

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rectangular box. Below the text are three horizontal stripes: a yellow one on top, a red one in the middle, and a blue one on the bottom.

Accelerating success.

A two-story commercial building with a stone and brick facade and large glass windows. A red sign above the entrance reads "ADAM'S PEST CONTROL". Several cars are parked in the lot in front of the building. A blue overlay box is positioned in the lower-left foreground, containing text about the property's availability for sale or lease.

Available For Sale or Lease

922 State Hwy 55
Medina, MN 55340

Paul Bickford

Vice President
+1 952 897 7732
paul.bickford@colliers.com

Rob Brass

Vice President
+1 952 897 7757
rob.brass@colliers.com

1600 Utica Ave S Ste 300
St. Louis Park, MN 55416
P: +1 952 897 7700
colliers.com

Opportunity

A well-located premier office building just minutes from I-494 & Highway 55. A difficult to find executive headquarters has great visibility directly on Highway 55. This two-story property has exquisite interior office finishes while boasting a small warehouse component and repair bay for company vehicles.



SITE

MINNESOTA
55

19,900 VPD

HENNEPIN
101
COUNTY



SITE



Clydesdale Trail

Pinto Dr

19,900 VPD



Evergreen Rd

Hamel Rd

HAMEL

Building Specifications

CONTROL

Additional features

- Constructed new in 2007 at \$2.5 million
- In floor heat in warehouse floor
- Two (2) inch water lines serving the warehouse area
- Fiber optic into the building
- On-site generator remains with the property
- 5/8" concrete between the floors for extra noise reduction
- Elevator
- Card readers
- Security cameras including two license plate reading cameras, one at each entrance
- Sophisticated multi-tier water filtration system

922 Hwy 55, Medina

| | |
|-------------------|---|
| Building Size | 13,200 SF Total |
| SF Breakdown | 3,600 SF 1st floor office 5,100 SF 2nd floor office 3,900 SF warehouse 600 SF vehicle repair bay/warehouse |
| Lot Size | 1.08 acres |
| Year Built | 2007 |
| Parcel Number | 1111823110014 |
| 2024 Property Tax | \$48,828 |
| Loading | One (1) 10' x 10' drive-in door One (1) 18' x 10' drive-in for main whse One (1) 8' x 10' drive-in for small whse/ service bay |
| Power | 800 amps of 208/120 volt power |
| Clear Height | 12' clear first floor 9' clear second floor 14' clear warehouse |
| HVAC | Four (4) interior furnace/split system heating and cooling units |
| Sprinkler System | Building fully sprinklered |
| Lawn Care | Lawn irrigation system |
| Water | • Water softener system • Reverse osmosis system |
| Miscellaneous | • Flammable waste trap • Air make-up system • Natural gas backup generator |

