



COMMERCIAL REALTY SOLUTIONS

For Lease
Professional
Office Space



BUFFALO

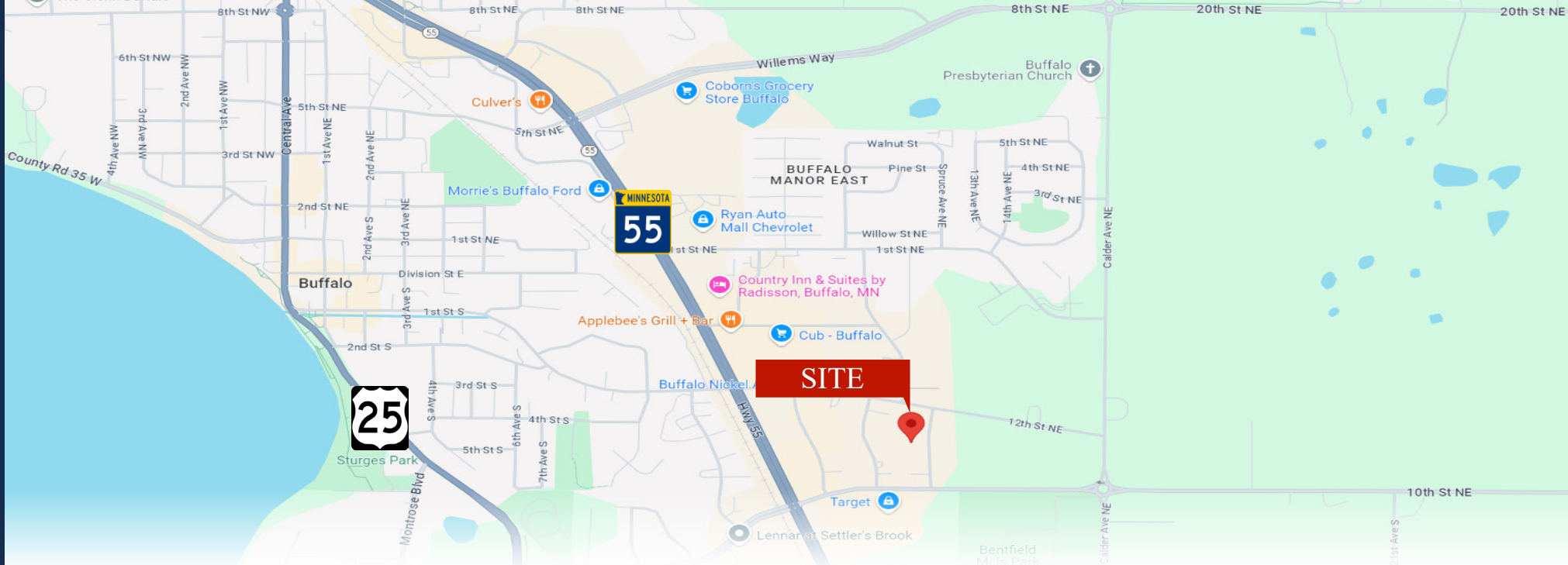
Professional Office Space

Lease Rate: **\$1,750/month**

Building 17,557/sf - Available 1,610/sf

307 12th Avenue S., Buffalo, MN 55313

Joseph Elam, Broker
320.282.8410
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PROPERTY LOCATION

- * Minutes from Hwy 55
- * Good Location
- * Close Proximity to Area Amenities

TRAFFIC COUNTS - 2024

- * Highway 55 - 15,300 VPD
- * 12th Avenue - 840 VPD

Businesses in the Area:

Integri Print, MN Technology Services, Kids Haven Childcare, Glass Guys, Carrera Slots and more.



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PROPERTY OVERVIEW

Lease Rate

\$1,750.00/Month
(Modified Gross)

Building Size	17,557/sf - Available 1,610/sf
Lot Size	1.6 Acres
Wright County	PID: 103-069-002090
2025 Taxes	\$34,730.00
Zoned	B-C, Business Campus (Industrial)
Parking	Ample Parking
Entrances	Front and Rear
Location	Easy Access

