

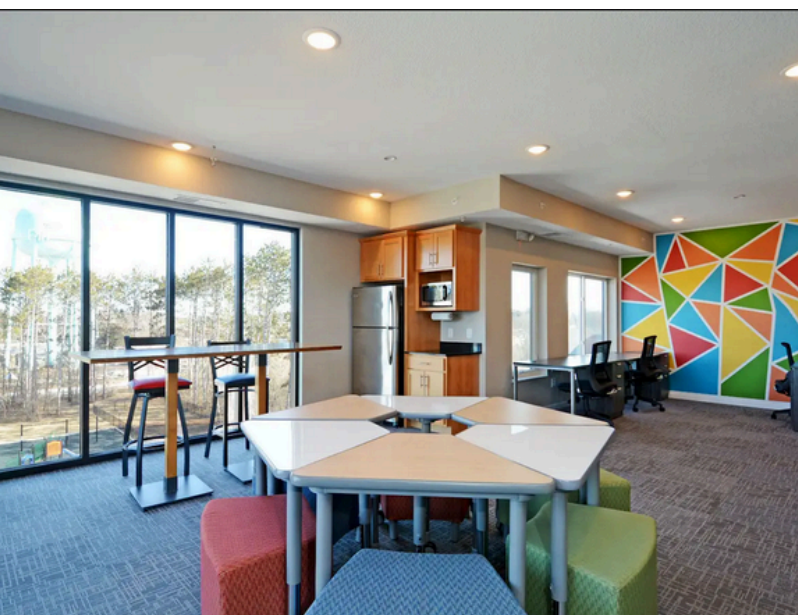


1081

ENCORE OFFICE SPACE

1081 SW Fourth St, ste 400 | Forest Lake, MN 55025

FOR LEASE



CONTACT US

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2277 Highway 36 West, Suite 316, Roseville, MN 55113 | www.obsidiangroup.com

The office space in Norhart's Encore apartment building is 2,350 Square Feet of high-end office space. Ideally located just minutes from I35 and Highway 61, this office space features high end glass office doors, brand new flooring, and floor to ceiling windows. In addition to the office space, tenant will have access to apartment amenities, such as: 2 underground parking spaces, fitness center, pool, dog park. The office space can also be leased fully furnished, and with a podcast studio, for an additional fee. This combination of location, finish, and amenities makes the Encore Office Space the perfect location for a growing business to flourish.

BUILDING SIZE

95,870 SF

TAX/CAM

\$5.01 PSF

AVAILABLE SIZES

2,350 SF

YEAR BUILT

2020

LEASE RATE

Varies

ZONING

Office/Business Park

LEASE TYPE

NNN



GENERAL HIGHLIGHTS

AVAILABILITY:	Immediately	HVAC:	Fully heated and air conditioned
SPRINKLER SYSTEM:	Yes	LOADING:	N/A
TRAFFIC COUNTS:	13,400 VPD HWY 61 49,894 VPD I 35	FLOORS:	4
PARKING:	Surface, 285 spaces, Underground, 2 spaces	ELEVATORS:	Yes
PROXIMITY TO HIGHWAYS:	Less than 5 minutes to Highway 35, Highway 61		
BEST USES:	Traditional office (insurance, non-profit, real estate/investment firm, law firm, tech company)		