Sale Price **\$2,750,000**

Lease Rates **Negotiable**



1st Floor Corner Office



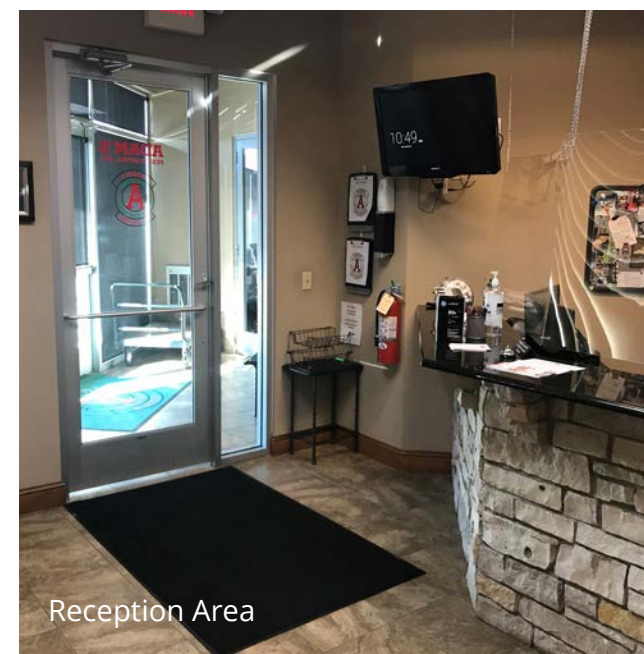
1st Floor Break Area



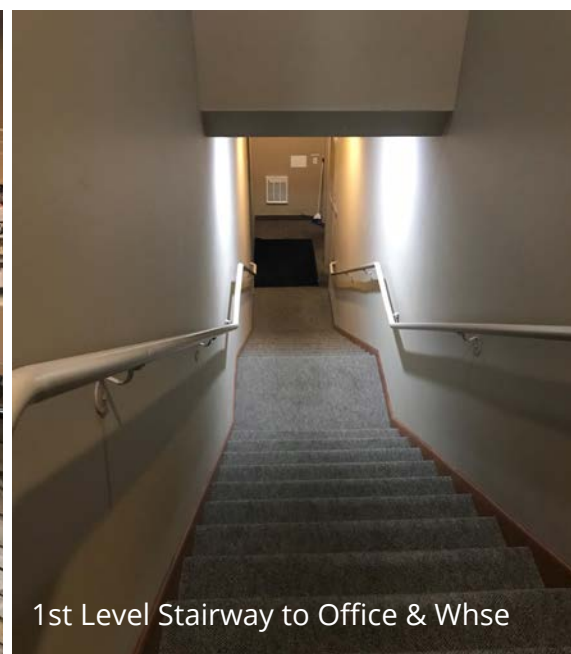
Reception Area



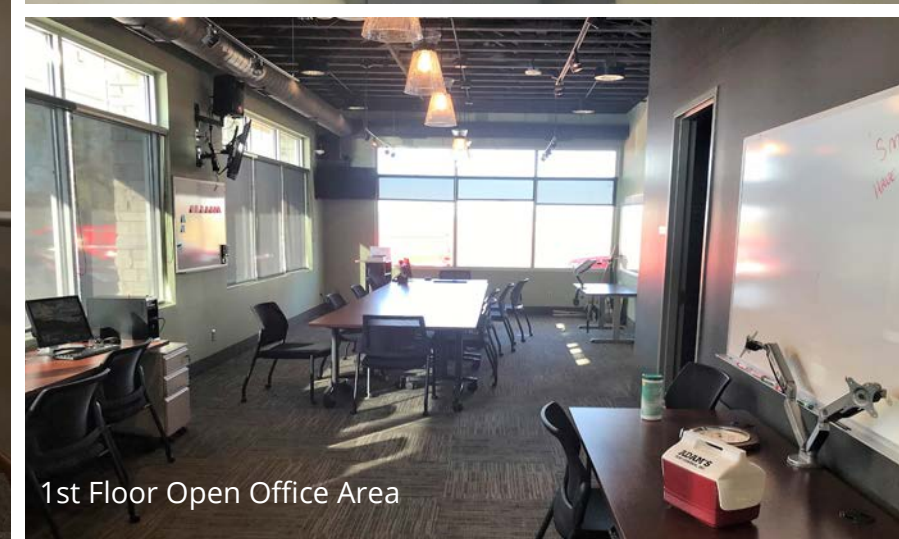
1st Floor Workroom



Reception Area



1st Level Stairway to Office & Whse



1st Floor Open Office Area



2nd Floor Break Area



2nd Floor Copy & Mail Room



2nd Floor Conference Room



2nd Floor Corner Office



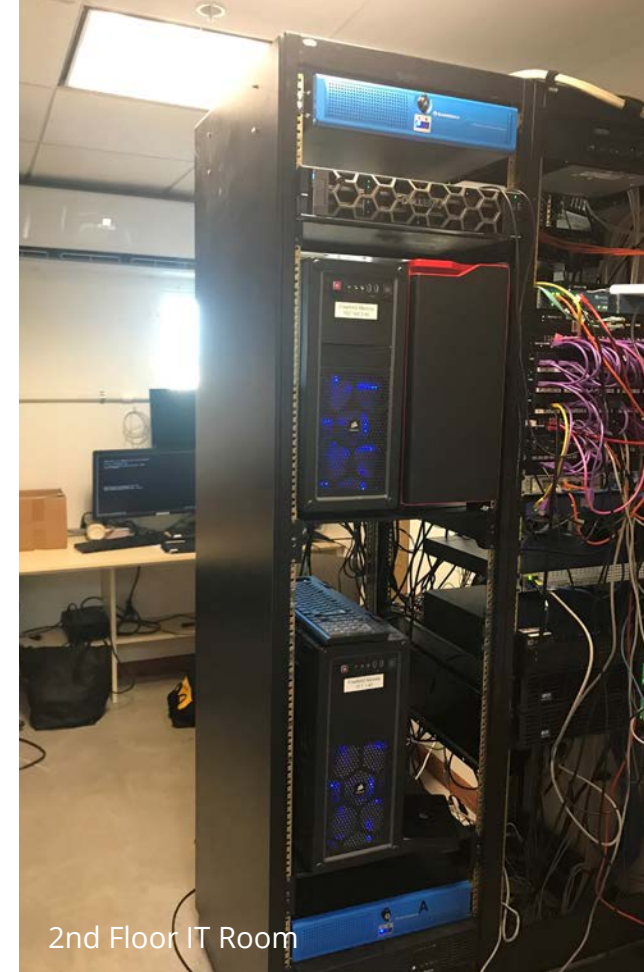
2nd Floor Open Office Area



Training Room



