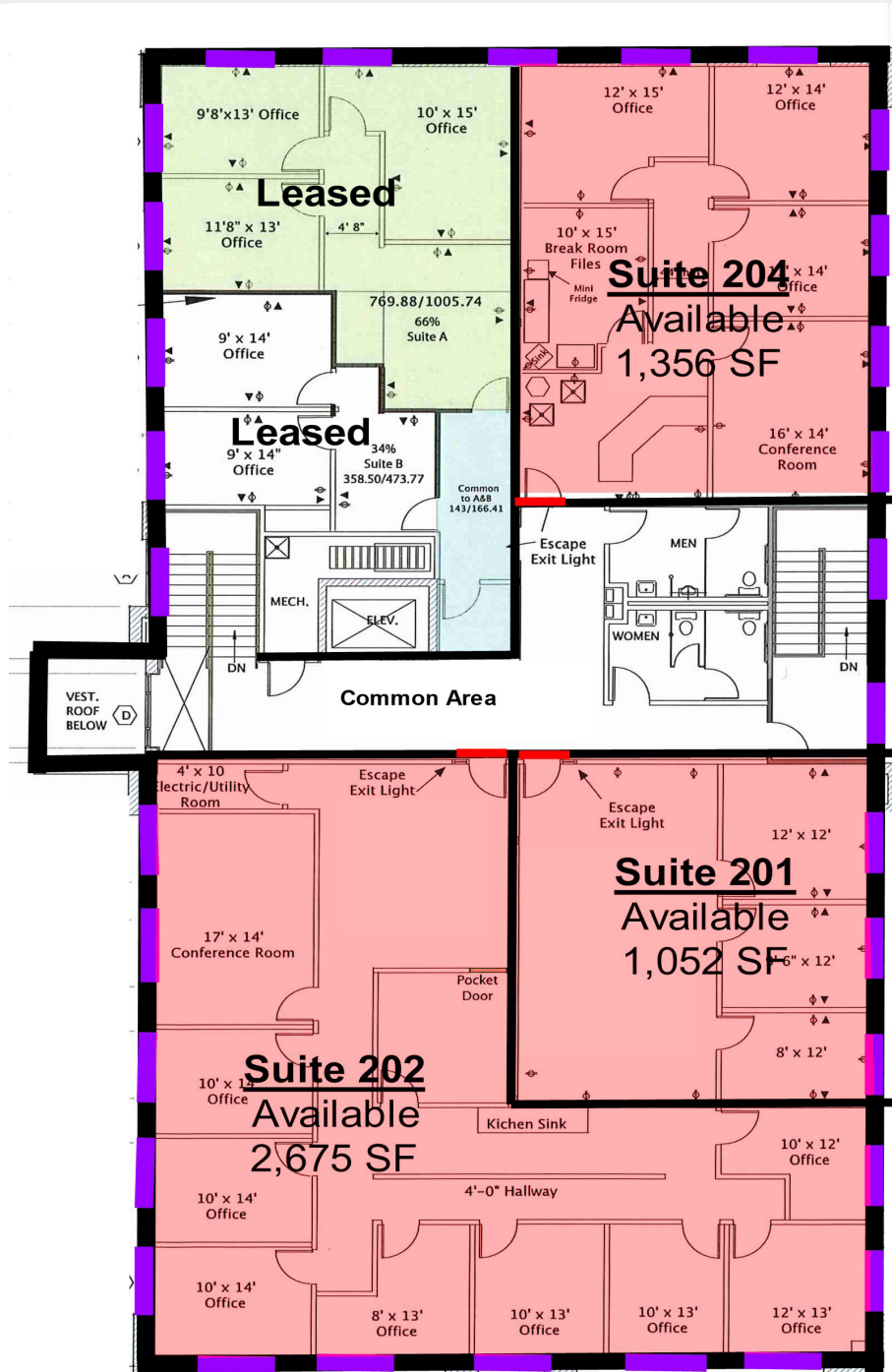
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**FLOOR PLAN**

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**PHOTO GALLERY**

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First Floor Entry/Common Area



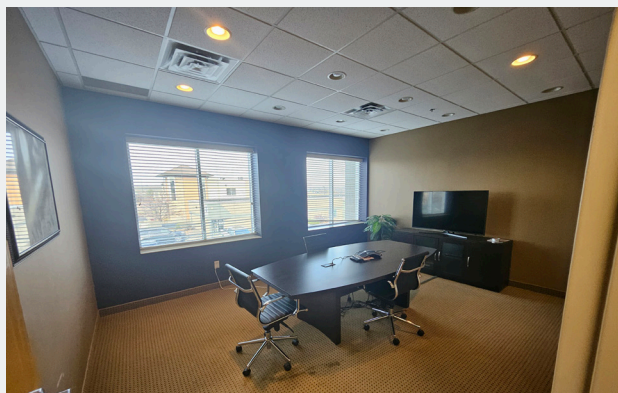
Second Floor Common Area



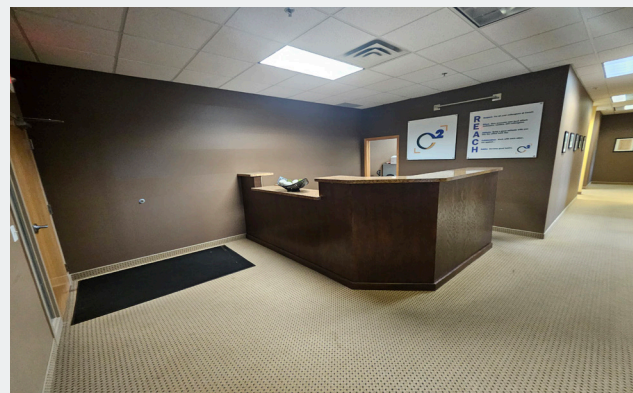
Building Signage off John Milless Drive



Building Signage Available Along I-94



Office - Suite 202



Reception Area - Suite 202

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**CITY INFORMATION**

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<b>POPULATION (5 MILE RADIUS)</b>	<p>2010 Census - 30,924</p> <p>2024 (Estimate) - 36,257</p> <p>2029 (Projection) - 37,775</p>
<b>AVERAGE HOUSEHOLD INCOME</b>	<p>2024 (Estimate) - \$143,942</p>
<b>TRAFFIC</b>	<p>Main Street - 33,378 vehicles per day</p> <p>John Milless Dr. - 2,750 vehicles per day</p>
<b>CITY OF ROGERS</b>	<p><i>R</i>ogers 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.</p> <p>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.</p>



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