



COMMERCIAL REALTY SOLUTIONS

For Lease
Office Space

Thompson Chiropractic

MASSAGE
THERAPY

ACUPUNCTURE
COLD LASER
THERAPY
SHOCKWAVE
FUNCTIONAL
MEDICINE
RED LIGHT
THERAPY
DRY NEEDLING

110

763 972 3447



Thompson Chiropractic
110
DR. KELLY THOMPSON, D.C.
DR. JESSICA CHRISTENSEN, L.D.
DR. MAUREN KRITZCO, L.D.
DR. BRIAN STORTZEN, D.C.
763-972-3447
THOMPSONCHIRO.COM
M 9:30AM - 7:00PM
T 9:30AM - 7:00PM
W 9:30AM - 7:00PM
THURS 9:30AM - 7:00PM
SAT 9:30AM - 7:00PM

DELANO

Office Space

Lease Rate: **\$17.00/psf NNN**

Building: 6,356/sf Available: 1,551/sf

327 13th St S, Delano, MN 55328

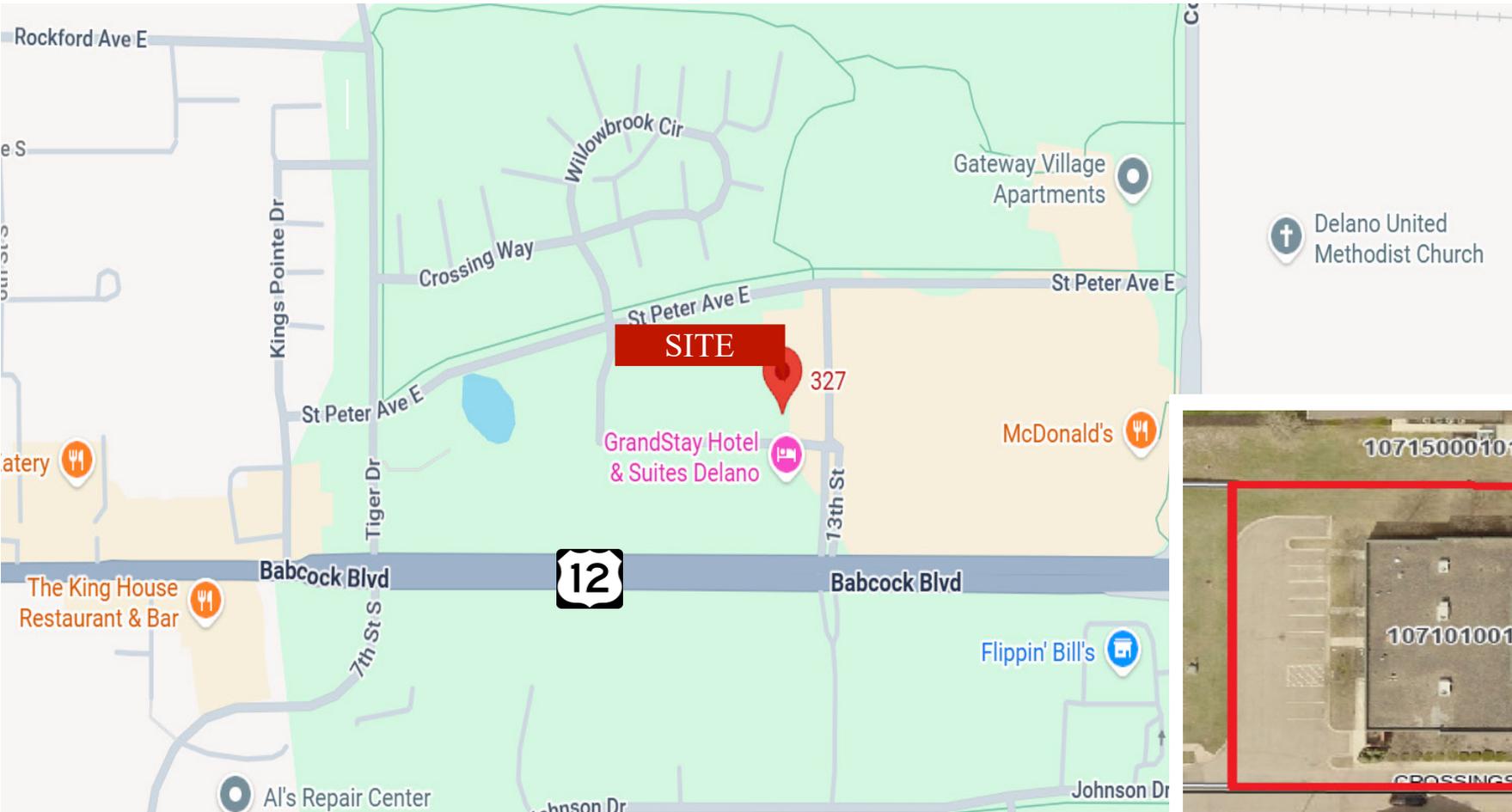
Sheila Zachman, Broker
763.244.0600
SZachman@Crs-Mn.com

