

For Lease Professional Office Building 1250 Highway 15 S., Hutchinson 55350



**Newly Remodeled
Located on
Walmart Outlot!**

PROPERTY INFORMATION

- * LEASE RATE **\$8.00/psf -15.00/psf**
- * NNN Lease
- * Operating Expenses \$7.50/psf (including utilities)
- * Building is 10,000 Square Feet
- * Available: Main Floor 910/sf
Lower Level (1) Suite 864/sf
- * Lot is Appx. 1.0 Acre
- * McLeod County PID 23.317.0020
- * Fastest growing city in Central, MN
- * Progressive and innovative community
- * State-of-the-art telecommunications service
- * Visibility and access to Highway 15
- * Located near Walmart Super Center,
Subway, Game Stop, Liberty Tax, Kwik
Trip, Applebee's, Hutchinson Community
Hospital, Taco Bell, McDonald's, Buffalo
Wild Wing's and much more . . .



Contact:
WAYNE ELAM
(763) 229-4982
WElam@crs-mn.com

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LOCATION INFORMATION

- * Quick and Easy Access to Highway 15
- * Less than 1 hour from Minneapolis
- * Just 45 miles from I-94
- * Regional Healthcare - Hutchinson Area Health Care
- * Major retailers in the area include Walmart Super Center, Taco Bell, Target, Best Buy, Buffalo Wild Wing's, Applebee's and much more.

TRAFFIC COUNTS - 2023

- * Highway 15 - 13,000 VPD
- * Century Ave. - 4,850 VPD

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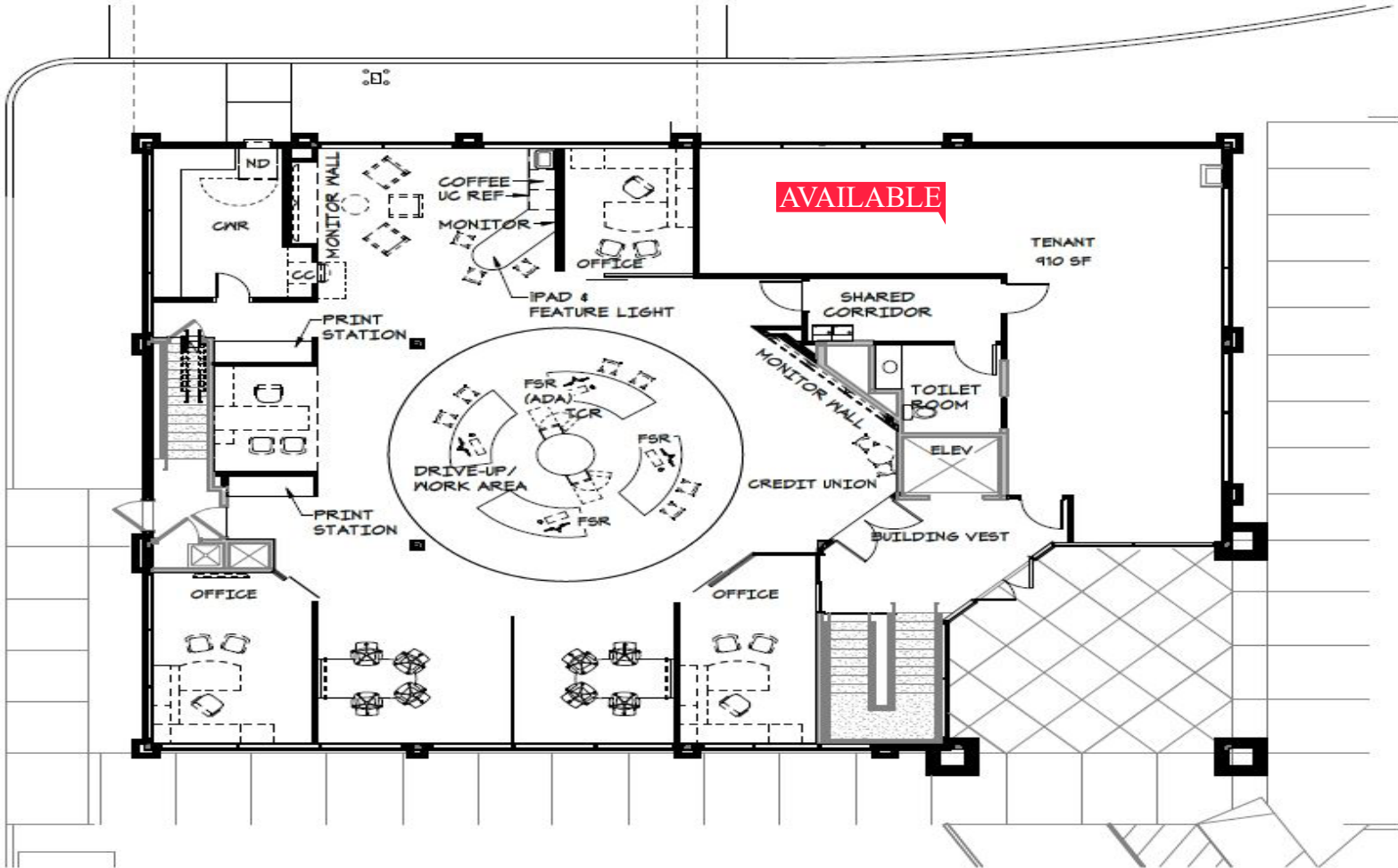
3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

