



FOR LEASE

760 - 6,457 SF Available

WATERFRONT COMMONS III
9000 QUANTRELLE AVE.NE
OTSEGO, MN 55330



STEVE FISCHER
612.619.9991
sfischer@arrowcos.com



JEFF PENFIELD
612.325.2067
jpenfield@arrowcos.com

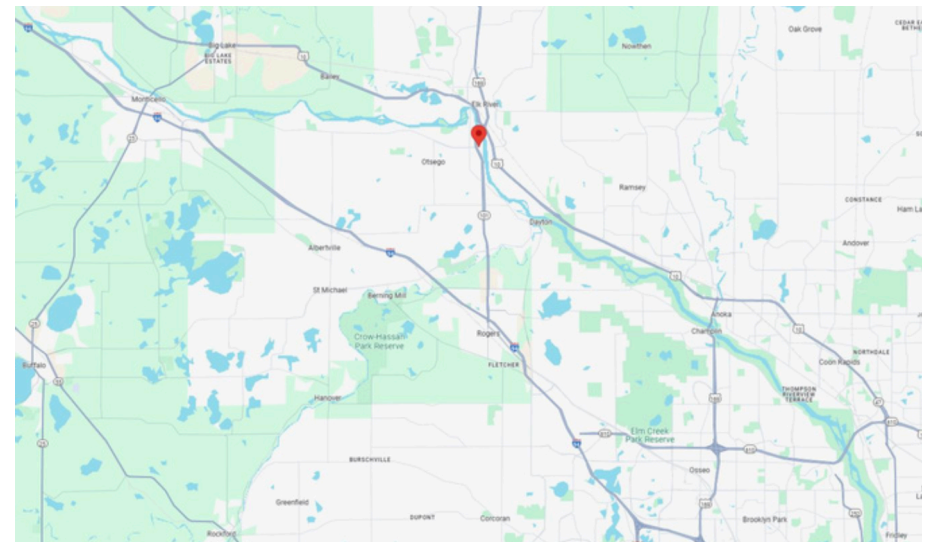
Lease Rate: \$16.00 / psf
Est.2026 Tax/Cam - \$11.24/psf
\$3.36 / psf Tax
\$7.88 / psf Cam

HIGHLIGHTS



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- **Prime Location Off Hwy 101:** 32,224 SF Office Building with great visibility on Hwy 101 & County Road 39 exit in Otsego with approximately 54,000 vehicles per day. Located in growing community set in busy retail corridor.
- **Class B Building with high end finishes throughout:** Building is in high demand with 96% occupied.
- **Other Tenants in the Building:** Tenants in the building include Accurate Home Care, Ripple Health, Riley Martin CPA's, Legacy Title, Edward Jones, Universal Defense.



ARROW REAL ESTATE CORP.
7365 KIRKWOOD COURT N., SUITE 335
MAPLE GROVE, MN 55369
(763) 424 - 6355
WWW.ARROWCOS.COM

AMENITIES



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- **Controlled Access:** Enhanced security for tenants with controlled building access.
- **Outdoor Seating & Patio Area:** Enjoy a dedicated outdoor space, perfect for breaks and informal meetings.
- **Shared Breakrooms:** Two Large shared breakrooms with kitchen amenities.
- **Vending Machine:** 1st Floor
- **Abundant Parking:** Large parking area with ample spaces for both tenants and visitors.
- **Professional Image:** A modern, well-maintained property ideal for businesses looking to project a professional presence.
- **Views:** Scenic views of the Mississippi River from entire building.



SITE PLAN

FIRST FLOOR



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AVAILABILITIES



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- **Suite 105 - 760 SF**

2 Private offices

- **Suite 110 - 5,697 SF**

** Additional contiguous 760 sf
available for total of 6,457 sf.

10 private offices with windows

1 large conf. room (seats 12)

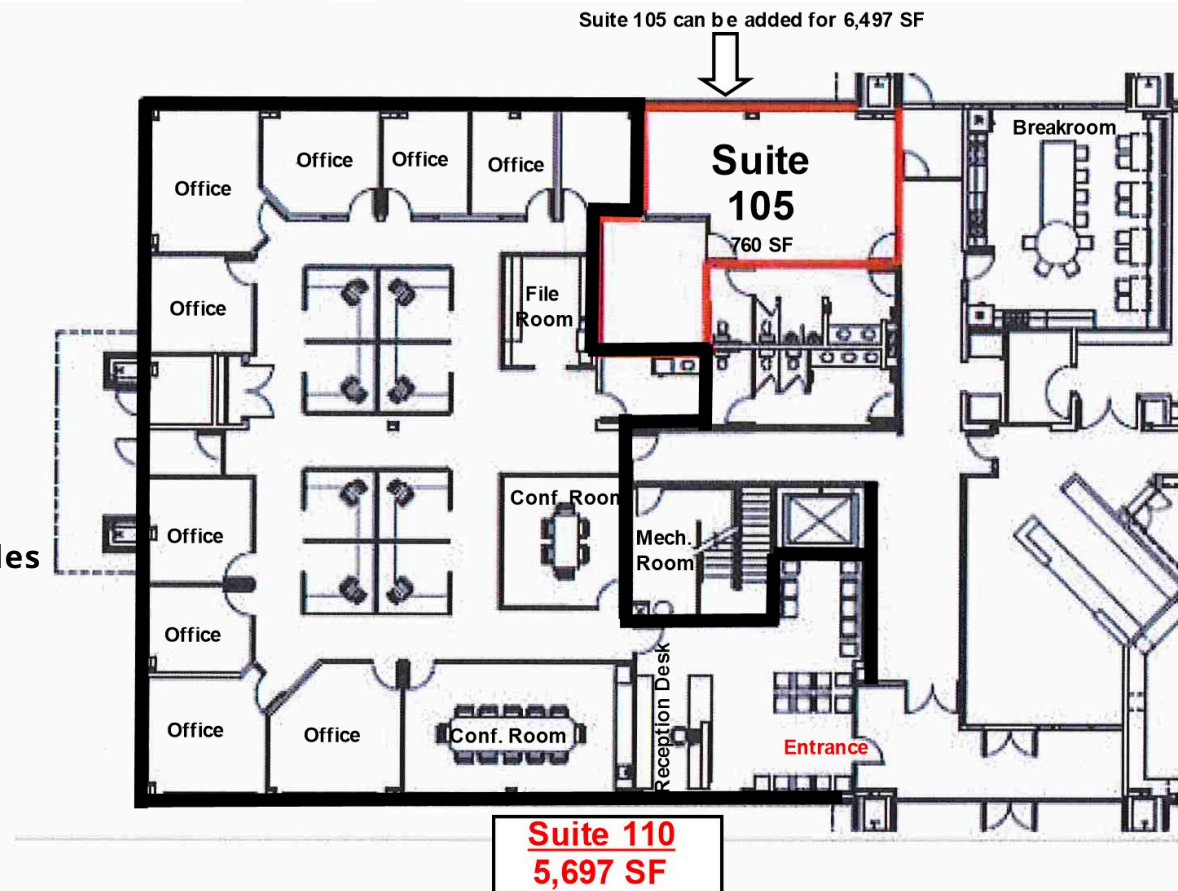
1 small conf. room

Large bullpen area with 4 cubicles

File / Copy area

Reception Desk & Waiting Area

Kitchen area



PHOTOS



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