- ◆ Easy Access to Hwy 12
- ◆ Delano Downtown District
- ◆ West of 13th Street
- ◆ North of Hwy 12

TRAFFIC COUNTS - 2024

* Hwy 12 - 14,790 VPD

* County Line Rd - 6,156 VPD



Businesses in the Area:

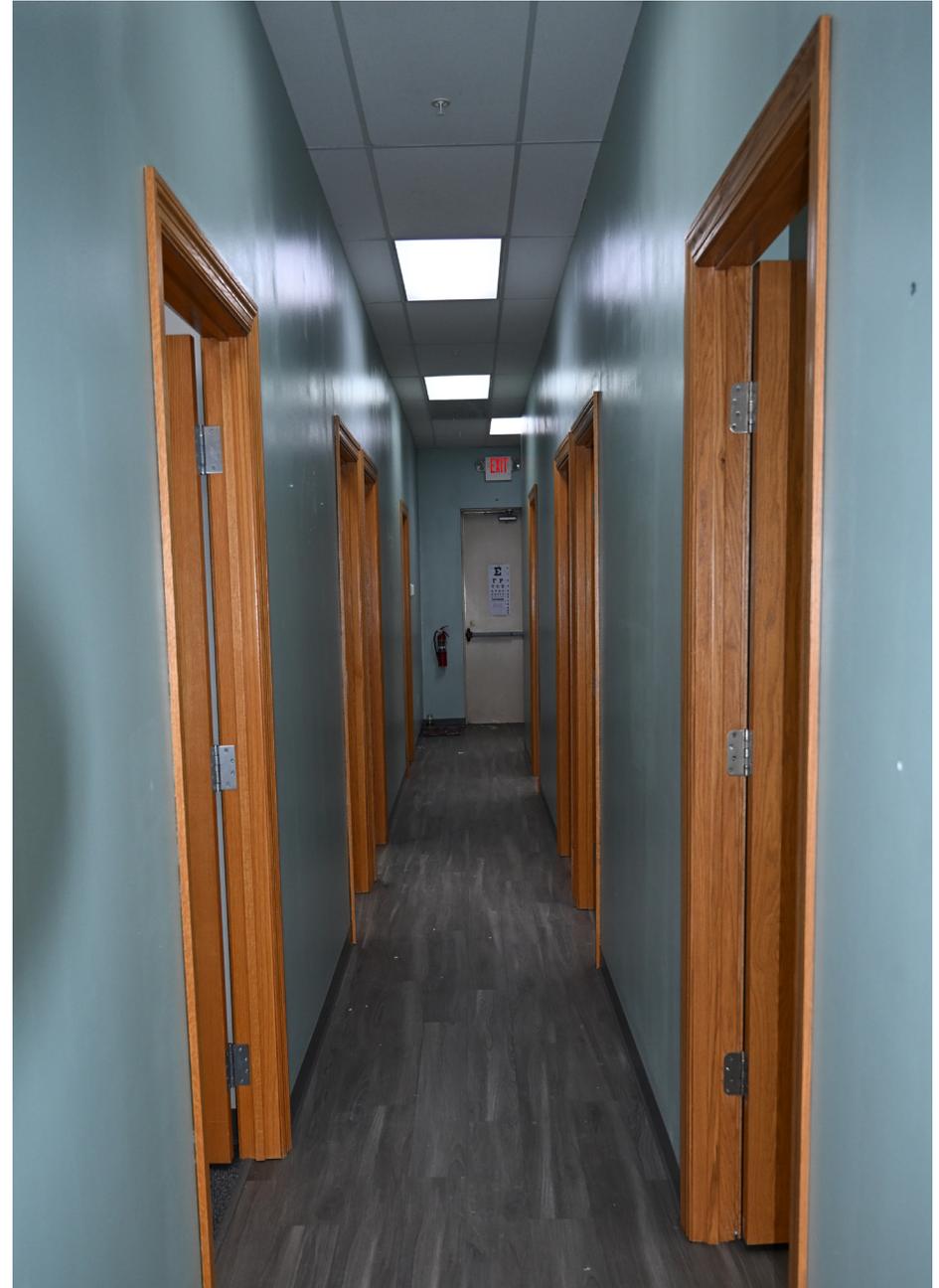
McLean Family Dental, Coborn's Grocery Store, Caribou Coffee, CVS, Ace Hardware, Cor Trust Bank, Delano Wine & Spirits, T-Mobile, Great Clips, Papa Murphy's, Holiday, Big Woods Childcare, Flippin' Bill's, McDonald's and more.

