



COMMERCIAL REALTY SOLUTIONS

For Lease  
Professional  
Office Space



# MONTICELLO Professional Office Building

Building: 14,170/sf  
(Space Available: 3rd Flr 3,600/sf, 2nd Flr 3,169/sf, Basement 875/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,  
Imagine Monticello, Applebee's, River City Extreme, Arby's,  
Kwik Trip, Central MN Endodontics, Walmart, Aldi's and more...

### TRAFFIC COUNTS - 2023

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



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# PROPERTY OVERVIEW

Lease Rate

\$6.00 - \$14.00/psf NNN

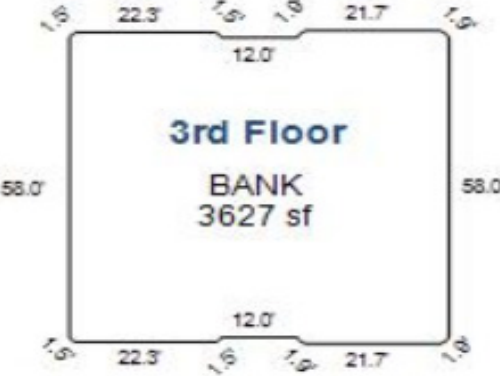
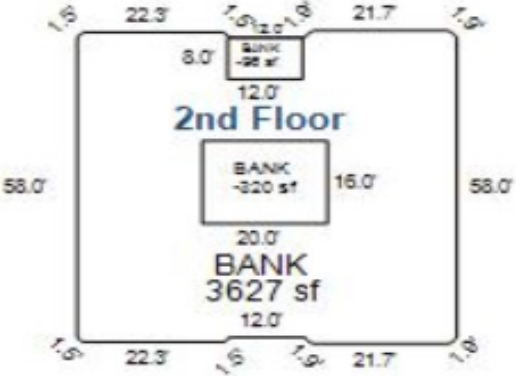
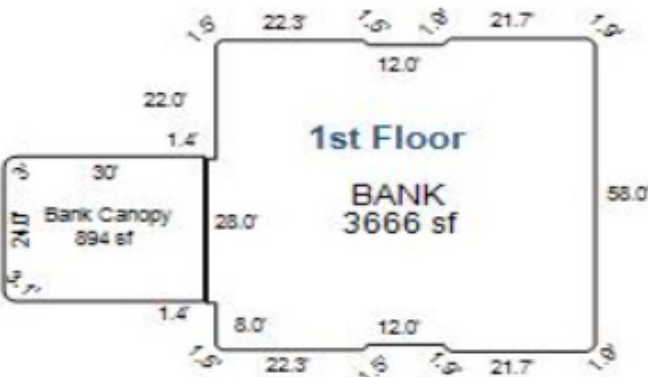
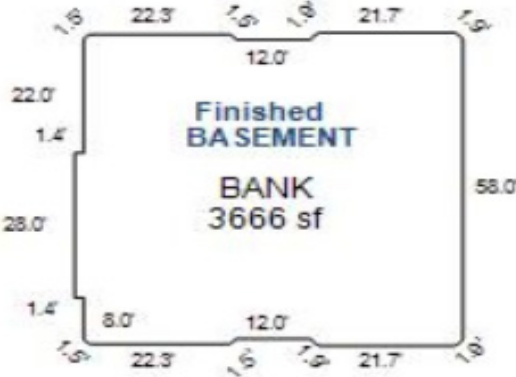
Operating Expenses	\$6.00/psf
Building Size	14,170/sf
Space Available	3rd Floor - 3,600/sf 2nd Floor - 3,169/sf Basement - 800/sf
Wright County	PID 155-174-001020
Zoned	Office
Tenant	Multi-Tenant Building
Floors	3 + Basement
Built	2005

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# FLOOR PLAN

**Year Built 2005**  
**Total GBA = 14,170 SF**



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# 2ND FLOOR



Furnished with desks and fixtures as shown in photos



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# 2ND FLOOR



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# 3RD FLOOR



Furnished with desks and fixtures as shown in photos



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# 3RD FLOOR



Furnished with desks and fixtures as shown in photos



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# BASEMENT



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# BASEMENT

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Small Single Personal Office



Shared Breakroom



Shared Conference Room