



COMMERCIAL REALTY SOLUTIONS

For Lease
Professional Office
Building



HUTCHINSON

Professional Office Building

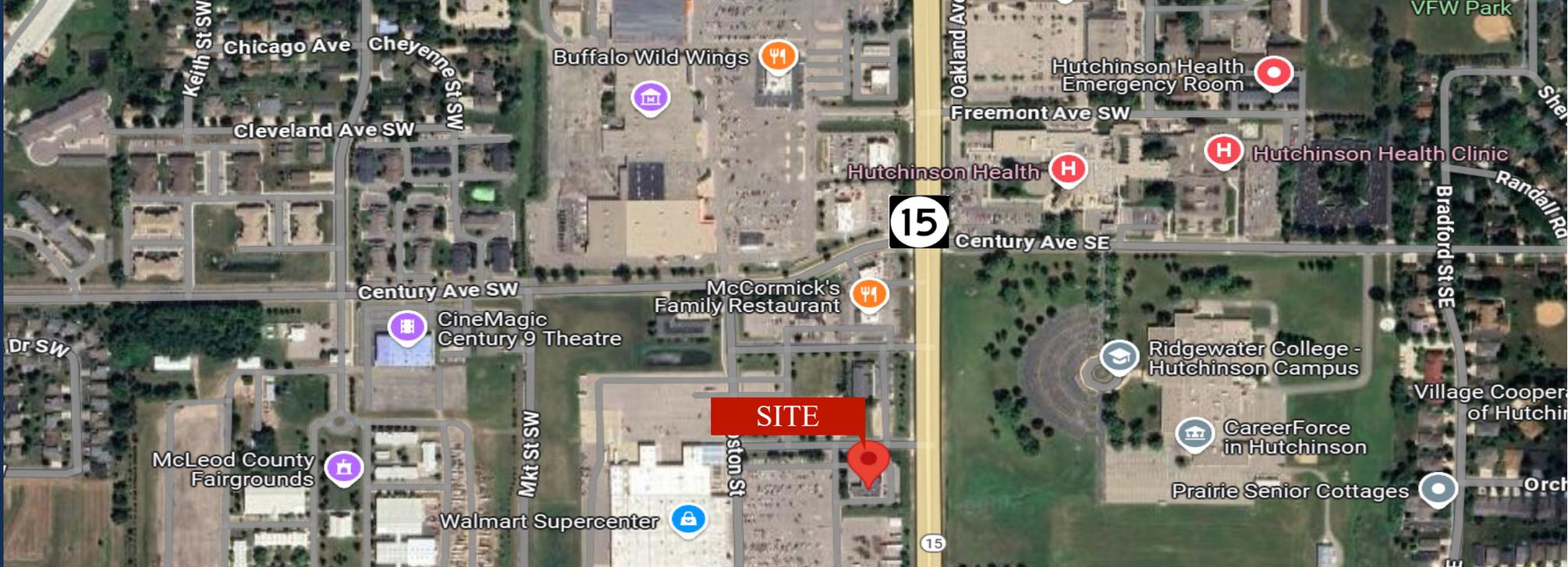
Lease Rate: \$8.00 - \$15.00/psf

Available: Main Floor 910/sf, Lower Level (1) Suite 864/sf

1250 Highway 15 S., Hutchinson, MN 55350

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PROPERTY LOCATION

- * Quick and Easy Access to Highway 15
- * Less than 1 hour from Minneapolis
- * Just 45 miles from I-94
- * Regional Healthcare - Hutchinson Area Health Care
- * Major retailers in the area include Walmart Super Center, Taco Bell, Target, Best Buy, Buffalo Wild Wing's, Game Stop, Hutchinson Community Hospital, McDonald's, Subway, KwikTrip, Liberty Tax, Applebee's and much more.

