

Parcel
REAL ESTATE

Northwest Professional Building

2351 Connecticut Ave S, Sartell, MN



Sam Johnson

Commercial Broker

C: 320-420-1177

E: sam@parcel.properties

Tanner Nordlund

Commercial Agent

C: 320-828-0395

E: tanner@parcel.properties

Summary



Property Summary:

Property Type: Office

Building: Stucco

Parking: 100+ onsite parking spots

Zoning: B-3, medical professional

Outline:

Parcel Real Estate is pleased to provide the following leasing information for 2351 Connecticut Ave S, Sartell.

Lease Rate: \$10-\$12 psf

Type: NNN, gross

Term: Negotiable

- Suite 120 (\$10psf base) \$20 TI included
 - 2,542sf
 - 2026 Estimated CAM \$12.43
- Suite 330 (\$12psf base)
 - 4,409sf
 - 2026 Estimated CAM \$12.43
- Suite 310 (\$2,500 gross)
 - 957sf
 - 2026 Estimated CAM \$12.43

ADDRESS:

2351 Connecticut Ave
S, Sartell, MN

USE:

Office

CONTACT:

Sam Johnson

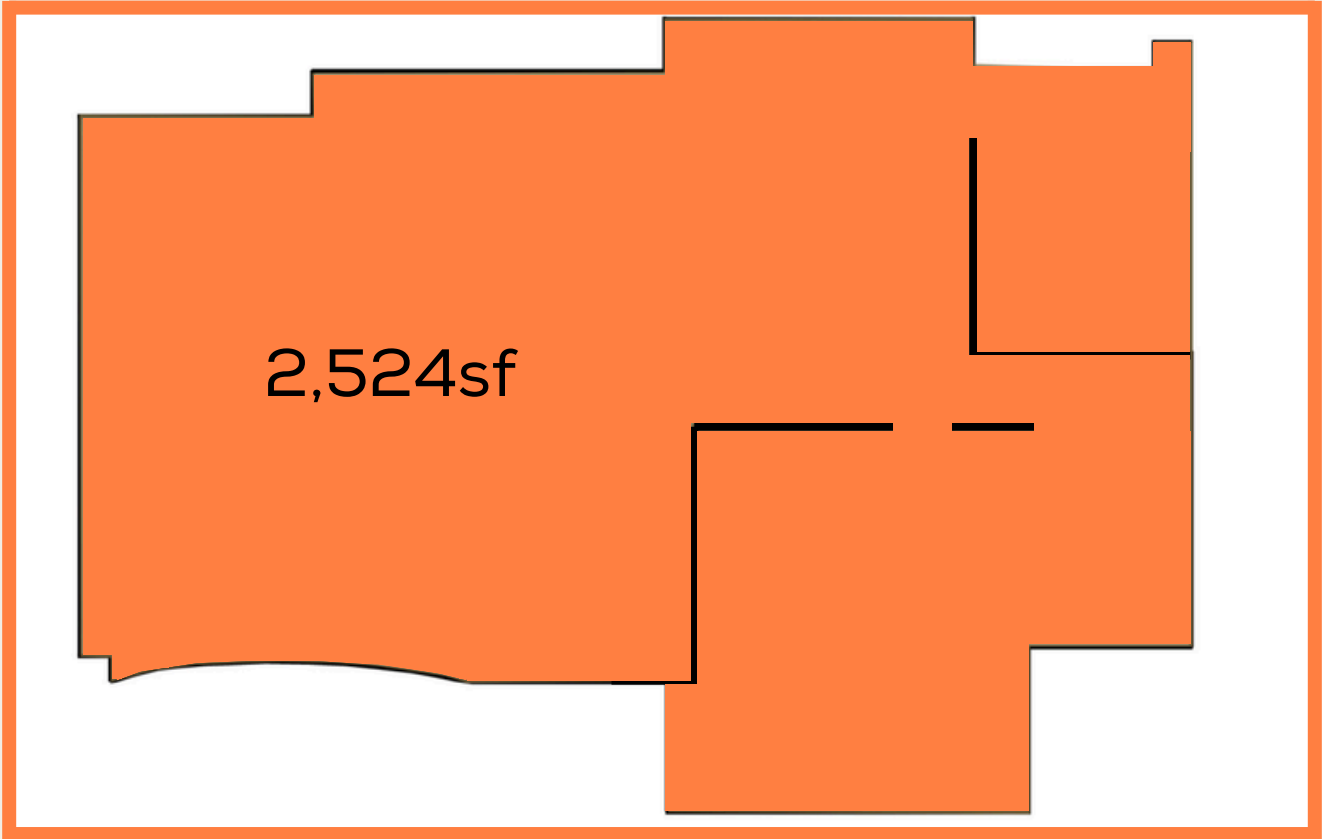
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Suite 120



