



OBSIDIAN
— GROUP —



Forest Lake Professional Building

1068 Lake Street S | Forest Lake, MN 55025

For Lease

OFFICE



CONTACT US

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Sam Carter

Associate

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Forest Lake Professional Building

1068 Lake Street S, Forest Lake, MN 55025

Property Features

The Professional Building is an office building having an address of 1068 Lake St S, conveniently located off Highway 61. It's comprised of multiple tenant suites with three vacancies available that offer rare in-suite plumbing and a private bathroom (Suite 110) and a kitchen (Suite 205). It has terrific accessibility off Highway 61 and less than 5 minutes to Highway 35W boasting 15,200 VPD of Highway 61. This building offers a great opportunity for medical and dental businesses to flourish and attract new customers and clients.

Building Size

15,596 SF

Year Built

1976

Available Sizes

490 SF, 1871 SF, 1948 SF

Zoning

MU-2 (General Mixed Use)

Lease Rate

See Floor Plan

Lease Type

Modified Gross

Permitted Uses

Medical and dental clinic, traditional office, community educational center, government facilities, art studio, laboratory, and many more permitted uses.



General Highlights

- Availability: Space is ready for immediate occupancy
- Best Uses: Dental/Medical Clinic and Traditional office (insurance, non-profit, real estate/investment firm, law firm, financial, counseling, medical) or community educational facility
- Sprinkler System: Yes
- Elevator: Yes
- HVAC: Fully heated and air conditioned
- Floors: Two
- Parking: Surface, 60 spaces
- Traffic Counts: 15,200 VPD (on Highway 61)
- Proximity to Highways: Less than 5 minutes to 35W