TRAFFIC COUNTS - 2024

- * Highway 15 - 13,000 VPD
- * Century Ave. - 4,850 VPD



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PROPERTY OVERVIEW

1250 Highway 15 S, Hutchinson, MN

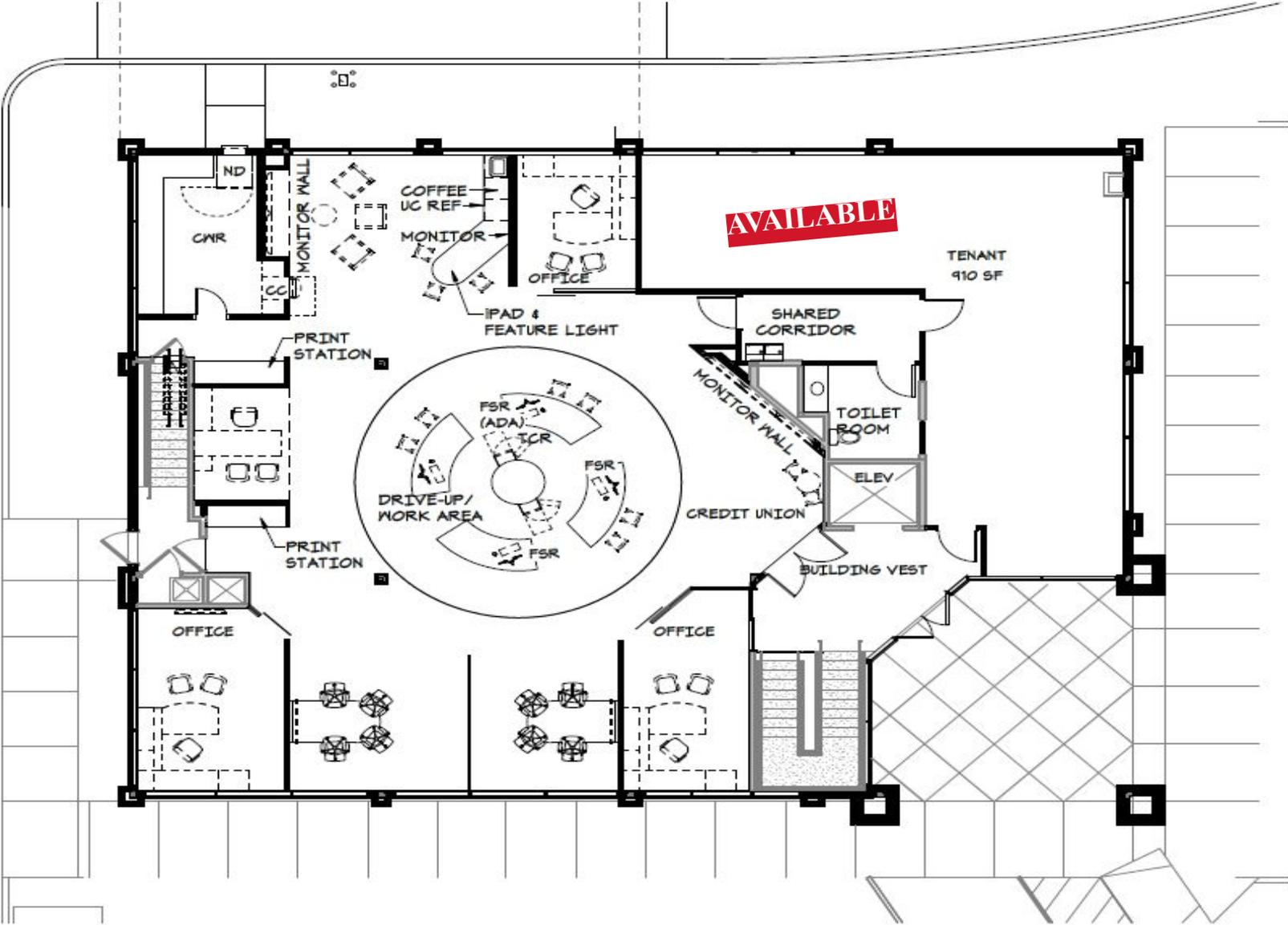
Lease Rate
\$8.00 - \$15.00/psf
NNN Lease

Operating Expenses	\$7.50/psf (including utilities)
Building Size	10,000/sf
Space Available	Main Floor 910/sf Lower Level (1) Suite 864/sf
Lot Size	Approx. 1.0 Acre
County	McLeod
PID	23.317.0020 2025 Taxes \$28,600.00
Other	* Fastest growing city in Central, MN * Progressive and innovative community * State-of-the-art telecommunications service



