



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

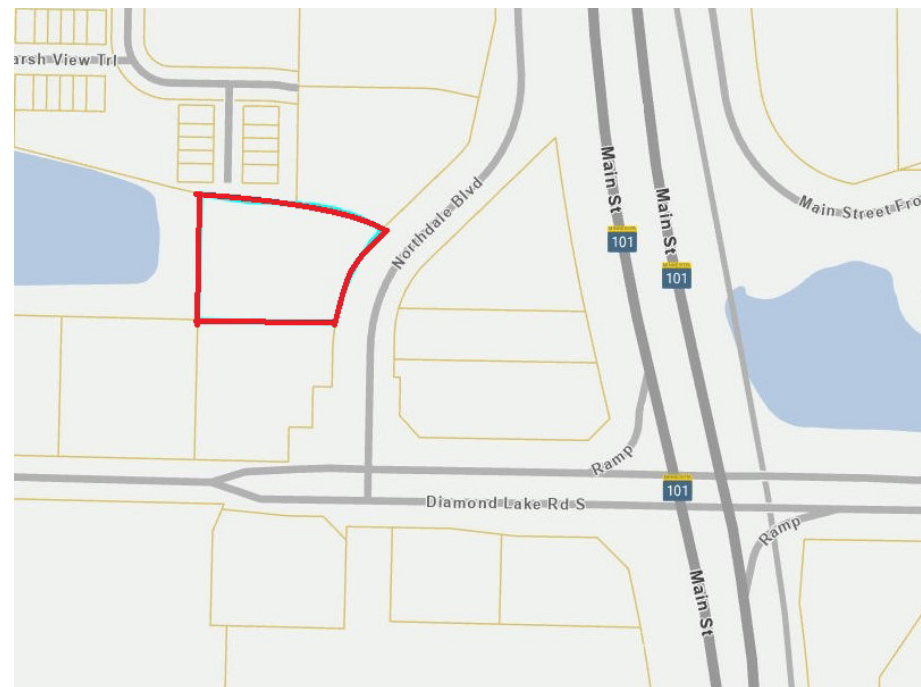
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## PROPERTY LOCATION

- \* 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

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# PROPERTY OVERVIEW

Lease Rate  
\$17.95/psf NNN

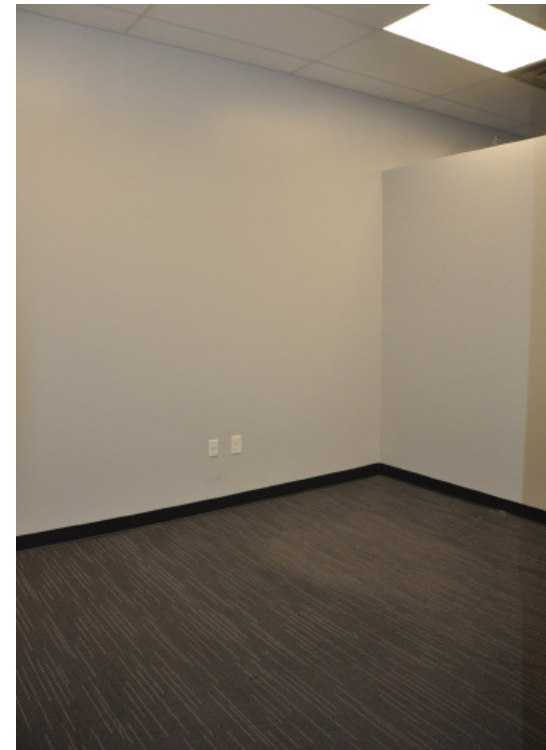
Operating Expenses	\$10.01/psf
Building Size	5,738/sf
Space Available	1,233/sf
Hennepin County	PID: 14-120-23-31-0010
Zoned	B-2 Commercial Business
ADA Accessible	Yes

# 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

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# INTERIOR



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