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COMMERCIAL REALTY SOLUTIONS

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**Main Level
Floorplan**

**Main Level
910/sf
Available**

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**Main Level
(910/sf)**

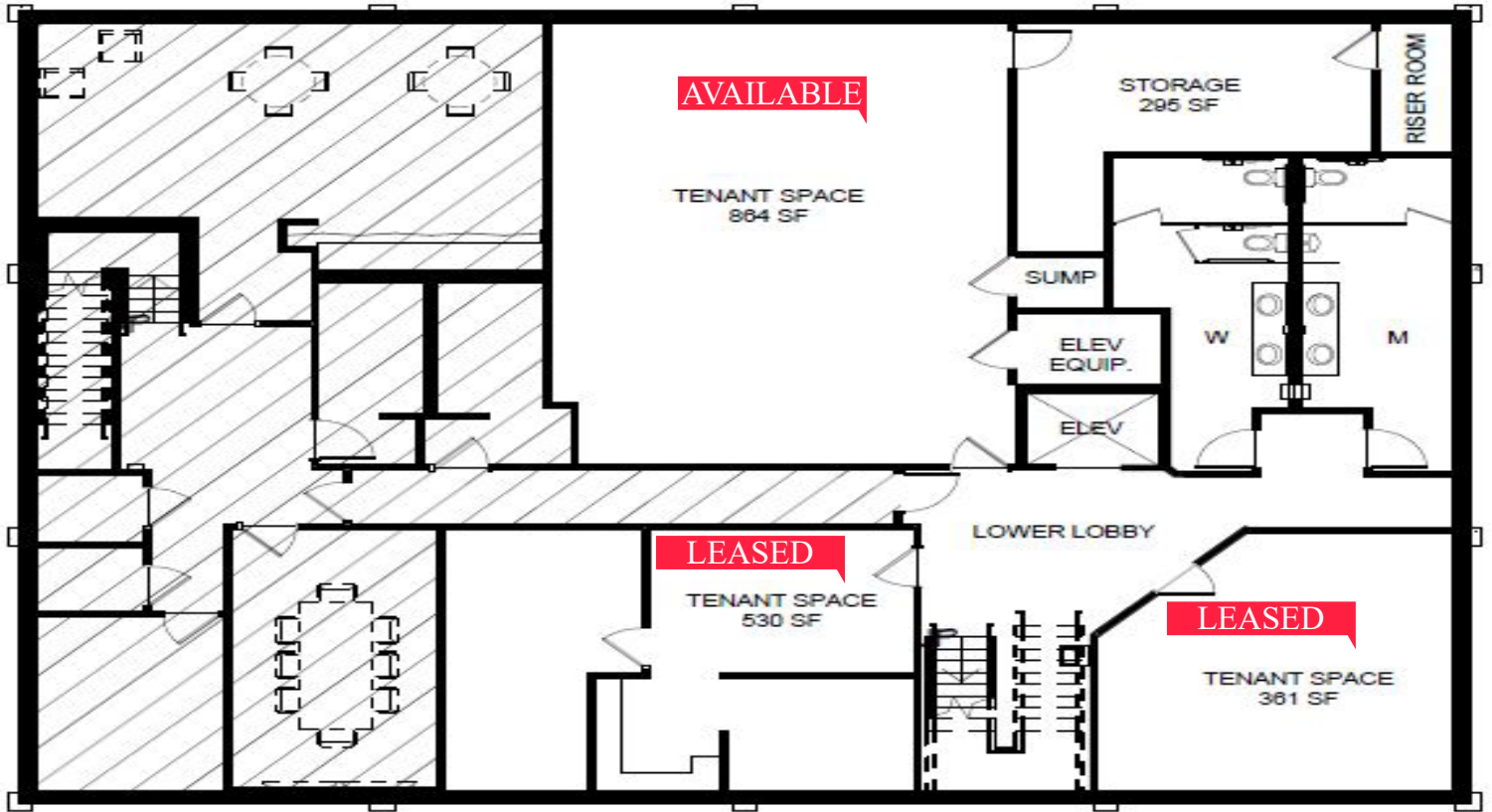
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COMMERCIAL REALTY SOLUTIONS

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**Lower Level
Floorplan**

Suite #1 - 864/sf

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Lower Level

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