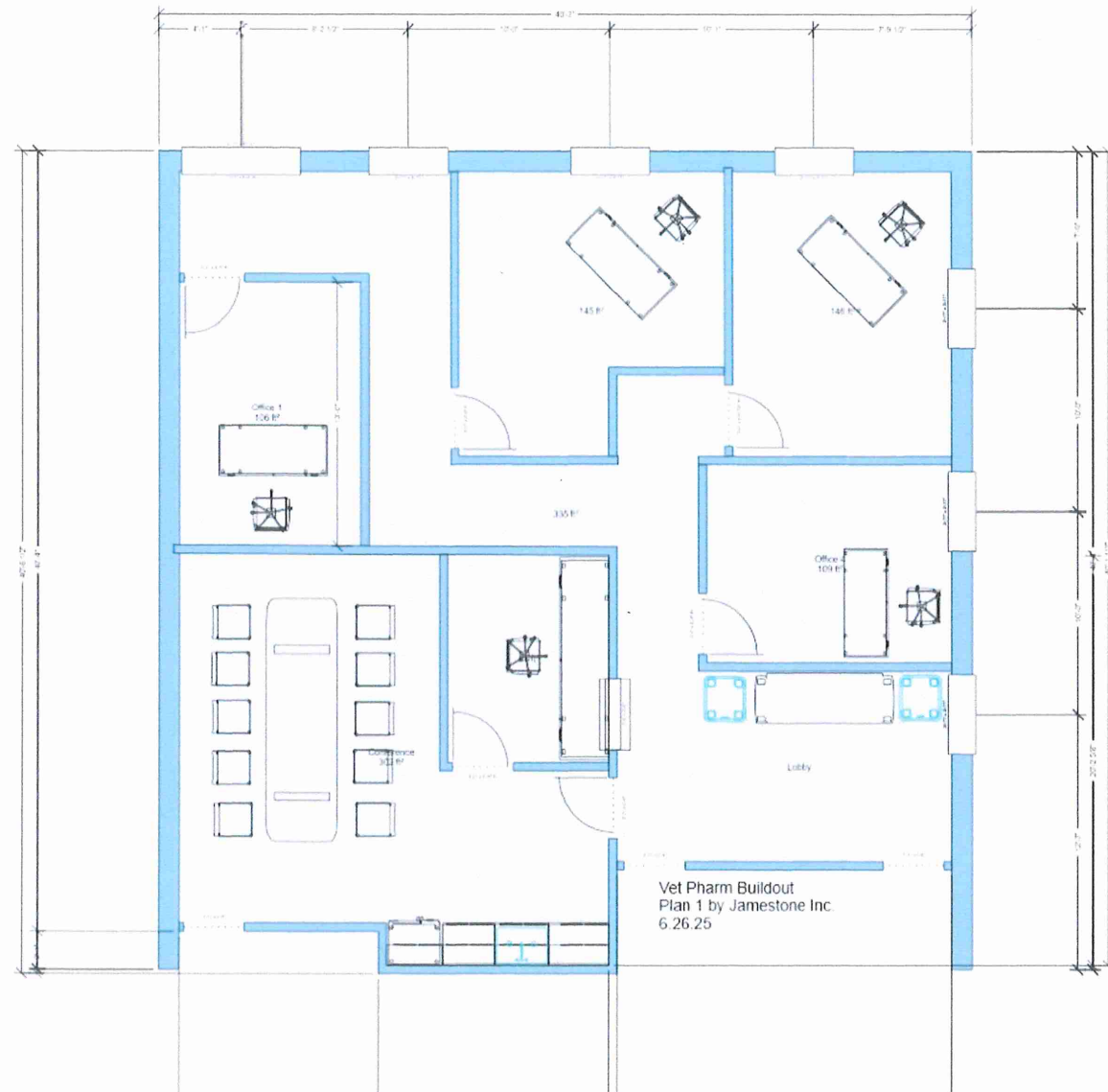
PROPERTY INFORMATION

- * HVAC - Forced Air
- * Electrical - 200 amp
- * Clear Height - 9'
- * Quality Multi-Tenant Building
- * Private or Shared Entry
- * First Floor Office
- * Private Office and a breakroom/conference room
- * Base Rent Plus Utilities
- * New paint, carpet and ceiling tile



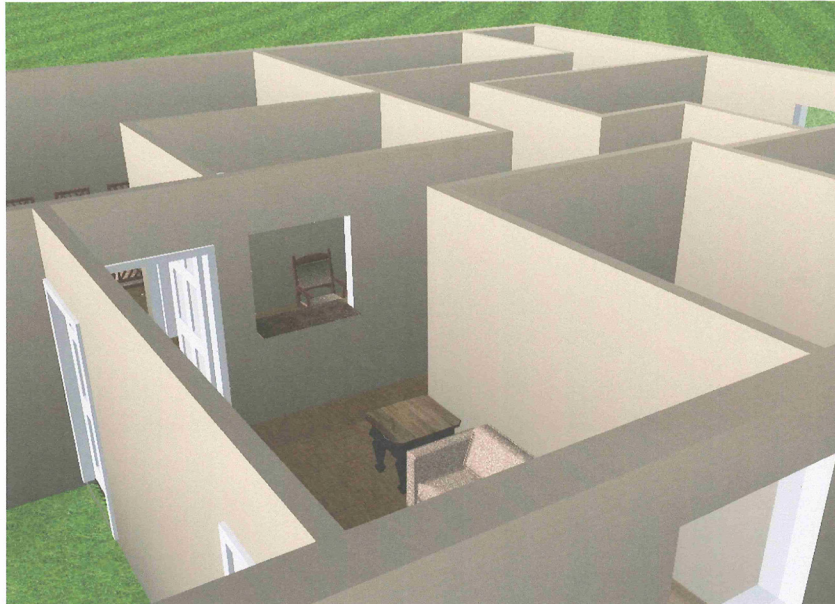
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FLOOR PLAN



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INTERIOR



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INTERIOR



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