



For Lease
Professional
Office Space



MONTICELLO Professional Office Building

Lease Rate: \$6.00 - \$14.00/psf NNN

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
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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 - 2024

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



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PROPERTY OVERVIEW

Lease Rate

\$6.00 - \$14.00/psf NNN

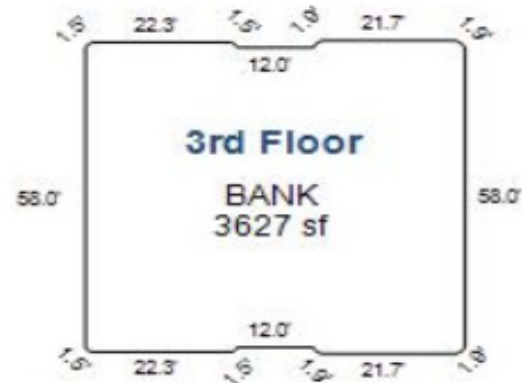
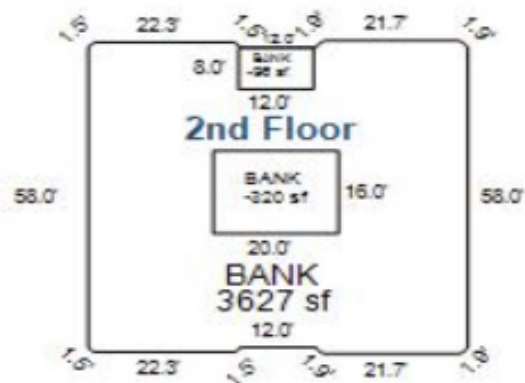
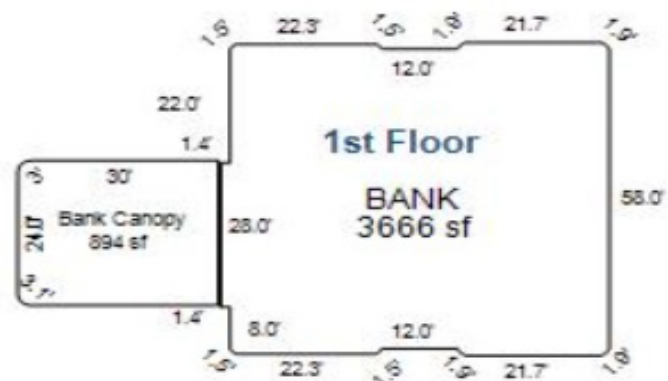
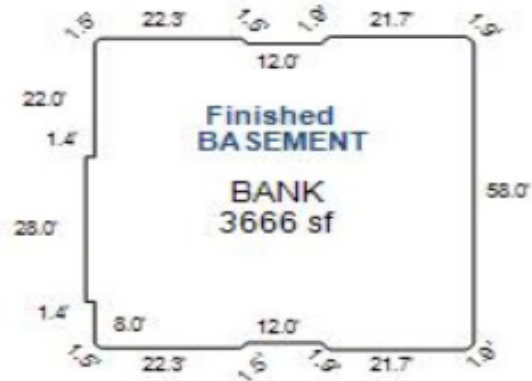
Operating Expenses	\$6.00/psf
Building Size	14,170/sf
Space Available	3rd Floor - 3,600/sf 2nd Floor - 3,169/sf Basement - 875/sf
Wright County 2025 Taxes	PID 155-174-001020 \$61,236.00
Zoned	Office
Tenant	Multi-Tenant Building
Floors	3 + Basement
Built	2005

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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



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



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BASEMENT



BASEMENT

Furnished with desks and fixtures as shown in photos



Small Single Personal Office



Shared Breakroom



Shared Conference Room