



MEDICAL / OFFICE SPACE
 14000 - 14020 Northdale Blvd.,
 Rogers, MN 55374

FOR LEASE
1,260 SF - 7,574 SF AVAILABLE



FEATURES:

- Medical / Office space available in Rogers, MN.
- Great location with visibility off Highway 101 with Monument Signage.
- High average household incomes in growing area.
- Close proximity to other medical & retail businesses.

LEASE RATE
\$17.00 / psf NNN
 \$11.39 / psf (Tax & Cam)

Other Tenants:

- Fairview Health Services
- Children's of MN Pediatrics
- Imagine Orthodontics
- Vanda Counseling
- Turtle Dental Care

Available Space:

- 14000 (Suite C & D) - 2,655 SF
- 14000 (Suite A/B) - 3,677 SF
- 14020 (Suite B) - 7,574 SF

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Arrow Companies
 7365 Kirkwood Court N. Suite 335
 Maple Grove, MN 55369

OWNED BY:



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PROPERTY FACTS

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BUILDING SIZE	35,000 SF
YEAR BUILT	2003 / 2004
AVAILABLE SPACE	1,260 SF - Suite C (14000) 1,395 SF - Suite D (14000) 2,655 SF - Suite C & D (14000) 3,677 SF - Suite A & B (14000) 6,332 SF - Suite A,B,C & D (14000) 7,574 SF - Suite B (14020)
PARKING STALLS	300 (Approximately)
TRAFFIC COUNTS	4,016 VPD (Northdale Blvd) / 42,985 VPD (Hwy. 101)
AVG HOUSEHOLD INCOME	\$127,020 (5 Mile Radius)

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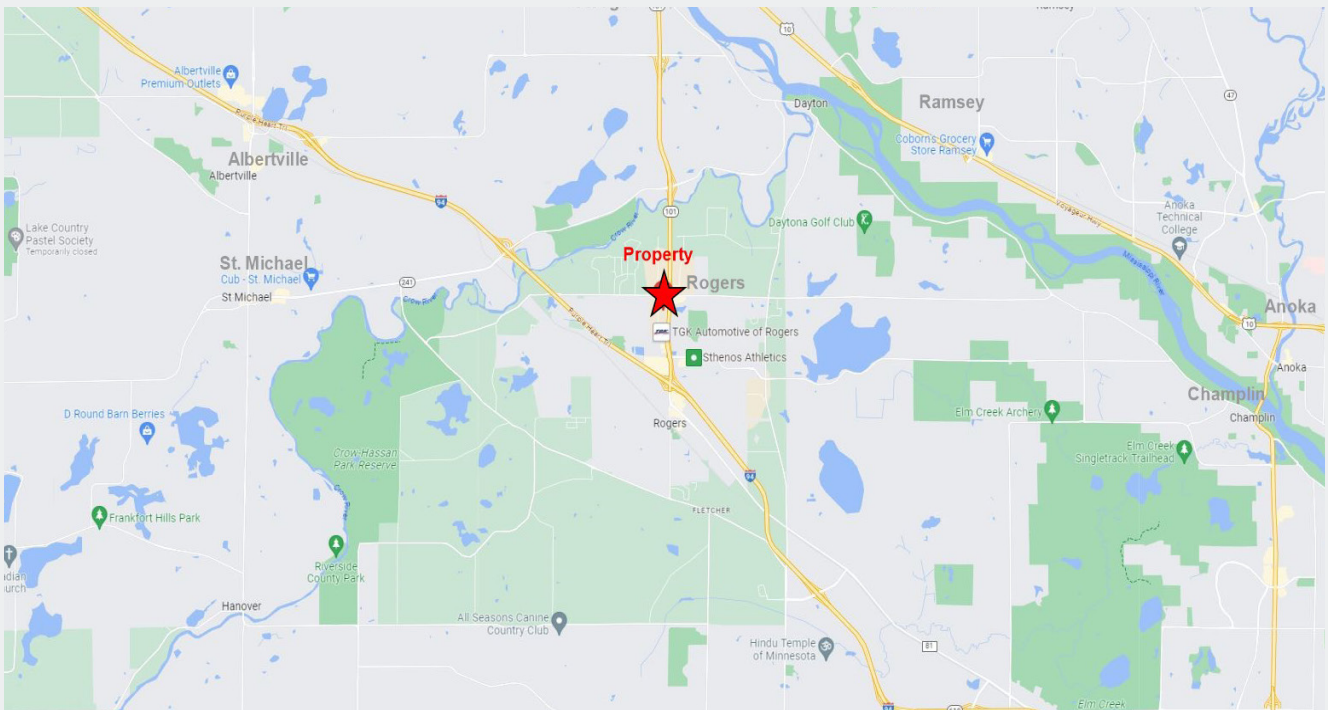
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AERIAL & MAP

