

**For Lease  
Office Space**



"Proposed Rendition Upon Lease Execution"

## **BUFFALO**

### **Professional Office Space**

**Lease Rate: \$14.00 - \$18.00/psf**

Building Size: 12,632/sf Space Available: 3,069/sf

311 10th Avenue South, Buffalo, MN 55313

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## PROPERTY LOCATION

- \* North of Highway 55
- \* West of 10 Street
- \* Hwy 55 Visibility - Monument Signage Available
- \* Signalized Intersection
- \* Businesses in the Area:  
BankWest, Buffalo American Legion, Johnson Goff PLLC,  
Bridging Hope Counseling, Target, Buff 'N Glo Car Wash,  
Wise Penny, IntegriPrint and more...

## TRAFFIC COUNTS - 2024

- \* Highway 55 - 14,982 VPD
- \* 10th Street - 7,446 VPD



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# PROPERTY OVERVIEW

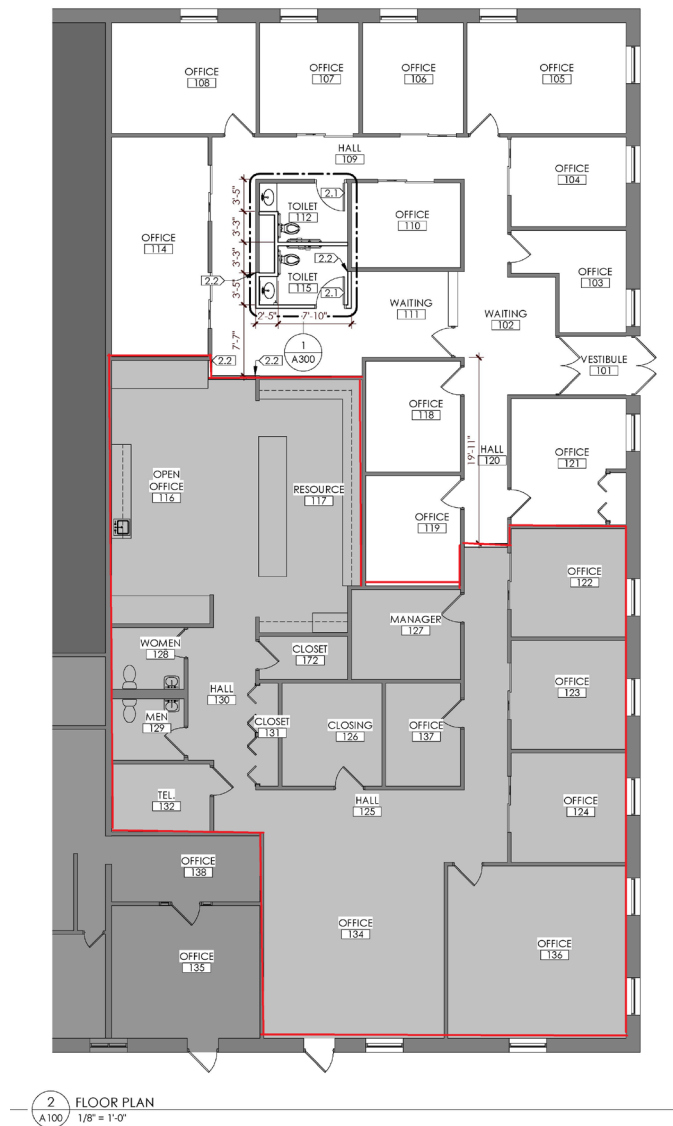
Lease Rate  
**\$14.00 - \$18.00/psf NNN**  
(Operating Expenses: \$6.00)

Building Size	12,632/sf
Space Available	3,069/sf
Wright County	PID 103-067-001060
2025 Taxes	\$44,964.00
Zoned	B4 General Business
Year Built	1988
Tenant	Multiple

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## FLOOR PLAN - Available Space 3,069/sf



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# INTERIOR



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# INTERIOR



## PROPERTY INFORMATION

- \* Eight (8) Private Offices
  - 6 have windows
  - 3 have sliding glass doors with locks
  - 5 wood doors
- \* Large Conference/Training Room with Sink
- \* Large Reception Area
- \* Men's & Women's Restrooms

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# EXTERIOR



Current Exterior



Rendition of Future Exterior

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