

MOVE-IN READY OFFICE SPACE

2301 JOHANNESON AVENUE NW
Bemidji, Minnesota



PROPERTY HIGHLIGHTS

- 1,333 SF Professional Office Space
- Move-In Ready
- Two-Level Office Layout
- Reception Area & Private Offices
- Executive Office & Conference Room
- Two Bathrooms
- Fiber Optic Internet
- Central Air Conditioning





LOCATION & LEASING ADVANTAGES

- Convenient Bemidji commercial location near major retailers, services, and established businesses
- Positioned near Highway 71 and Highway 2, providing easy access throughout the Bemidji area
- Surrounded by established businesses and commercial activity in a well-connected area
- Ample on-site parking provides convenient access for employees, clients, and visitors
- Professional office setting suited for a variety of business and office users
- Existing two-level office layout minimizes the need for extensive build-out
- Fiber optic internet supports reliable connectivity and day-to-day business operations
- Move-in ready space allows a new tenant to get established quickly
- \$20/SF Gross Lease Rate

MLS #7124846



SHEILA JOHNSON

CEO + Broker

(218) 556-9361

sheila@sjcommercialadvisors.com

sjcommercialadvisors.com