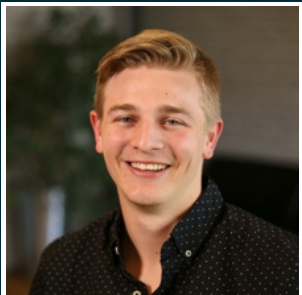
SAM JOHNSON
BROKER, OWNER

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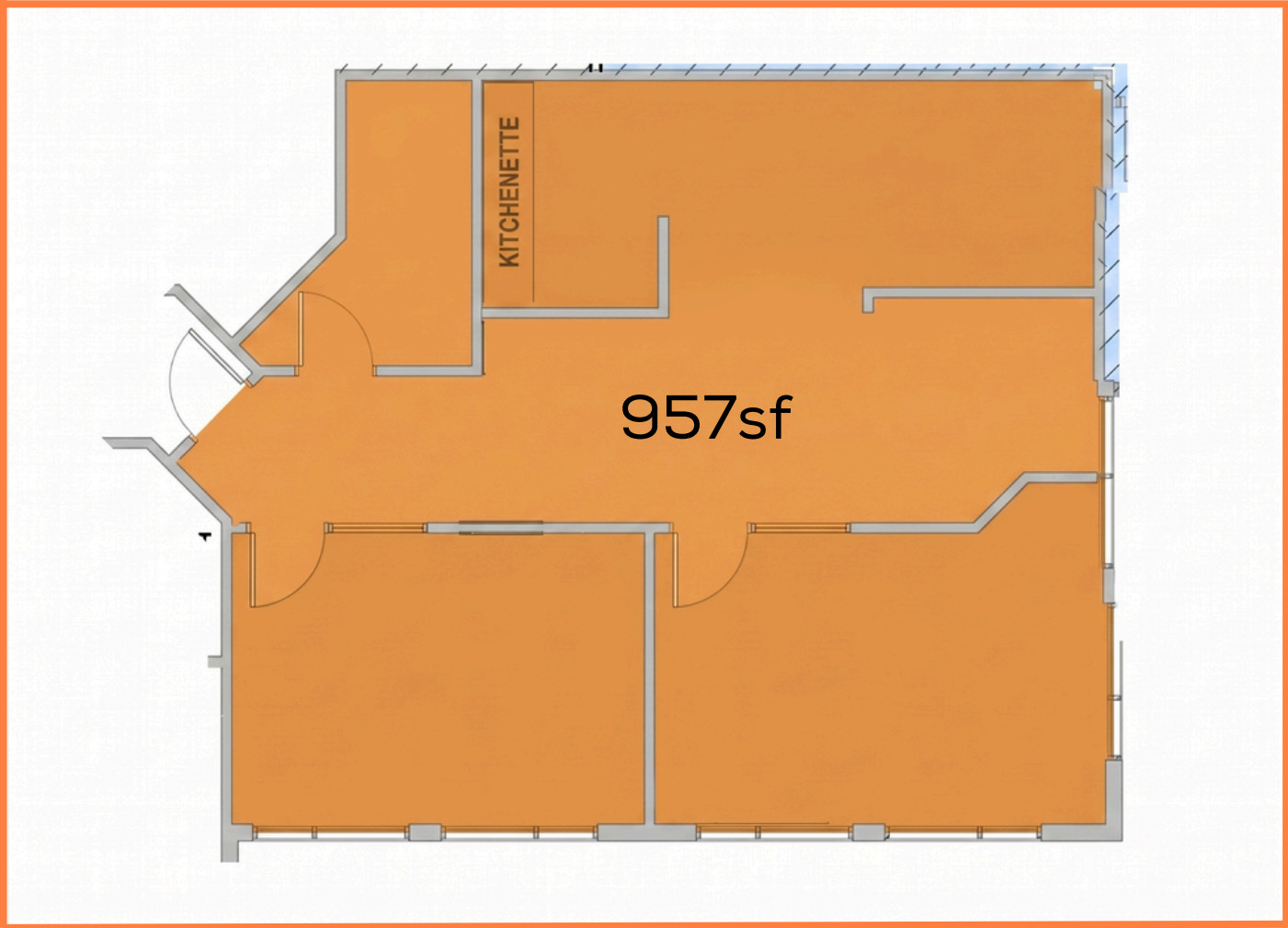
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Suite 310



