

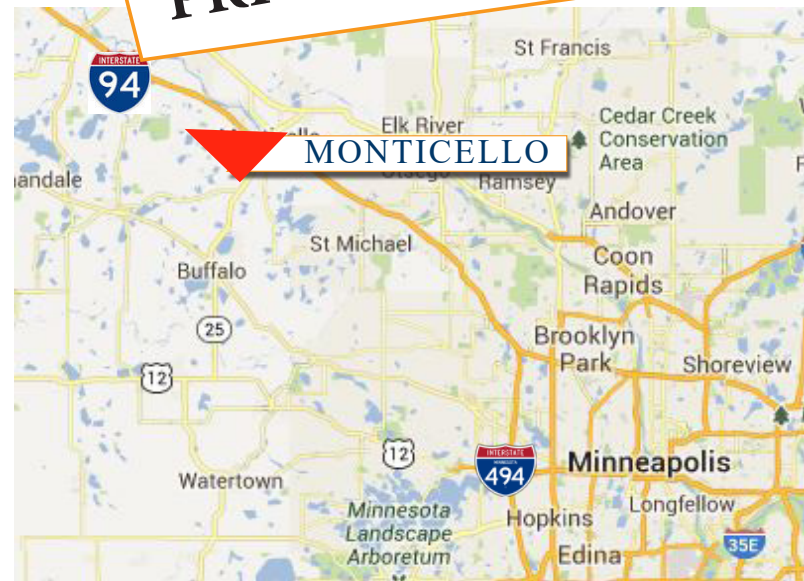
For Lease New Office Space - I-94 Frontage 112 Thomas Circle, Monticello 55362



PRICE REDUCTION

PROPERTY INFORMATION

- * Lease Price ~~\$12.00~~/psf (NNN Lease)
LEASE RATE **\$11.00/PSF**
- * TI (Tenant Improvements) - Allowance Negotiable
- * Building Size: 5,478 SF
- * Space Available: 1,536 SF
- * Wright County PID 155-038-001060
- * Zoning is I-1 Industrial
- * Businesses in the area include:
Hoglund Bus Company, Morton Buildings,
Pinnacle Financial Group, Super America,
McDonalds, Holiday, Best Western,



Contact:
ERIC O'BRIEN
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COMMERCIAL REALTY SOLUTIONS

For Lease New Office Space - I-94 Frontage 112 Thomas Circle, Monticello 55362



PROPERTY INFORMATION

- * I-94 Visibility
- * I-94 Frontage Road (South side)
- * Newest Office Space In Town
- * Ample Private Parking
- * Signage Opportunity Available
- * Vanilla Shell Space
- * Ready for Tenant Finishes



TRAFFIC COUNTS - 2018

- * I-94 - 31,500 VPD
- * Chelsea Road - 5,900 VPD

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For Lease

New Office Space - I-94 Frontage

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OFFICE SPACE INFO

- * Heat & A/C
- * Electrical: Two 200 amp panels
- * ADA Accessible
- * Multi-Tenant Building
- * Building Built 2018
- * Two Story Building
- * Available Suite on 1st Floor



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