



COMMERCIAL REALTY SOLUTIONS

For Lease
Professional
Office Building



St. Michael OFFICE BUILDING

Building: 18,000/sf Available: 946/sf

12725 43rd Street, St. Michael, MN 55376

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PROPERTY LOCATION

- * I-94 is 1.9 Miles West
- * 2 Story Building
- * Parking: 69
- * Existing Tenants: Community Development Bank, Ameriprise Financial, Gries Lenhardt Allen PLLP, Title Specialists, Zachman Insurance, Northwest Family Dentistry
- * Businesses in Area Include:
 JB Meats, New Plastics Plus, B&D Plumbing, KwikTrip, US Water, Pellco Machine, Holiday, Marksman Metals, Rachel Contracting, Lil' Explorers Childcare and more.

TRAFFIC COUNTS - 2023

- * I-94 - 79,097 VPD
- * Highway 241 - 23,266 VPD



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PROPERTY OVERVIEW

Lease Rate

\$20.00/psf NNN

Operating Expenses	\$12.50/psf
Building Size	Existing: 18,000/sf (Multi-Tenant)
Available	1st Floor * Suite 105 - 946/sf
Built	2002
Wright County	PID 114-189-001010
Taxes 2024	\$102,982.00
Zoned	B-1 Office/ General Business

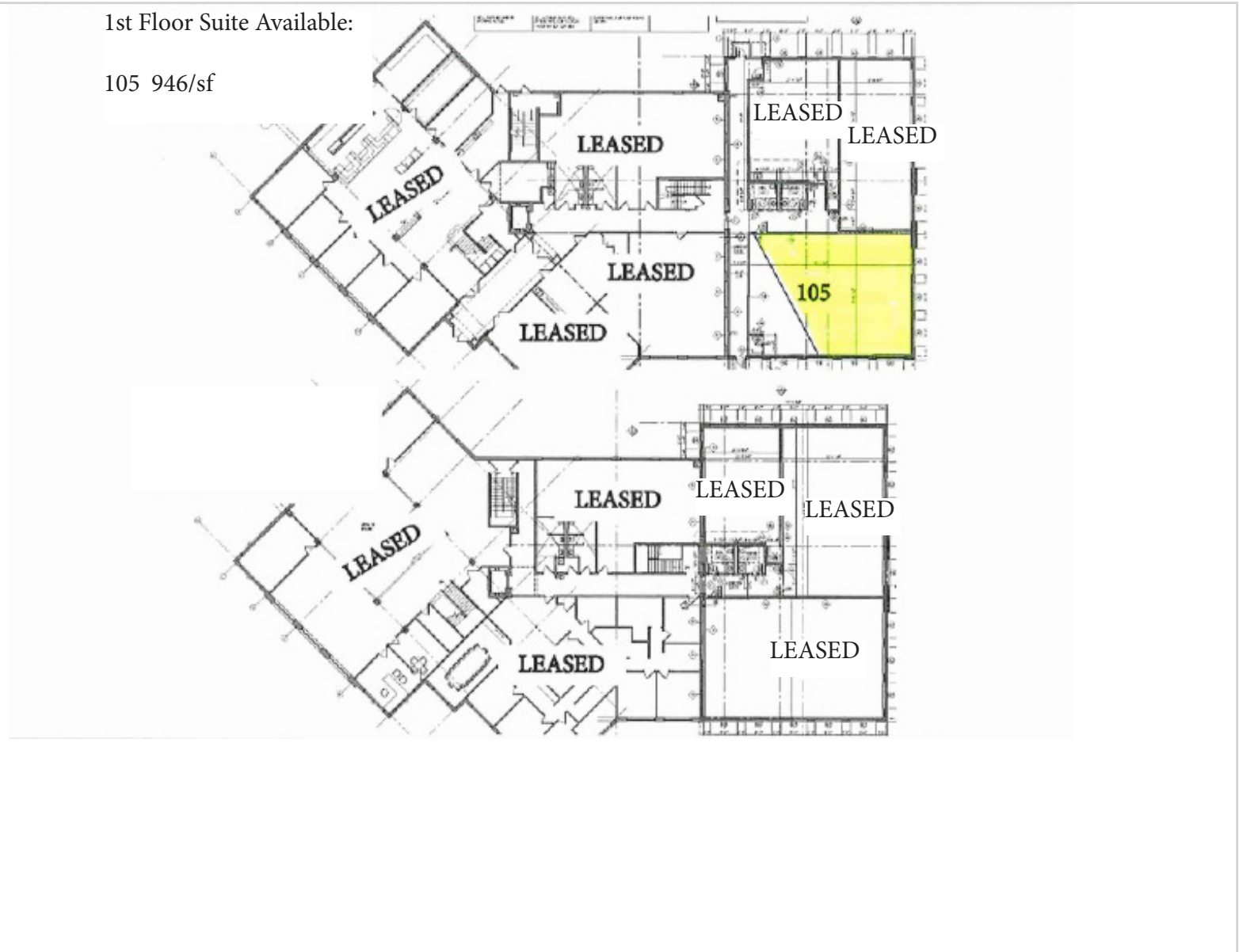


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FLOOR PLANS

1st Floor Suite Available:

105 946/sf



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