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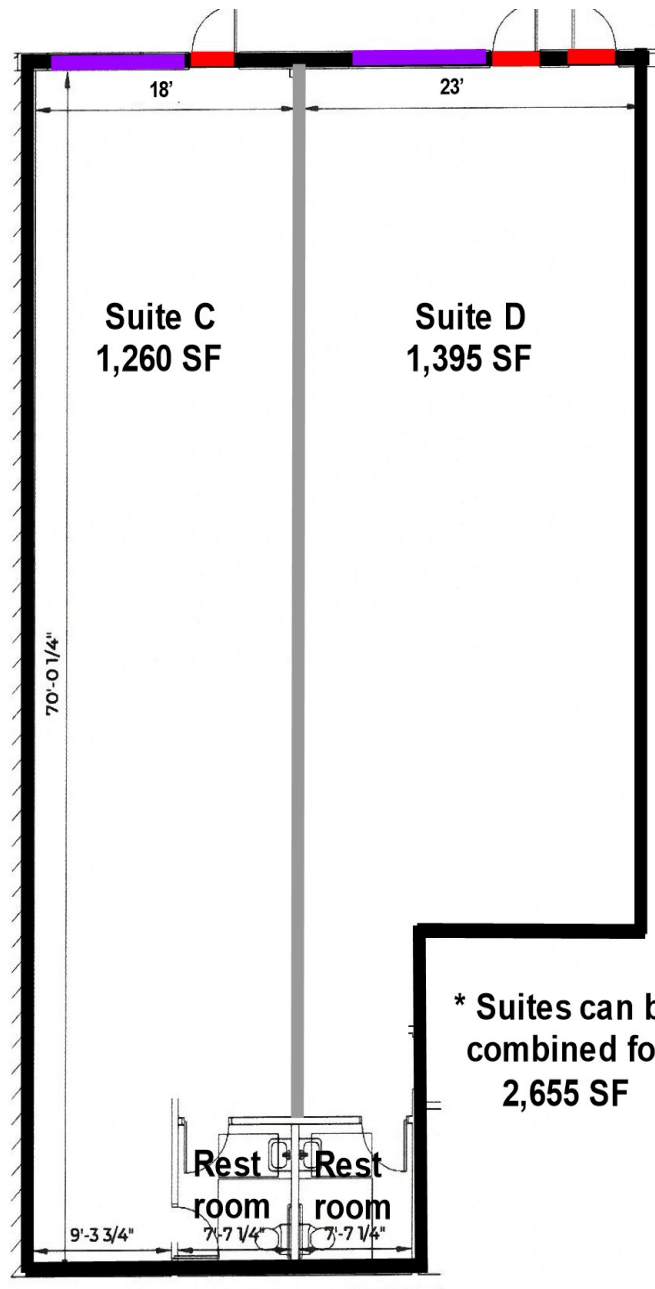
SITE PLANS

FOR LEASE
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FLOOR PLAN
14000 (SUITE C & D)

FOR LEASE
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* Suites can be
combined for
2,655 SF