PROPERTY OVERVIEW

Lease Rate

\$17.00/psf NNN

| | |
|-------------------|----------------------|
| Operating Expense | \$10.10/psf |
| Building | 6,356/sf |
| Available | 1,551/sf |
| Wright County | PID 107-101-001010 |
| 2025 Taxes | \$28,882.00 |
| Zoned | B-2 General Business |
| Tenant | Multi-Tenant |
| Parking | Ample Parking |

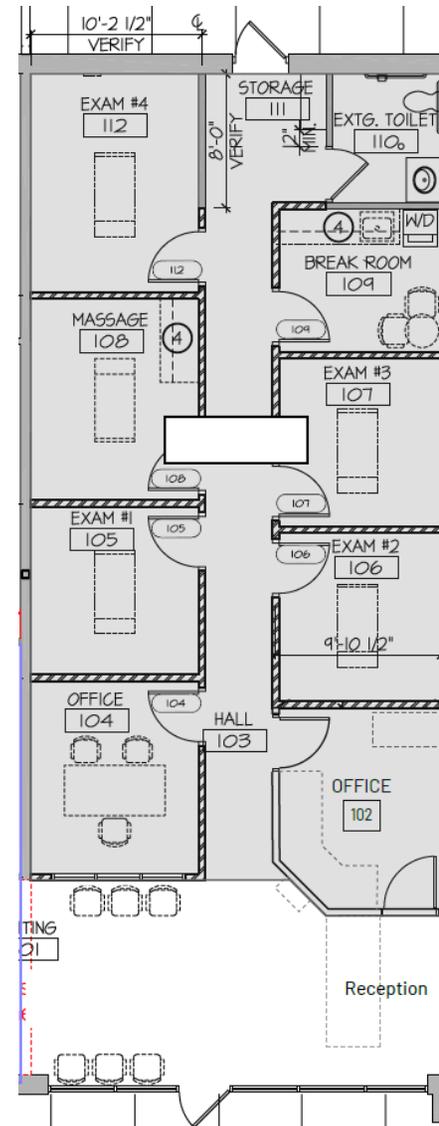


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FLOOR PLAN

PROPERTY INFORMATION

- * Monument Signage Available
- * Seven (7) Offices
- * Nice Reception Area
- * Front and Rear Entrance/Exit
- * Former Chiropractic Office
- * HVAC Unit - 2 years old
- * Year Built - 2003
- * Number of Floors - One (1)



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INTERIOR



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