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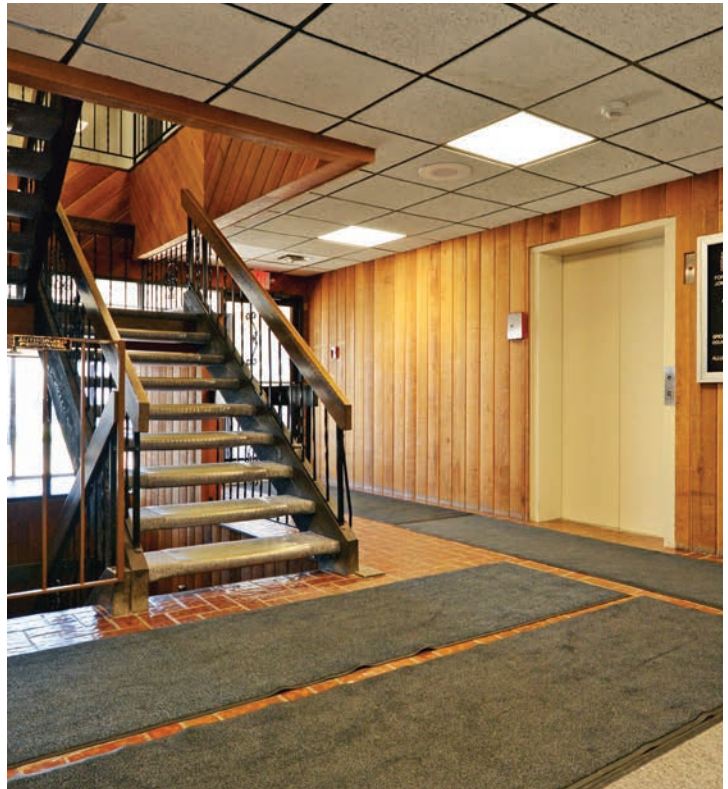
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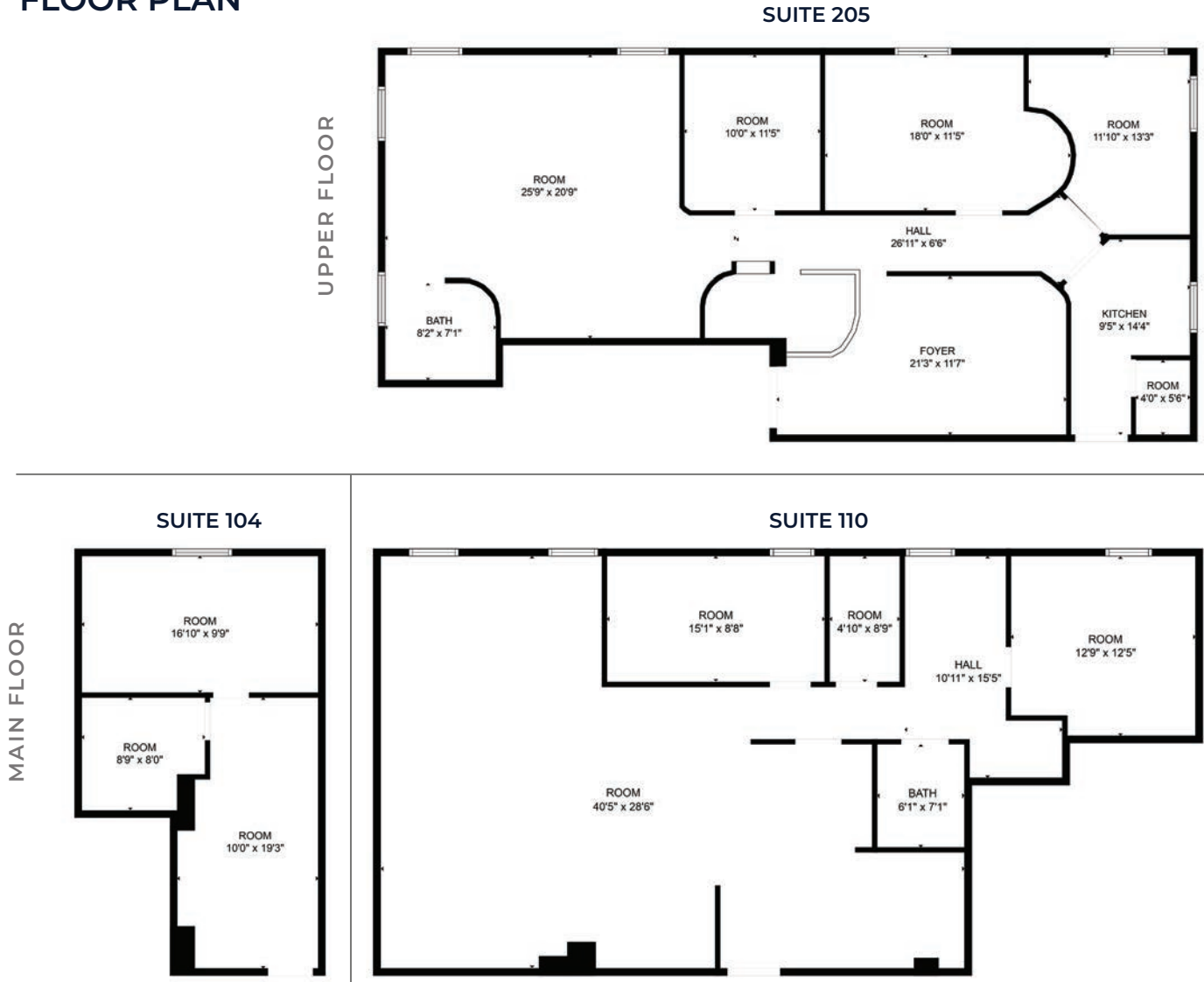


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FLOOR PLAN



Available Suites

Suite 104: 490 SF
\$750/month

Suite 110: 1948 SF
\$2,600/month

Suite 205: 1871 SF
\$3,100/month

(Suite 104 and 110 are contiguous and can be combined.)

