



6939 PINE ARBOR LN S, SUITE 106
Cottage Grove, MN 55016

South Washington County Telecommunications Commission

106

PARKING
RESERVED
FOR
BUSSIMO
CUSTOMERS

♿
PARKING
VEHICLE ID
REQUIRED
UP TO 1000 FINE
FOR VIOLATION

AVAIL
ABLE
FOR
LEASE

HIGHLIGHTS

- Well kept grounds and Class A Finishes
- Prominent location on the corner of 70th and Hinton
- Adjacent to Junction 70 Restaurant and Primrose School
- Mixed development of office, medical and retail
- Private parking lot



Our Rental Spaces:
3,503 SqFt
Space available on 5/1/26

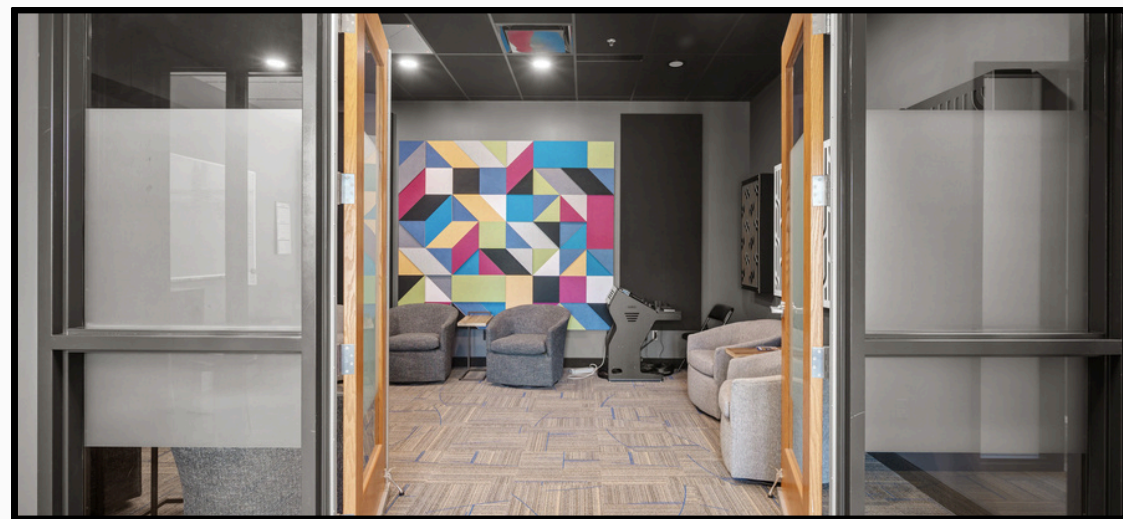
Space information:

- BR PSF: **\$19.00**
- CAM PSF (2025 Rates): **\$7.81**
- RET PSF (2025 Rates): **\$7.55**
- INS PSF (2025 Rates): **\$0.66**
- CAM, RET, INS PSF Total: **\$16.02**
- All in Total PSF: **\$35.02**

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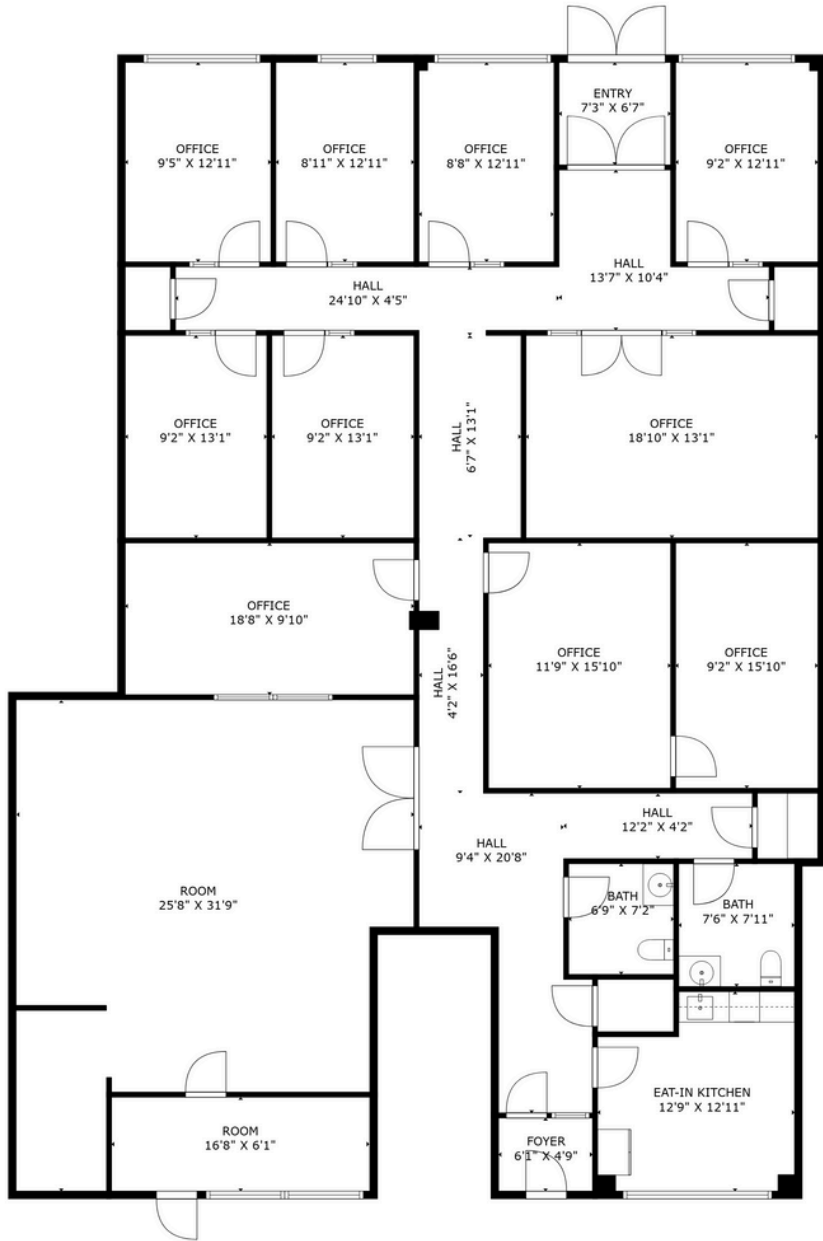
PHOTOS



PHOTOS



PHOTOS



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

FLOOR 1
 [AREA: 3459]






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 SCAN ME



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