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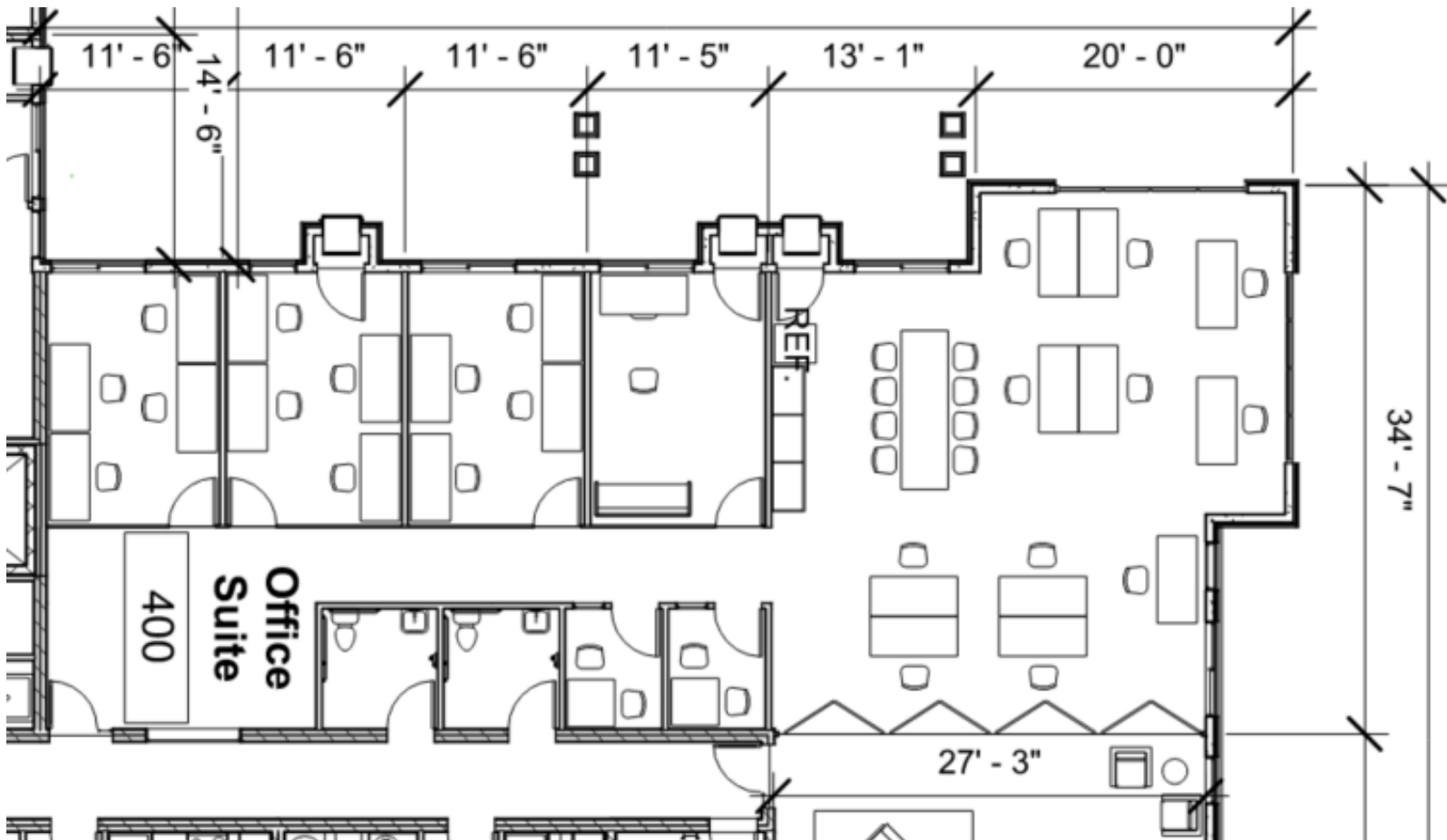
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AVAILABLE SUITES