2nd Floor Elevator & Stairway



2nd Floor IT Room



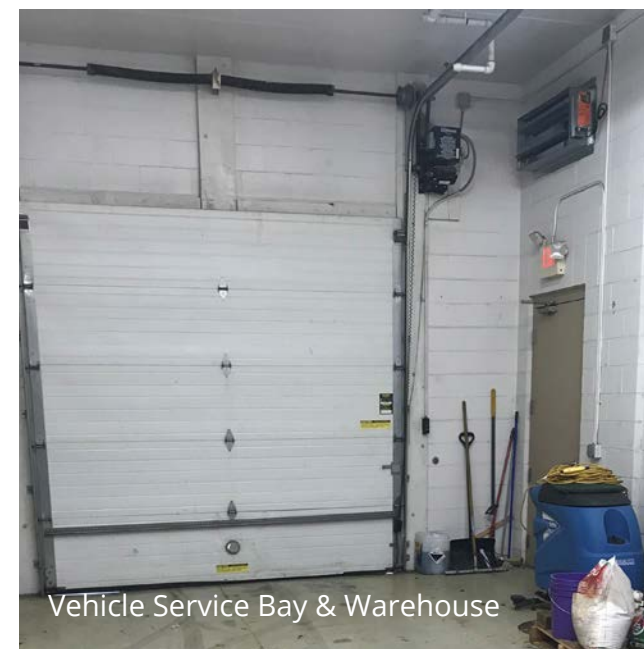
2nd Floor Storage Room



Main Power & Warehouse Area



Warehouse Overhead Doors



Vehicle Service Bay & Warehouse



Mechanical Room



Warehouse



SW Elevation



East Elevation



Overhead Doors - West Side



West Elevation



Main Parking Area Entrance

Building Floor Plans



KEY

- Medical Kit
- Fire Extinguisher
- Tornado Shelter
- ➔ Fire Drill - Leave From These Locations
- Bandages
- Eye Wash Station
- AED - Automated External Defibrillator