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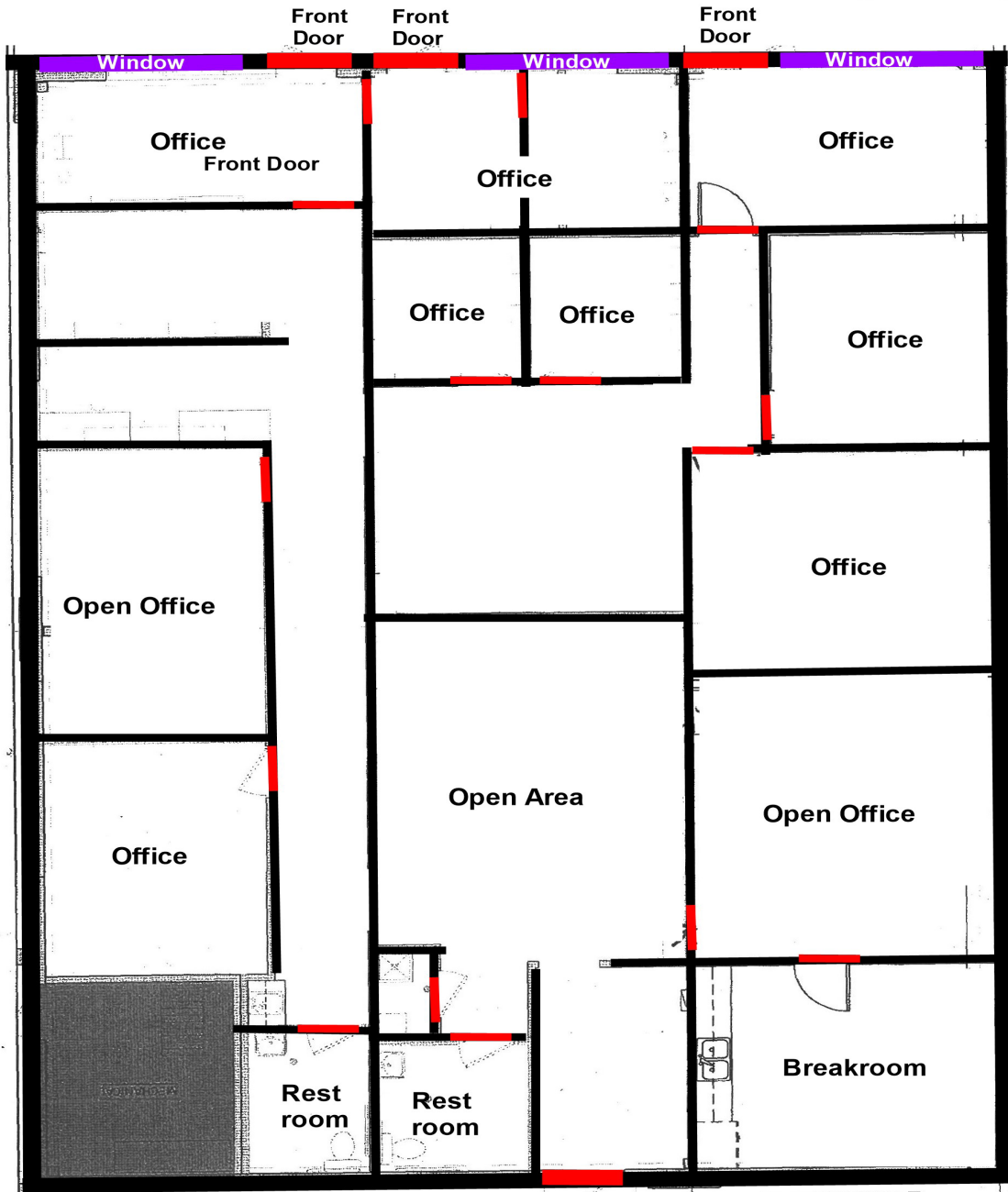
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FLOOR PLAN
14000 (SUITE A & B)