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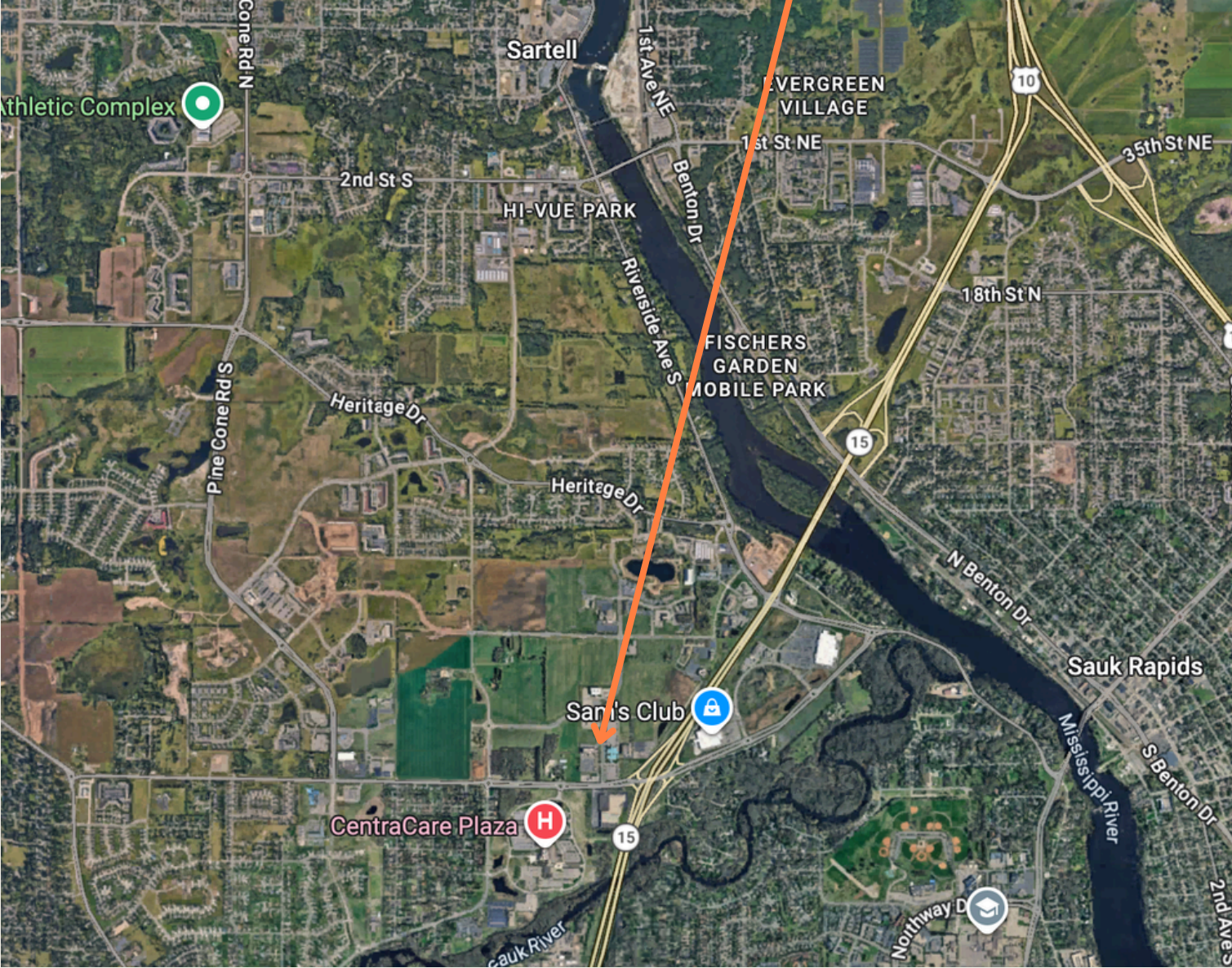


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Location



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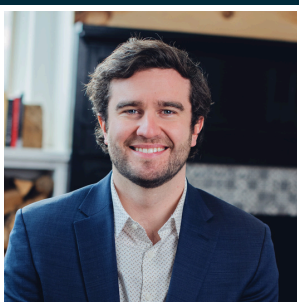


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Pictures



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**Thank
You!**

**Let's Get
In Touch**

Contact us:

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Visit our website:

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