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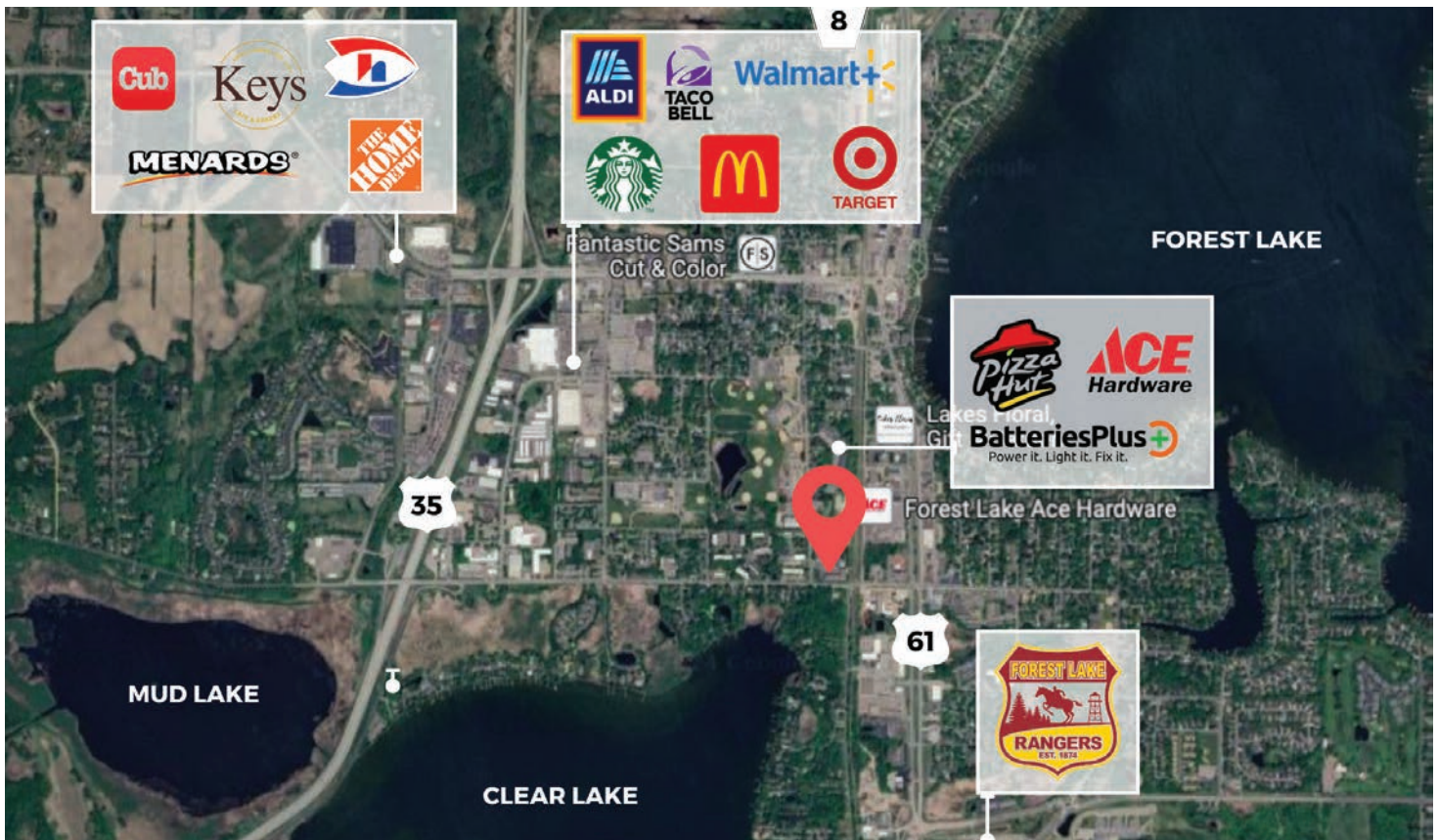
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Demographics

	1 Mile	3 Mile
Total Population	7,112	19,841
Households	2,943	7,574
Median Age	37.80	39.70
Median HH Income	\$73,938	\$89,633
Daytime Employees	4,844	8,923
Population Growth '23-'28	up 4.70%	up 4.46%
Household Growth '23-'28	up 4.69%	up 4.52%

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