

FOR LEASE | **\$13** ^{PSF} _{NNN}



High Design Office Space For Lease

2 SUITES AVAILABLE

- **Suite 100** consists of 4,618 USF/ 5,046 RSF of Second Generation Space. The current fit plan includes 7 private offices, 4 huddle rooms, 3 conference/training rooms and a break room. It enjoys windows on three sides and two entrances. This Suite can be combined with Suite 101.
- **Suite 101** consists of 4,220 USF/4,611 RSF of space in Shell condition. It enjoys windows on three sides and three entrances (one entrance is private). Landlord is providing a \$25.00 Per USF for Tenant Improvements. To qualified users, this Suite can be combined with Suite 100.
- Full glass vestibule and lobby entry is welcoming and centrally located in the building.
- This building is well located near Highway 15, Connecticut Avenue & Dehler Drive in the heart of the Sartell Regional Medical and Professional Office District.
- Key Card access system provides secure entry for Tenants on a 24/7 basis.
- The building is equipped with a wet Fire Suppression System.
- CH Robinson Worldwide Inc occupies the 2nd floor & mezzanine providing great professional co-tenancy.
- Estimated Operating Expenses 2019: \$8.52 PSF (includes heat, electric, and common area janitorial).
- There are two Monument Signs located on the Medical Arts Avenue corners which are available for Tenant use.



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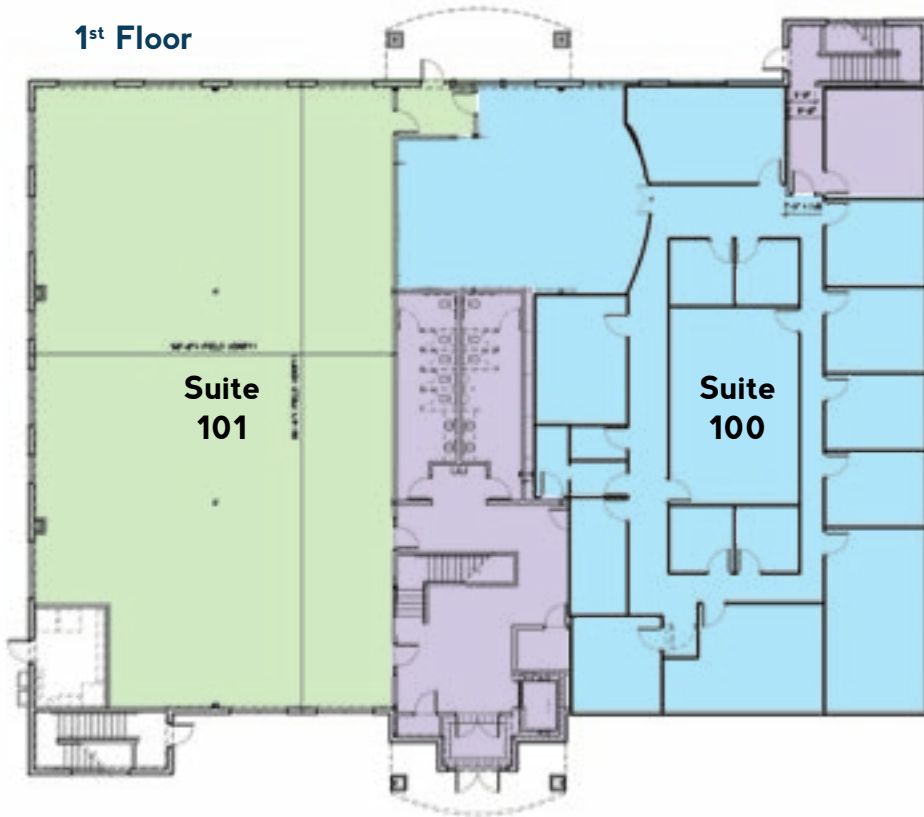
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Floor Plan & Aerial

1st Floor



-  Commons Area
-  Suite 100
-  Suite 101



This information has been obtained from the property owner or other sources that we deem reliable. However, neither the owner, nor Granite City Real Estate LLC guarantees the accuracy of such information.