



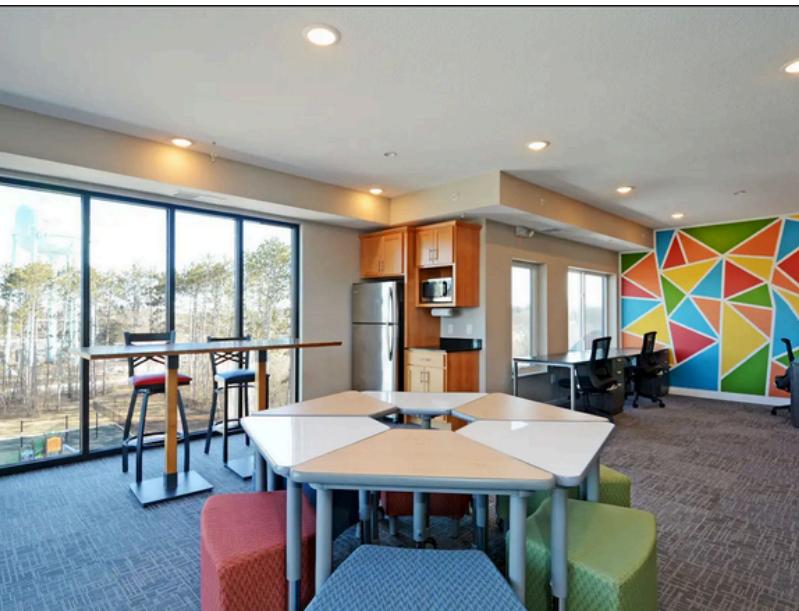
OBSIDIAN
GROUP



ENCORE OFFICE SPACE

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

FOR LEASE



CONTACT US

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Jasper Gantriis
Associate
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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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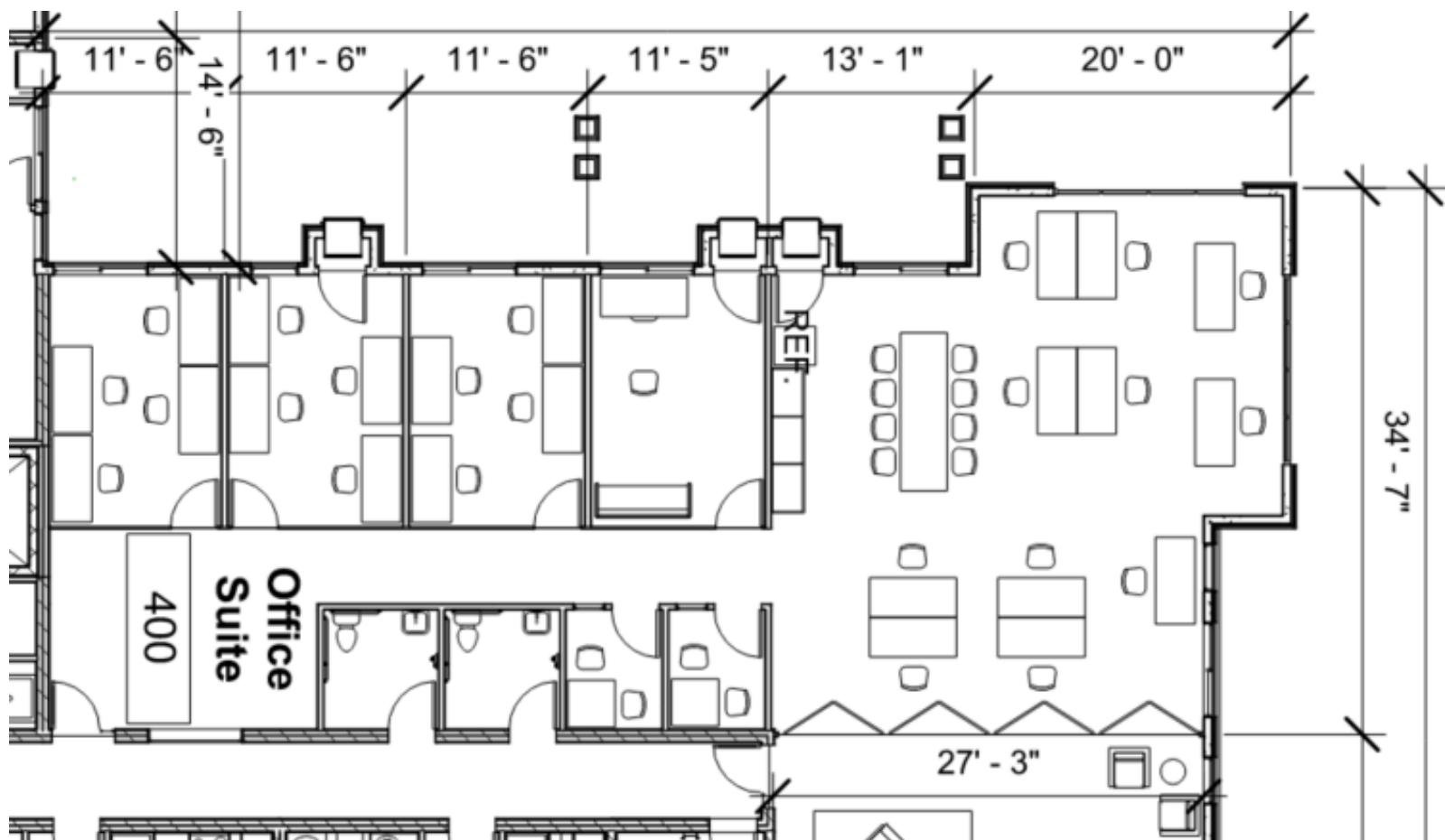
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AVAILABLE SUITES

