



For Lease
Professional
Office Space



MONTICELLO Professional Office Building

Lease Rate: \$14.00/psf NNN

Building: 14,170/sf

(Space Available: 3rd Flr 3,600/sf, 2nd Flr 3,169/sf)

4134 Deegan Court, Monticello, MN 55362

Wayne Elam, Broker
763.229.4982
WElam@crs-mn.com



PROPERTY LOCATION

- * Highway 25 Frontage
- * North Side of School Blvd
- * One Mile South of I-94
- * Businesses in the Area:
Premier Bank, Taco John's, Culvers, Dentistry for Children,
Emagine Monticello, Applebee's, River City Extreme, Arby's,
Kwik Trip, Central MN Endodontics, Walmart, Aldi's and more...

TRAFFIC COUNTS - 2024

- * Highway 25 - 27,406 VPD
- * School Blvd - 6,251 VPD



The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

PROPERTY OVERVIEW

Lease Rate

\$14.00/psf NNN

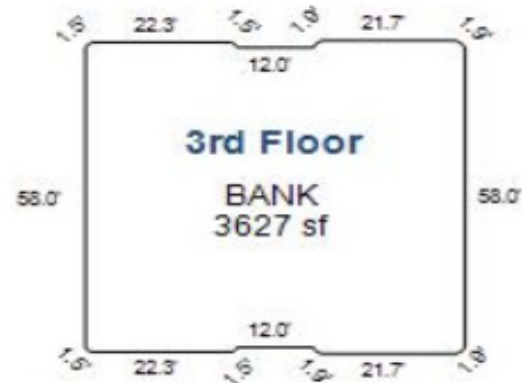
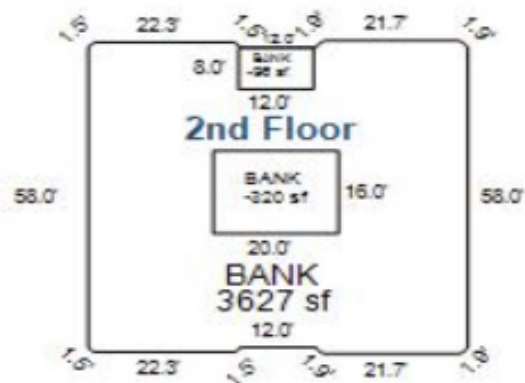
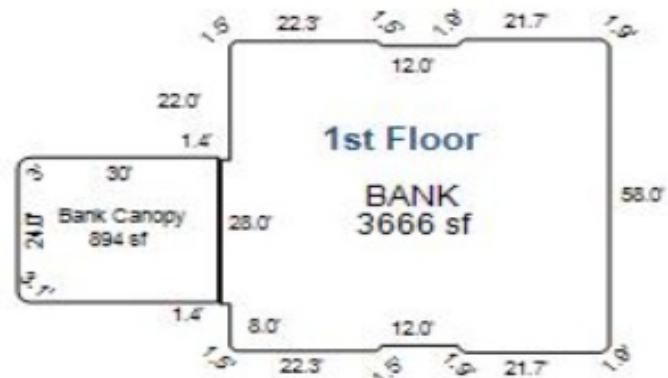
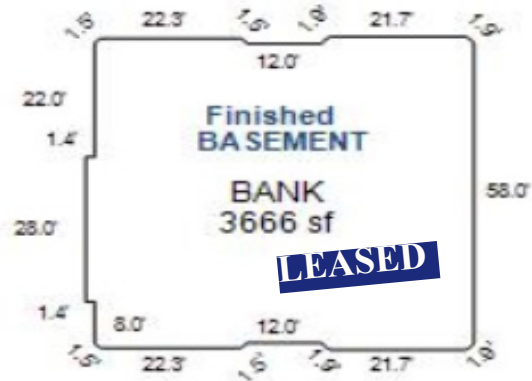
Operating Expenses	\$6.00/psf
Building Size	14,170/sf
Space Available	3rd Floor - 3,600/sf 2nd Floor - 3,169/sf
Wright County 2025 Taxes	PID 155-174-001020 \$61,236.00
Zoned	Office
Tenant	Multi-Tenant Building
Floors	3 + Basement
Built	2005

This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



FLOOR PLAN

Year Built 2005
Total GBA = 14,170 SF



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

2ND FLOOR



Furnished with desks and fixtures as shown in photos



2ND FLOOR



Furnished with desks and fixtures as shown in photos



3RD FLOOR



Furnished with desks and fixtures as shown in photos



3RD FLOOR



Furnished with desks and fixtures as shown in photos



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.