



COMMERCIAL REALTY SOLUTIONS

For Lease  
Office Space

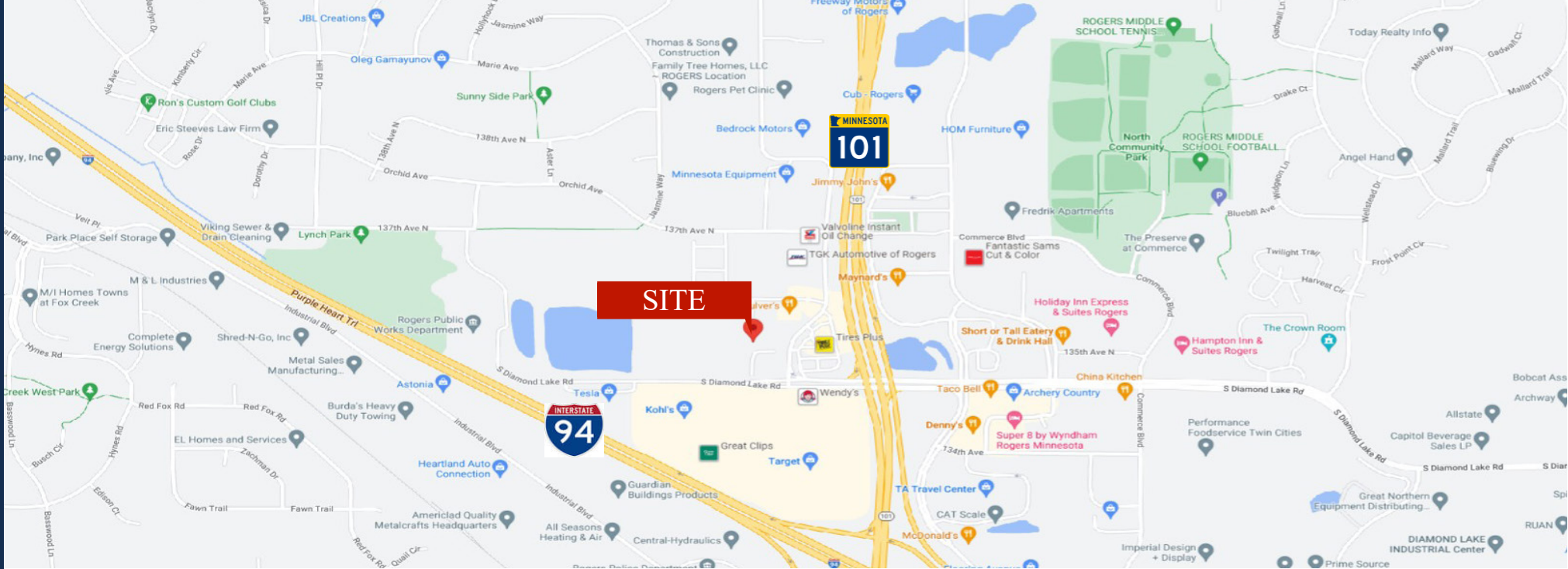


## ROGERS OFFICE SPACE

**Building: 5,738/sf (Space Available: 1,233/sf)**

13545 Northdale Blvd., Suite 140, Rogers, MN 55374

Sheila Zachman, Broker  
763.244.0600  
SZachman@Crs-Mn.com

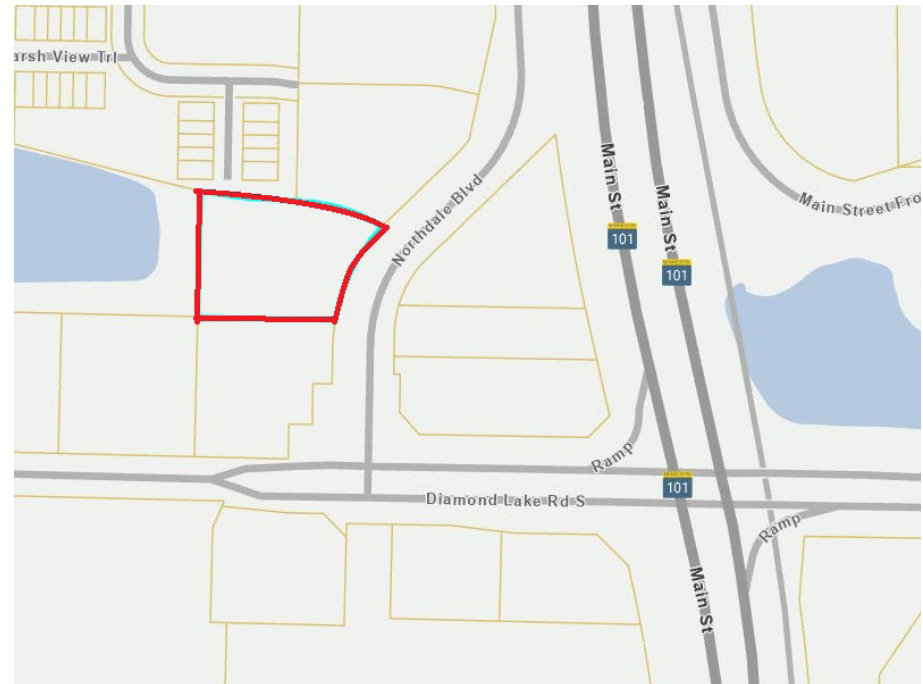


## PROPERTY LOCATION

- \* North of I-94
- \* West of Highway 101
- \* North of Diamond Lake Road
- \* Businesses in Area Include:  
Linda's Cafe, Verizon Wireless, Noodles & Company, Arby's, Target, Kohl's, Sports Clips, Wendy's, Discount Tire and more.

## TRAFFIC COUNTS - 2022

- \* Highway 101 - 49,420 VPD
- \* Diamond Lake Road - 14,500 VPD
- \* Northdale Blvd - 4,800 VPD



The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

# PROPERTY OVERVIEW

Lease Rate  