Suite 400: 2350 Square Feet



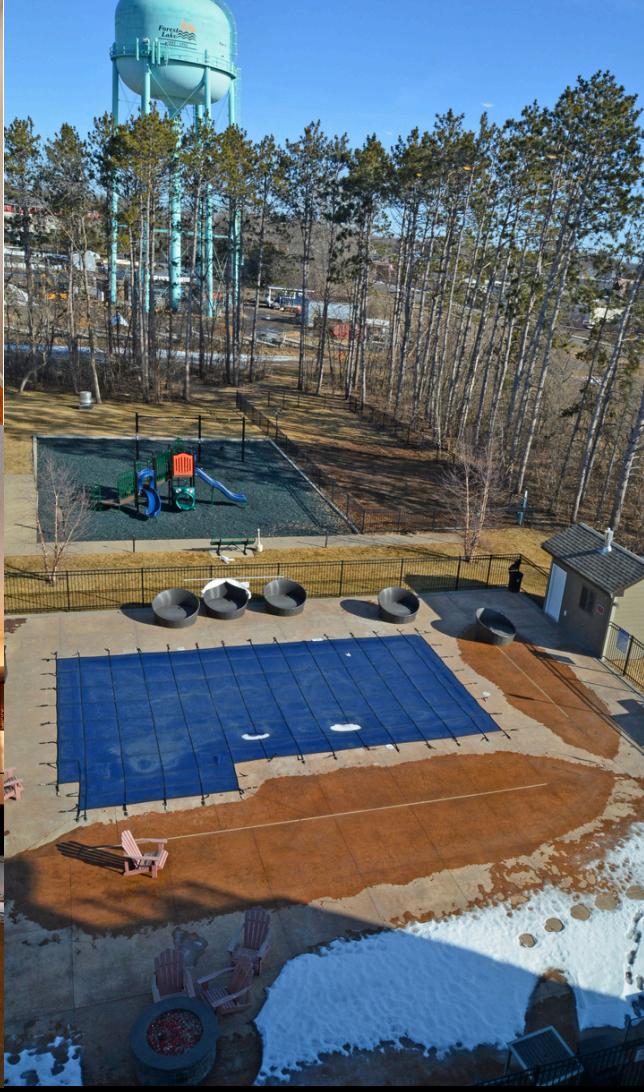
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ENCORE APARTMENTS OFFICE
1081 SW 4TH ST | FOREST LAKE, MN 55025

