



HILLSIDE
OFFICE



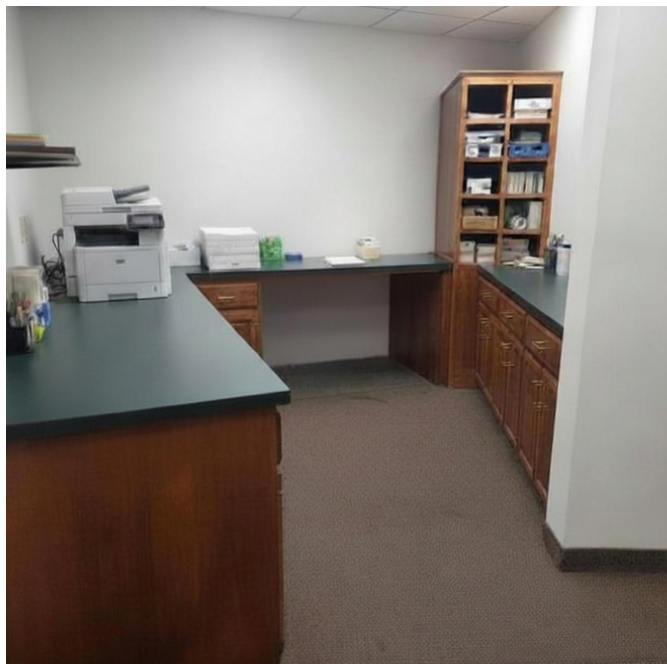
19230 EVANS STREET NW, ELK RIVER, MN 55330



THE HIGHLIGHTS

BUILDING & LOCATION FEATURES

- Located in the heart of Elk River with convenient access to Highway 169
- Professional office building overlooking a scenic lake
- Dedicated surface parking lot with 59 stalls and strong area traffic counts (39,000 vehicles per day on Highway 169)
- Tenant signage opportunities available for enhanced visibility
- Surrounded by a strong retail and service corridor featuring Sammy's Pizza, Cub Foods, Planet Fitness, Huntington Bank, Wells Fargo, Menards, and Coborn's
- An ideal location for businesses seeking visibility, accessibility, and a professional office environment in a growing community



PRIME LOCATION

VISIBLE FROM HWY 169



\$11-\$13

LEASE RATE (PSF NET)



\$9.81

TAX/OPS (PSF)



532-2,015 RSF

SUITE SIZES



PARKING

TENANT AND GUEST
PARKING AVAILABLE IN LOT

AVAILABLE SUITES



SUITE 114

- 532 RSF (lower level/two adjacent rooms)
- Located near elevators, sitting area, and restrooms

SUITE 116

- 2,015 RSF
- Located directly off of elevators on lower level
- Faces wooded lake/nature views



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