➔ Exits

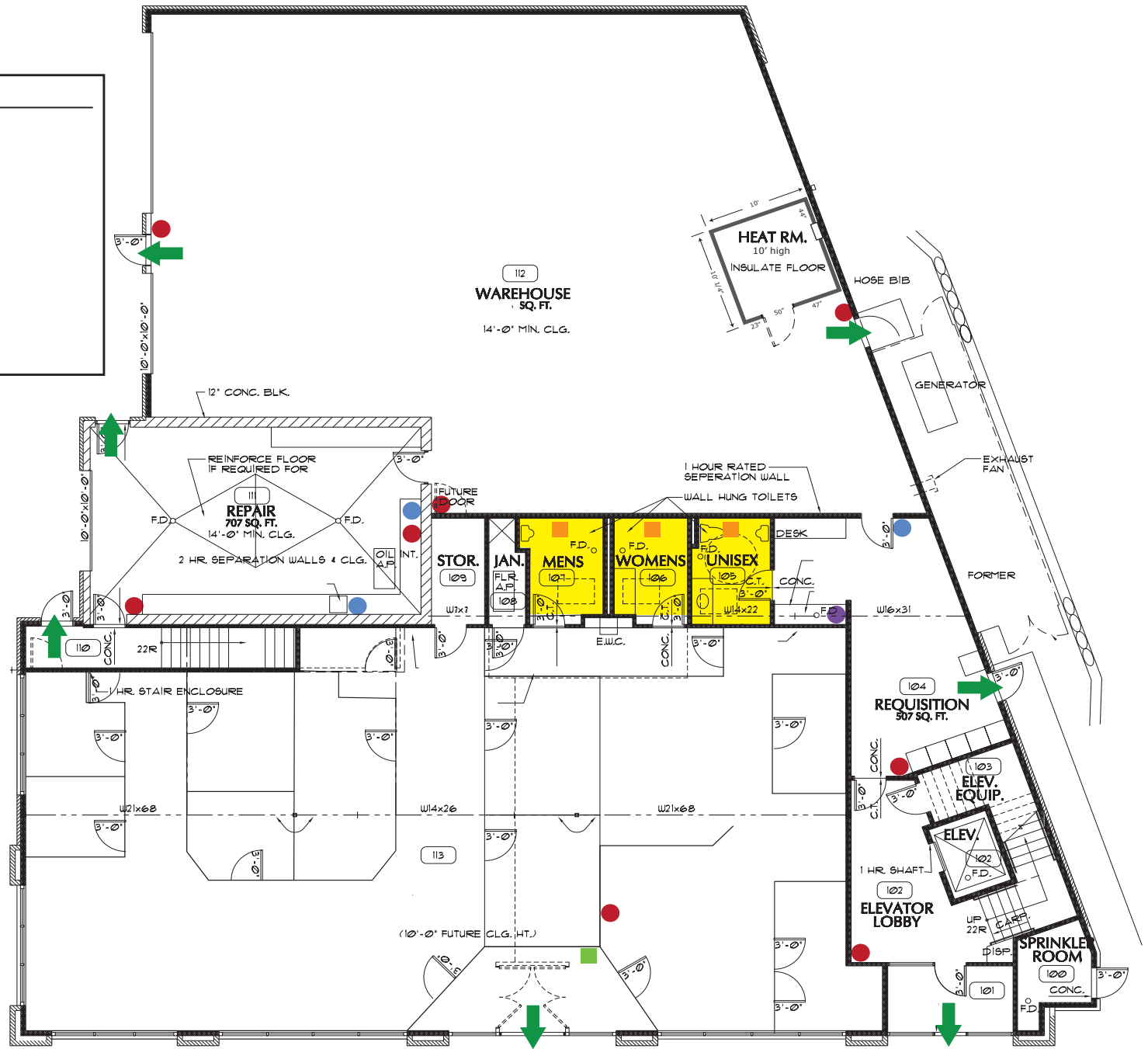


Upper Level

Building Floor Plans

KEY

- Medical Kit
- Fire Extinguisher
- Tornado Shelter
- ➔ Fire Drill - Leave From These Locations
- Bandages
- Eye Wash Station
- AED - Automated External Defibrillator



Lower Level



1600 Utica Ave S Ste 300
St. Louis Park, MN 55416
P: +1 952 897 7700
colliers.com



Paul Bickford

Vice President
+1 952 897 7732
paul.bickford@colliers.com

Rob Brass

Vice President
+1 952 897 7757
rob.brass@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.