

MONTICELLO - OFFICE SPACE

FOR LEASE

PREMIER BANK BUILDING - HWY 25 S, MONTICELLO, MN 55362



- LOCATED ON HWY 25
- JUST WEST OF SUPER WALMART AND OTHER RETAIL
- CLOSE TO RESTAURANTS
- CLOSE TO RIVER CITY EXTREME AND MOVIE THEATRE
- NICEST OFFICE SPACE IN MONTICELLO

BUILDING INFORMATION

- Building Size 14,400 SF
- Vacancy 2nd floor - 3,280/SF
3rd floor - 3,600/SF
(minimum divisible - 1,000)

RATES

- Office - ~~\$15.00 psf NNN~~ Reduced to \$12.00 psf
- Tenant Improvements - \$10 psf



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KEY PROPERTY DETAILS

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- Quick and easy access to Hwy 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

- Hwy 25 – 27,500 vehicles per day

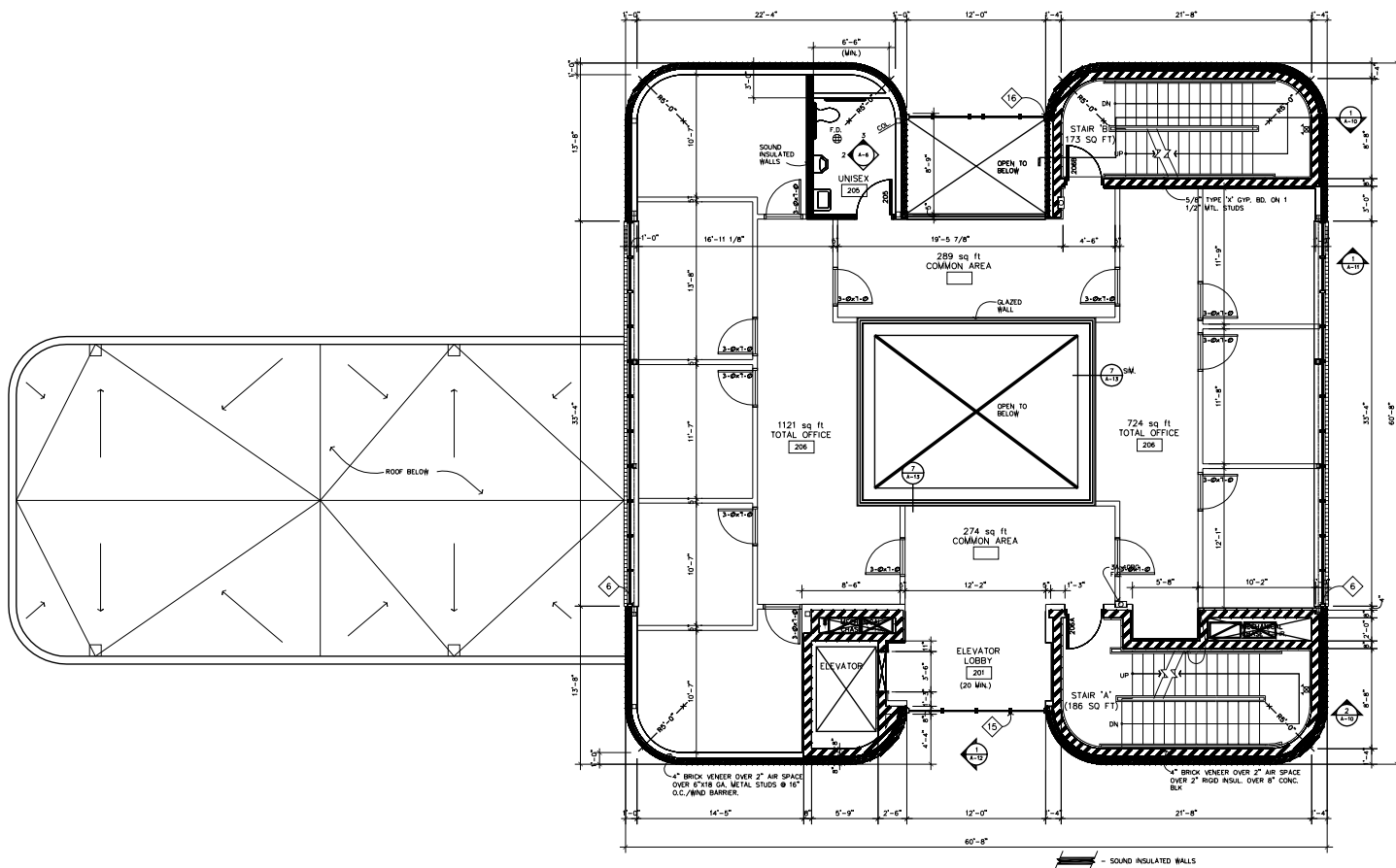
Demographics - 2008	3 Mile	5 Mile	10 Mile
Population	15,691	26,666	92,868
Avg Age	31	32	32
Avg HH Inc.	\$72,790	\$74,838	\$85,731
Median HH Inc.	\$64,446	\$66,767	\$76,376



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SECOND FLOOR - FLOOR PLAN

(concept of potential build-ons)



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THIRD FLOOR - FLOOR PLAN (concept of potential build-ons)