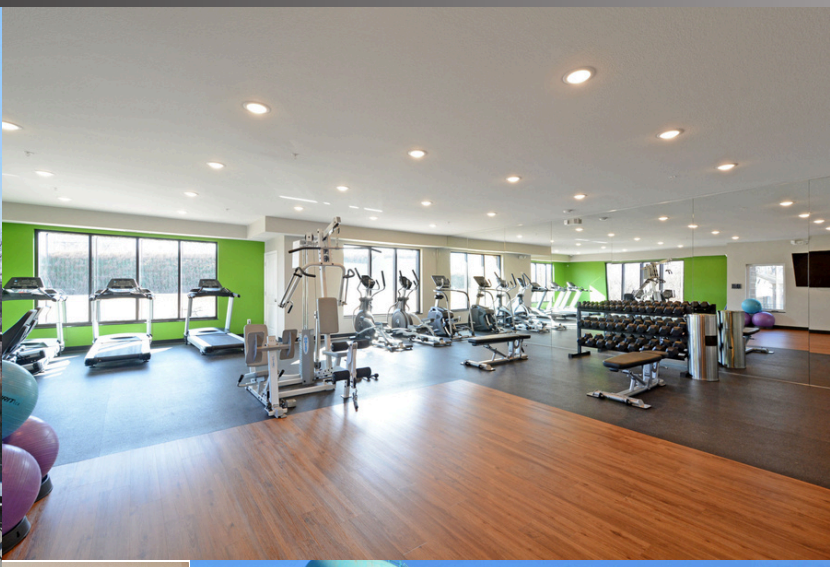
Suite 400: 2350 Square Feet



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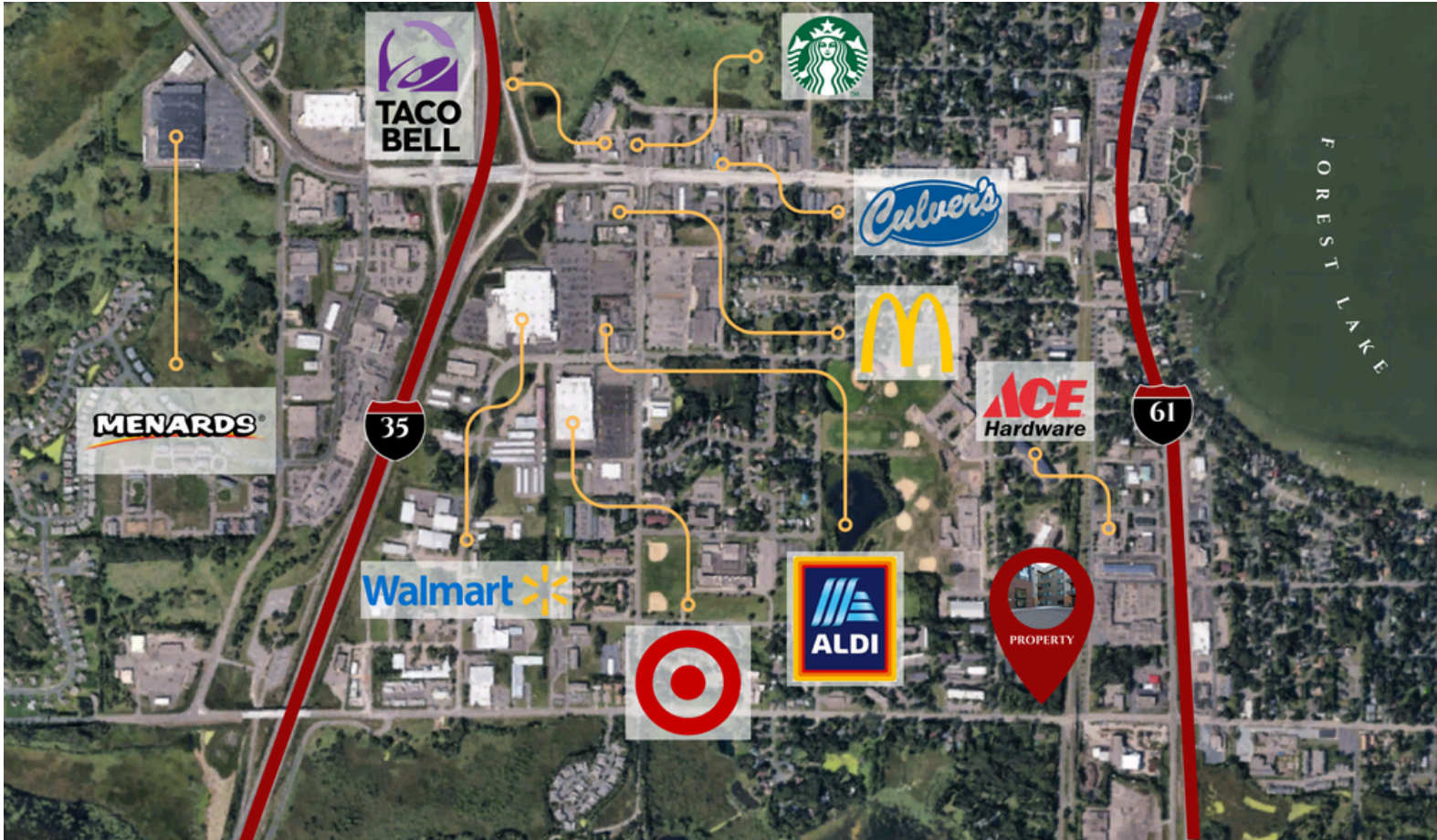
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POPULATION

1 MILE

3 MILES

POPULATION

6,691

20,090

MEDIAN AGE

36.80

39.20

DAYTIME EMPLOYEES

5,498

9,902

POPULATION GROWTH '20-'25

8.47%

8.04%

HOUSEHOLDS

1 MILE

3 MILES

HOUSEHOLDS

2,867

7,957

MEDIAN HH INCOME

\$66,936

\$88,638

HOUSEHOLD GROWTH '20-'25

8.58%

8.19%

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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