



COMMERCIAL REALTY SOLUTIONS

For Lease
Office Space



LORETTO

Office Space

Lease Rate: **\$12.00/psf NNN**

Space Available: **3,150/sf** (Divisible)

68g Medina St, Loretto, MN 55357

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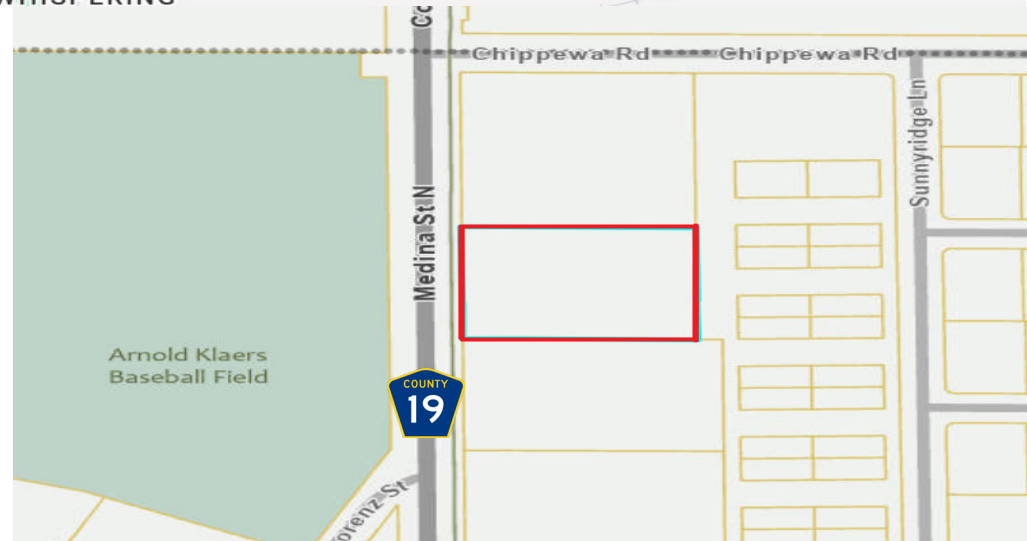


PROPERTY LOCATION

- * Great Location Near Metro
- * Easy Access
- * South of Highway 55
- * 11 Miles West of I-494
- * Businesses in the Area:
 Warrens Restaurant & Bar, Detour 19 Grill, USPS,
 Choo Choo's Restaurant, 21st Century Bank,
 West Metro Inspections, West Suburban Fire Station and more.