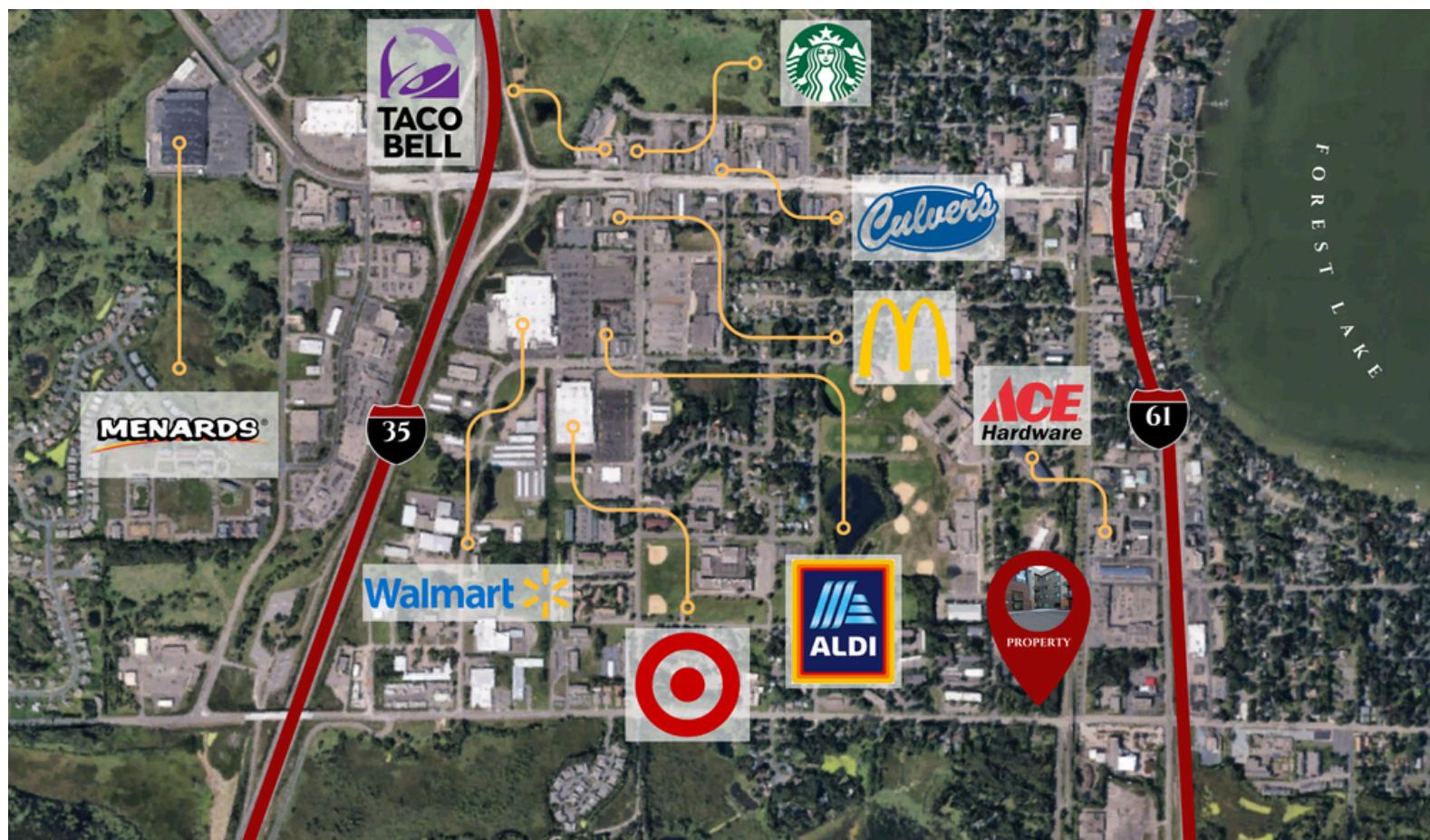
AMENITIES



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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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