







With You Every Square Foot of the Way.

DISCLAIMER: This information is from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Fratzke Commercial Real Estate. All measurements are approximate.



This is a high visibility 5,790 +/- SF single story free-standing retail/ office building for lease on a .32 acre lot with NE Greenwood (Hwy 20) & NE 5th St. access. Dramatic upgrades to building in 2015. Space has multiple restrooms. Zoned MN - Mixed Use Neighborhood.

Can be leased as a single suite or 2 separate suites, each with their own dedicated access and restrooms. Owner will pay to partition into two (2) suites. Estimated time for completion: 3 months.

Note: Owner does not wish to lease to a tattoo studio or any type of tattoo related business.

Contact listing broker for more details and showing instructions.

## Brian Fratzke, CCIM, Principal

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# Dan Steelhammer, Broker

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### Lease Rates:

5,790 +/- SF single suite: \$1.49/SF/Mo NNN **Or** Two (2) 2,895 +/- SF suites: \$1.60/SF/Mo NNN



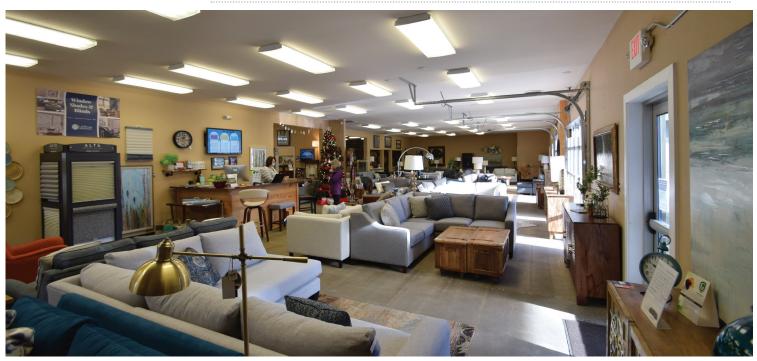
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#### **FOR LEASE**





Additional Information: -15 on-site parking stalls -Monument signage available -2013 traffic count: 24,362 ATD





#### **STAND ALONE BUILDING**

-Est. CAMs: \$0.24/SF/Mo. Includes water, sewer, snow removal, landscaping & property taxes.