



COMMERCIAL REALTY SOLUTIONS

For Lease  
Professional  
Office Space

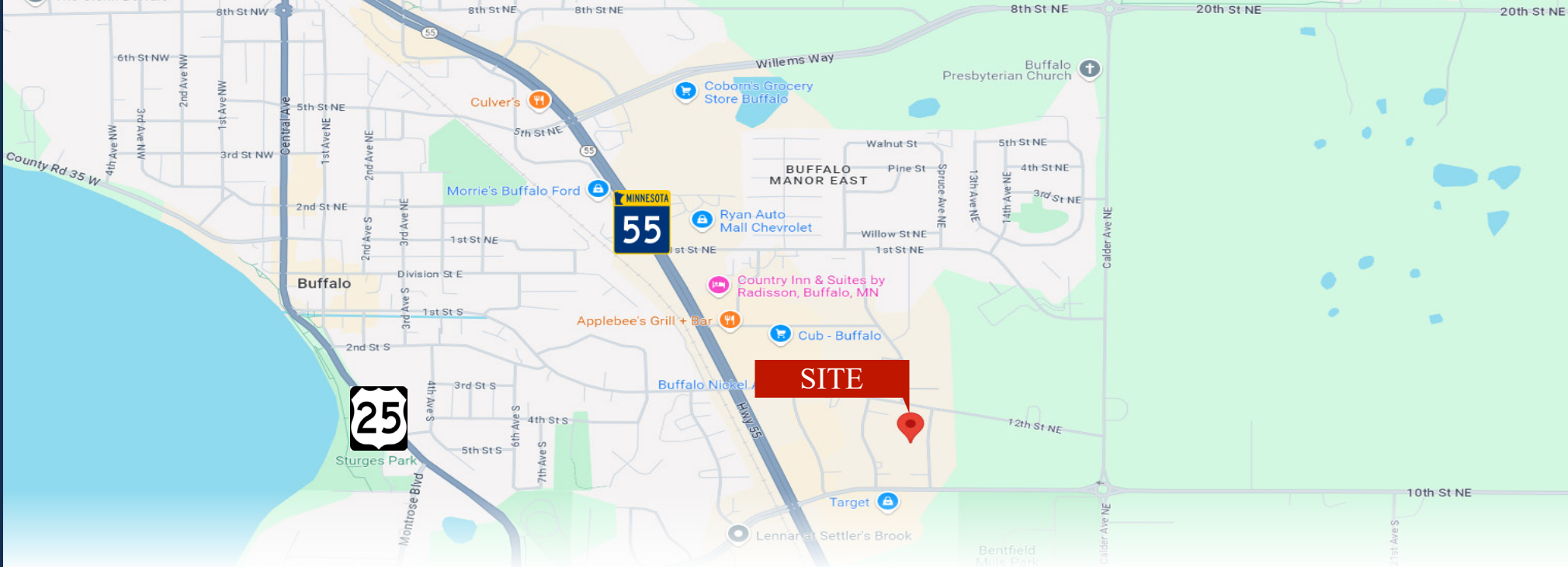


# BUFFALO

## Professional Office Space

**Building 17,557/sf** - Available 1,610/sf  
307 12th Avenue S., Buffalo, MN 55313

Joseph Elam, Broker  
320.282.8410  
JElam@Crs-Mn.com



## PROPERTY LOCATION

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

### TRAFFIC COUNTS - 2023

- \* 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
Taxes	\$26,968.00
Zoned	B-C, Business Campus (Industrial)
Parking	Ample Parking
Entrances	Front and Rear
Location	Easy Access

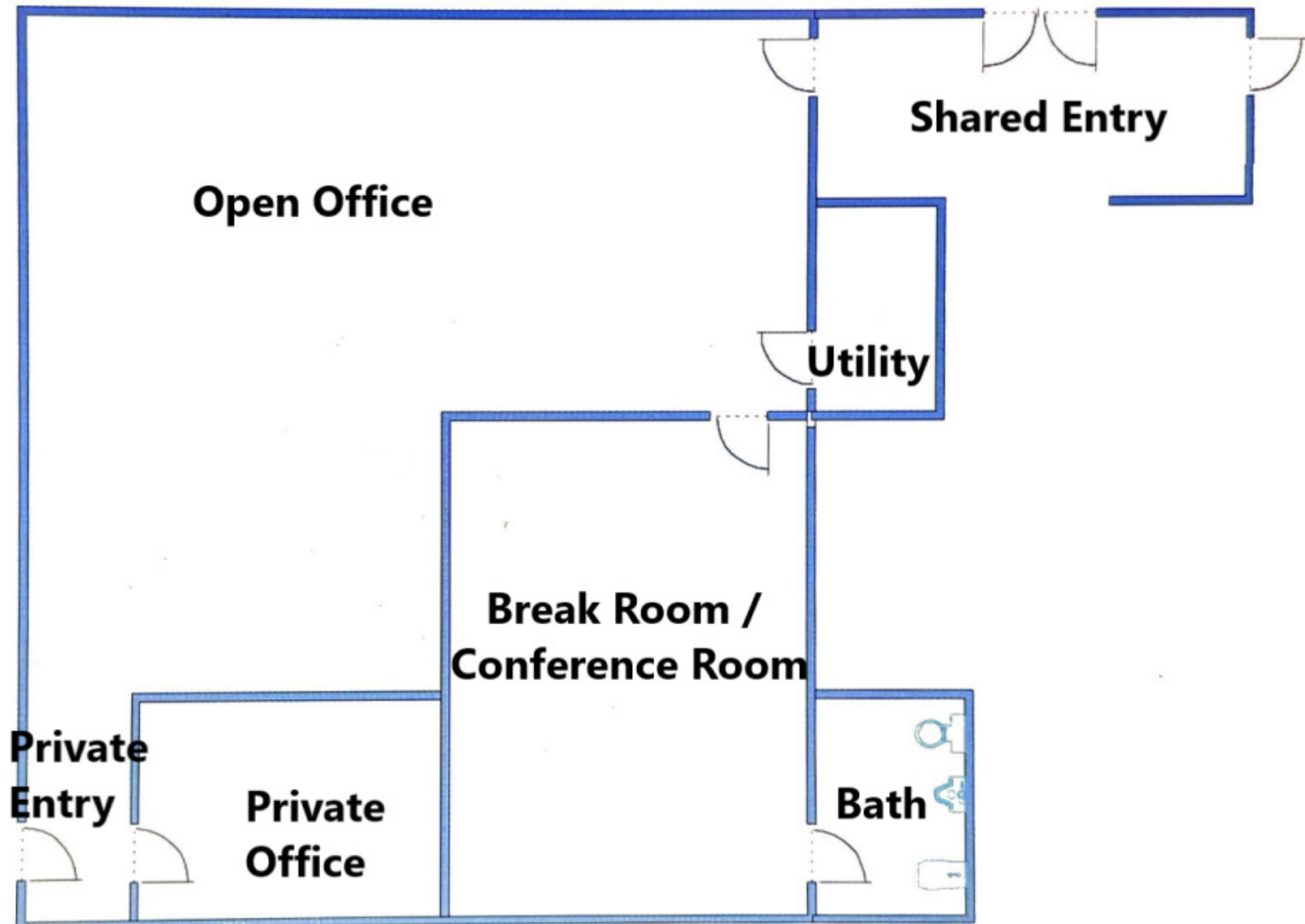
# PROPERTY INFORMATION

- \* 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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