

MVK EQUITIES

COMMERCIAL REAL ESTATE · OWNER / OPERATOR

AVAILABLE FOR LEASE

106

South Washington County Telecommunications Commission

FOR LEASE

6939 Pine Arbor Lane S, Suite 106

Cottage Grove, Minnesota 55016

3,503
SF

RENTABLE
AREA

\$17.25
BASE RENT
PSF

5-1-26
AVAILABLE



Class A suite at 70th & Hinton

6939 PINE ARBOR LN S · STE 106
COTTAGE GROVE, MN 55016

3,503 SF | **May 1, 2026** | **Office / Medical**
RENTABLE AREA | SPACE AVAILABLE | PERMITTED MIX

PROPERTY HIGHLIGHTS

- 01 **Well-kept grounds and Class A finishes** throughout a professionally managed multi-tenant building.
- 02 **Prominent corner location at 70th & Hinton** with strong visibility and access.
- 03 **Adjacent to Junction 70 Restaurant and Primrose School**, anchoring daily traffic to the node.
- 04 **Mixed development of office, medical and retail** with complementary co-tenancy.
- 05 **Private parking lot** serving the building directly.

LEASE ECONOMICS · PER SF

Base Rent	\$17.25
CAM 2025 RATES	\$7.81
Real Estate Tax 2025 RATES	\$7.55
Insurance 2025 RATES	\$0.66
NNN Subtotal CAM + RET + INS	\$16.02

All-In Total PSF **\$33.27**

SUBDIVISION OPTION

Option to subdivide into two smaller suites of approximately **1,600 SF** and **1,900 SF** should a tenant prefer a smaller footprint. Lease rate negotiated based on size required — reach out for more information.



AERIAL · 70TH & HINTON, COTTAGE GROVE

Site & exterior

6939 PINE ARBOR LN S • STE 106
COTTAGE GROVE, MN 55016



AERIAL · SITE CONTEXT



BUILDING FACADE



AERIAL · ACCESS & PARKING



FRONT ELEVATION

Suite 106 *interior*

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LOUNGE & RECEPTION



PRIVATE OFFICE



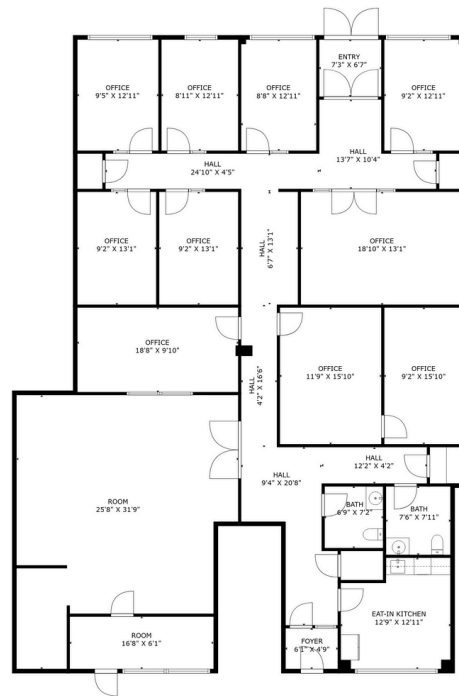
GLASS-FRONT OFFICES



KITCHENETTE & BREAK ROOM

Suite 106 *layout*

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ESTIMATED AREAS
GLA FLOOR 1: 3459 sq. ft. EXCLUDED AREAS 0 sq. ft.
Total GLA 3459 sq. ft, total area 3459 sq. ft.
Measurements Deemed Highly Reliable But Not Guaranteed

GLA · FLOOR 1

3,459 sq ft

RENTABLE AREA

3,503 sq ft

PRIVATE OFFICES

10

OPEN ROOMS

2 + Kitchenette

RESTROOMS

2 Half Baths

SUBDIVISION OPTION

±1,600 / ±1,900 SF

Estimated areas per floor plan: GLA Floor 1 — 3,459 sq ft, excluded areas 0 sq ft. Measurements deemed highly reliable but not guaranteed.

Tour the *suite*

6939 PINE ARBOR LN S · STE 106
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Caleb Carlton

PROPERTY MANAGER · MVK EQUITIES

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RENTAL APPLICATION mvrrentalapp.netlify.app →



SCAN FOR DIRECT CONTACT · CALEB CARLTON
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