TRAFFIC COUNTS - 2025

- * Highway 55 - 14,007 VPD
- * County Road 19 - 5,430 VPD



The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

PROPERTY OVERVIEW

689 Medina St, Loretto, MN

Lease Rate

\$12.00/psf NNN

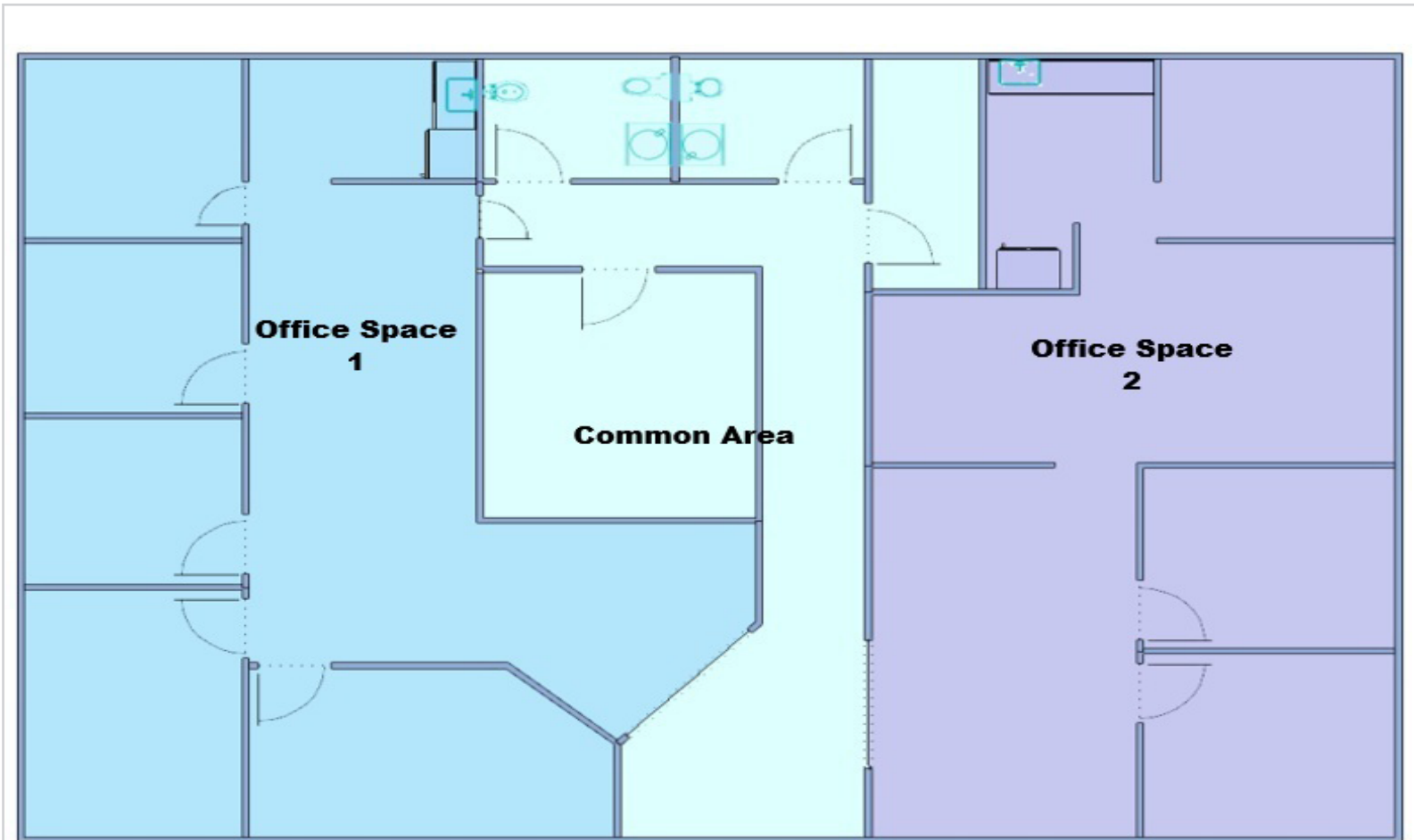
\$5.87/psf Tax / CAM

| | |
|-----------------|-----------------------|
| Building Size | 7,400/sf |
| Space Available | 3,150/sf (Divisible) |
| | Office 1: 1,250/sf |
| | Office 2: 1,150/sf |
| Lot Size | 1.12 Acres |
| County | Hennepin |
| PID | 06-118-23-42-0041 |
| 2026 Taxes | \$21,930.16 |
| Zoned | GC General Commercial |
| Building Tenant | Multi-Tenant |
| Year Built | 2000 |
| Floors | Two (2) |



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

FLOOR PLAN - Office Area



Office 1: 1,250 sq ft

Common Area 750 sq ft

Office 2 : 1,150 sq ft

Total: 3,150 sq ft

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INTERIOR - Office



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INTERIOR - Office



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INTERIOR - Office



PROPERTY INFORMATION

Available: 3,150/sf - Currently Used as One Large Office
Divisible:

- * Office 1 - 1,250/sf (5 Offices, Large Open Area)
- * Office 2 - 1,150/sf (2 Offices)
- * Common Area - 750/sf (includes Conference Room)
- * High Quality Office Building with Good Access
- * Conference Room (Common Area)
- * HVAC: Forced Air
- * Electrical: 200Amp
- * Parking Spaces: 19+

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