



COMMERCIAL REALTY SOLUTIONS  
www.commrealtysolutions.com

## Monticello - Commercial Office Space **FOR LEASE**

9766 Fallon Ave., Monticello, MN 55362



**High-end finishes  
throughout!**

### **PROPERTY INFORMATION**

- \* \$12.00/PSF
- \* Operating Expenses: \$6.15/psf (Heat Included)
- \* Building is 20,000 Square Feet
- \* Vacancy: 1st Floor - 3,445/sf  
2nd Floor - 2,784/sf
- \* Nicest Office Building in Monticello
- \* Multi-Tenant Office Building
- \* High End Finishes
- \* City Fiber Optics
- \* Near Restaurants and Major Retailers
- \* Quick Access to I-94 and Highway 25
- \* Located on Chelsea Road (the primary interconnect for the interchange)



**Contact:**

**WAYNE ELAM**  
**(763) 229-4982**

**WElam@commrealtysolutions.com**

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## **PROPERTY INFORMATION**

- \* Quick and easy access to I-94 and Highway 25
- \* Major retailers in the area include Super Target, Home Depot, Office Max, Cub Foods and Wal-Mart SuperCenter
- \* City fiber optics network providing high-speed internet, telephone and cable.

## **TRAFFIC COUNTS - 2006**

- \* Highway 25 - 27,500 VPD
- \* I-94 - 56,000 VPD
- \* Chelsea Road - 1,750 VPD

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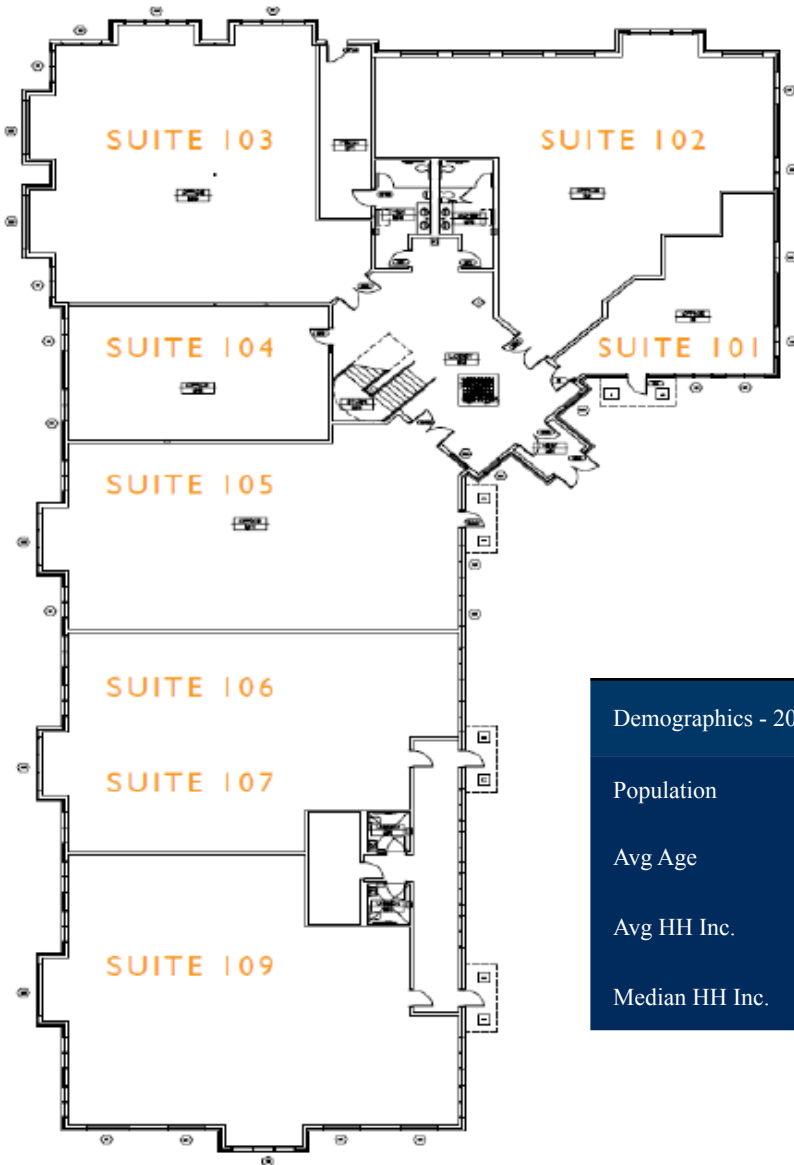
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SUITE	101	868 sf
	102	2577 sf
	103	2378 sf
	104	1278 sf
	105	2545 sf
	106	1265 sf
	107	1114 sf
	109	3114 sf
SUITE	201	1632 sf
	202	1152 sf

Demographics - 2007	3 Mile	5 Mile	10 Mile
Population	15,287	26,277	90,551
Avg Age	33	33	33
Avg HH Inc.	\$62,792	\$65,891	\$75,541
Median HH Inc.	\$56,337	\$59,763	\$66,778



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**BUILDING EXTERIOR**



**BUILDING INTERIOR**

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