

OFFICE SPACE
FOR LEASE



HILLSIDE OFFICE BUILDING

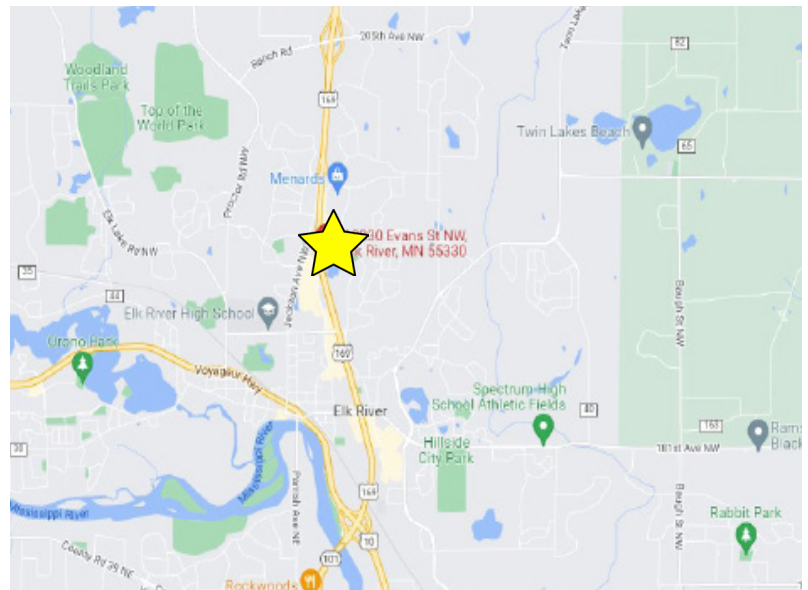
19230 Evans Street NW, Elk River, MN 55330

PROPERTY HIGHLIGHTS

- Professional office building in beautiful setting overlooking small lake
- Convenient northwest metro location off Highway 169 and 193rd Avenue NW in Elk River

Available Office Suites

- Suite 114 - 532 RSF (lower level/two rooms)
- Suite 116 - 2,015 RSF
- Suite 203 - 1,672 RSF
- Great traffic counts and dedicated surface parking lot with 59 stalls
- Tenant signage available
- Great retail corridor featuring: Sammy's Pizza, Cub Foods, Planet Fitness, Huntington Bank, Wells Fargo, Menards and Coborn's



901 North Third Street, Suite 100, Minneapolis, MN 55401

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Building Address	19230 Evans Street NW Elk River, MN 55330	
Office Availability	Suite 114 - 532 RSF (lower level/two adjacent rooms) Suite 116 - 2,015 RSF Suite 203 - 1,672 RSF	
Lease Rate	\$11.00 - 13.00 PSF Net	
Operating Expenses	CAM	\$8.19 PSF
	TAX	\$1.81 PSF
	<u>INSURANCE</u>	<u>\$0.33 PSF</u>
	TOTAL	\$10.33 PSF (2025 est.)
Traffic Counts*	39,000 VPD on Highway 169 <small>*Source: MNDOT</small>	
Population*	13,941(3 miles) and 27,540 (5 miles) <small>*Source: Moody's Analytics/Catylist</small>	
Building Features	Small professional building overlooks lake in beautiful setting 59 parking stalls dedicated to building Excellent location in high-traffic retail corridor on Hwy 169 Tenant signage available	



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