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3,677 SF

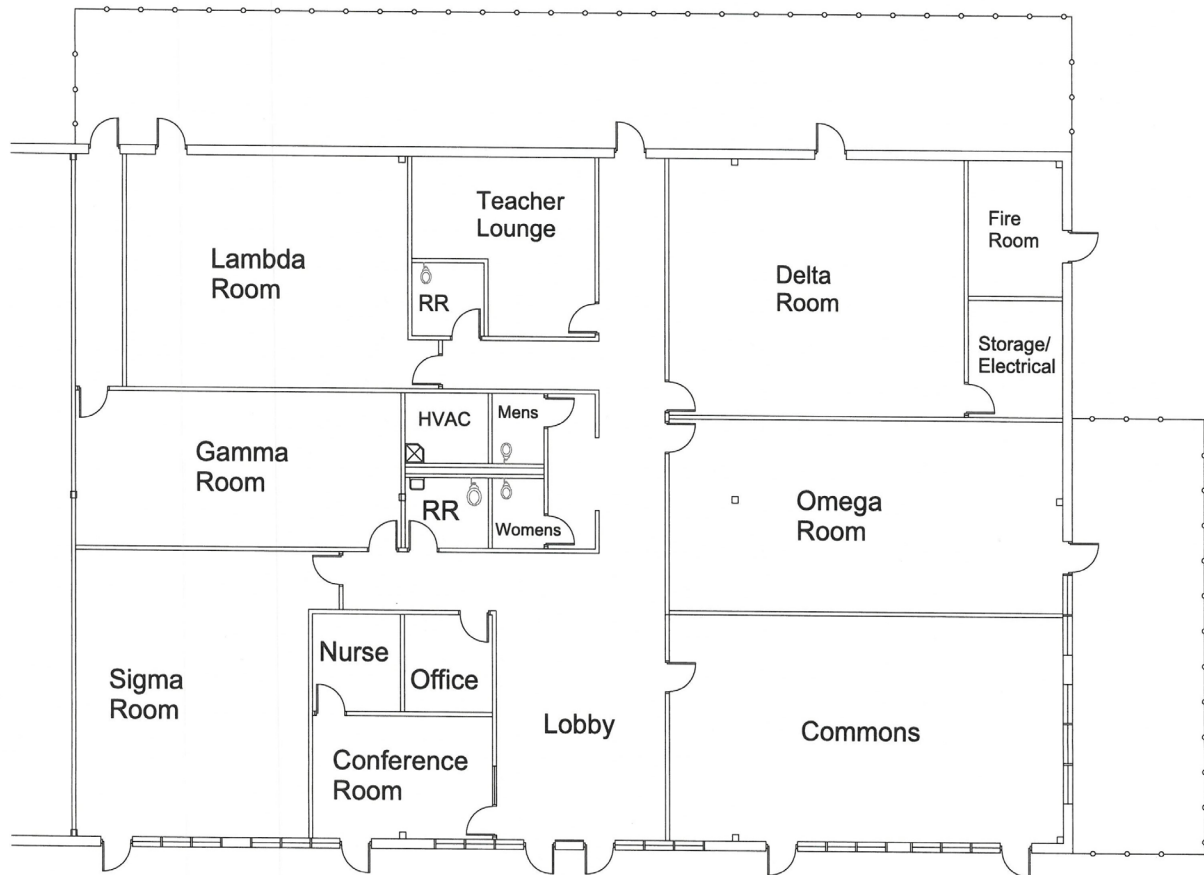
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**FLOOR PLAN
14020 (SUITE B)**

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7,574 SF

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CITY INFORMATION

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<p>POPULATION (5 MILE RADIUS)</p>	<p>2010 Population - 38,074 2024 Population - 42,885 2029 Population Projection - 45,905</p>
<p>CITY OF ROGERS</p>	<p>Rogers is on the rise as a thriving and growing regional hub that takes advantage of its unique location at the edge of the Twin Cities metropolitan region, within the Interstate 94 growth corridor between the Twin Cities and St. Cloud, and on the main routes to northern Minnesota recreational lake destinations. Rogers is the main commercial, industrial and travel hub in northwestern Hennepin County. In step with continuing regional growth and expansion of the regional roadway and transit systems, Rogers is committed to growing as a regional center for industries, retail businesses and jobs. As a local community, Rogers is a well-balanced, full service city that meets citizens desires for living, work-ing, shopping and playing. The community takes great pride in its small town atmosphere of strong neighborhoods, local schools, community churches and organizations, excellent public services, and a traditional downtown. To ensure that Rogers has a unique community identity long into the future, Rogers keeps its eye on preserving its small town character and enhancing its original downtown area. To balance the community's local and regional functions, the community will diligently plan for improving transportation accessibility within Rogers. Rogers views its continuing growth and change as opportunities to create an even better local community for citizens.</p> <p>As the city grows, particularly with the annexation of Hassan Township, Rogers values and is focused on maintaining its identity as a city at the urban/rural edge of the Twin Cities metro area. The city is virtually surrounded by natural areas, including the Crow River, Fox Creek and Rush Creek, lakes to the east and west, two regional park reserves, and the rural countryside. Through strategic planning of growth areas and the parks, open space and trail system, the city is committed to preserving the unique sense of place and livability of the community.</p>

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