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FLOOR PLAN - MAIN LEVEL (910/sf)



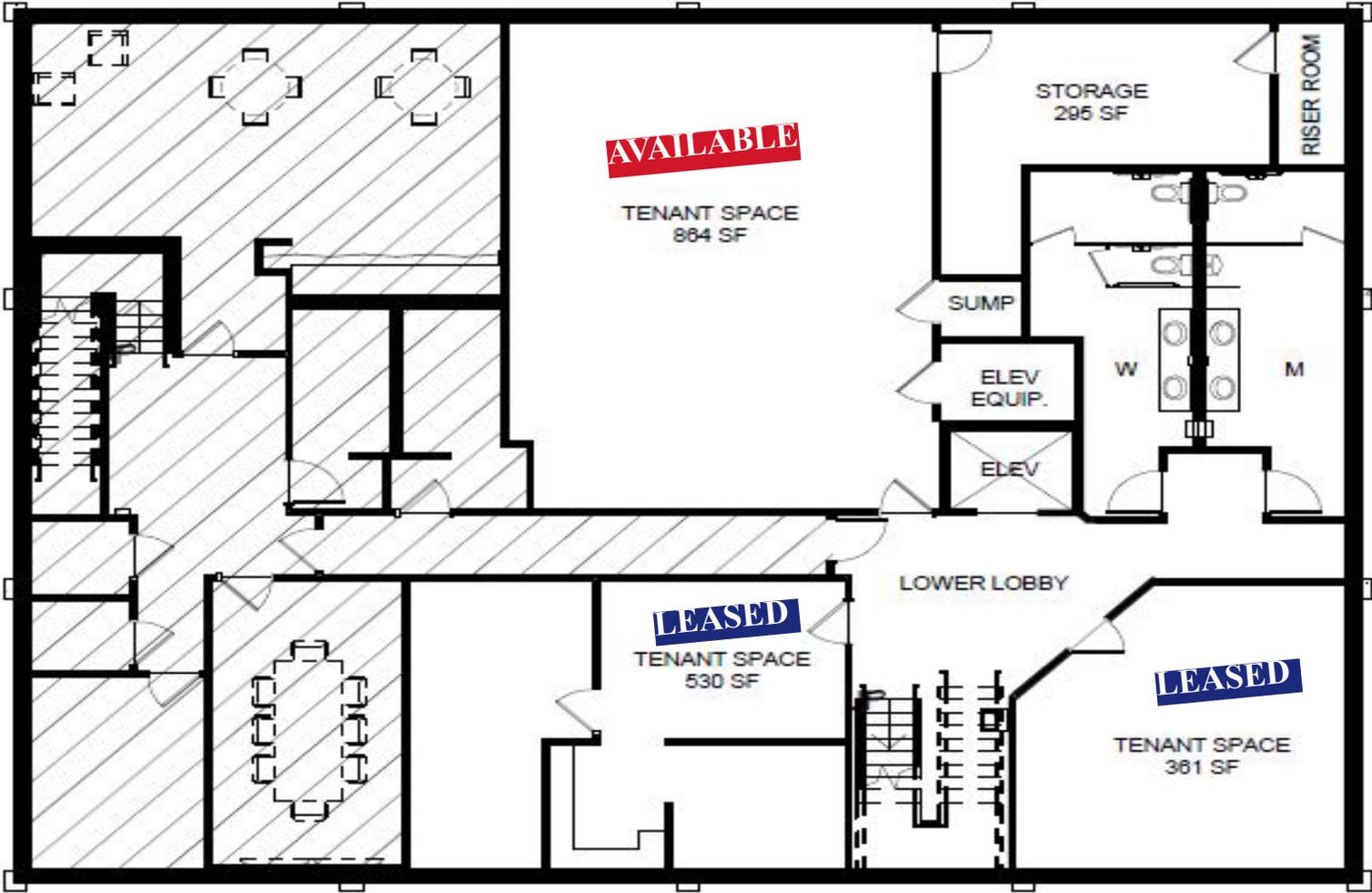
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INTERIOR PHOTOS - MAIN LEVEL



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FLOOR PLAN - LOWER LEVEL (Suite #1 - 864/sf)



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INTERIOR PHOTOS - LOWER LEVEL



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