\$17.95/psf NNN

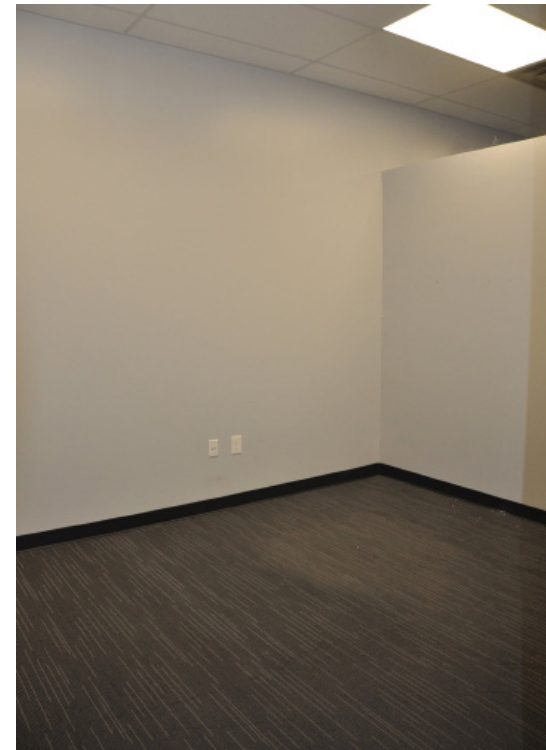
|                    |                         |
|--------------------|-------------------------|
| Operating Expenses | \$10.01/psf             |
| Building Size      | 5,738/sf                |
| Space Available    | 1,233/sf                |
| Hennepin County    | PID: 14-120-23-31-0010  |
| Zoned              | B-2 Commercial Business |
| ADA Accessible     | Yes                     |

# BUILDING OVERVIEW

- \* Nice Newer Buildout
- \* Former Insurance Office
- \* 1 Private Office
- \* Restroom
- \* Kitchenette
- \* Front and Back Entrance / Exit
- \* Nice End Cap Space
- \* Multi-Tenant Building
- \* Ample Parking

This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

# INTERIOR



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.