



COMMERCIAL REALTY SOLUTIONS  
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# Monticello - Office/Retail Space FOR LEASE

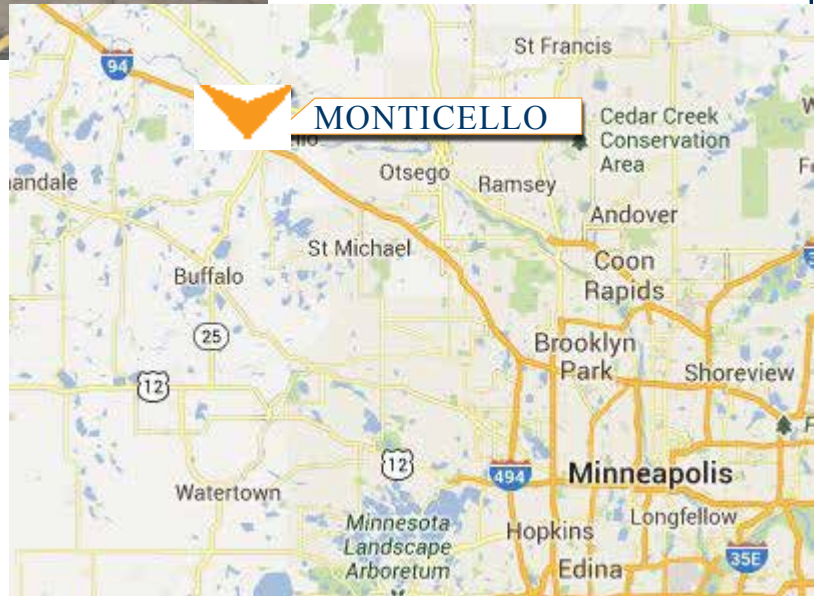
520 Pine St., Monticello, MN 55362



## Great Highway 25 Visibility

### PROPERTY INFORMATION

- \* Lease Rate **\$15.00/psf** (Net Lease)
- \* Operating Expenses \$4.62/psf
- \* Building is 35,313/sf
- \* 1,504/sf Available
- \* Wright County PID 155-019-015070
- \* Multi-Tenant Commercial Building
- \* Highway 25 Visibility and Quick Access
- \* Minutes from I-94
- \* Businesses in the area include: Papa Murphy, Caribou Coffee, Ameriprise Financial, Wells Fargo Bank, \$5 Pizza, eye clinic, Standard Iron, Hirschfield's, and more. . . .



Contact:

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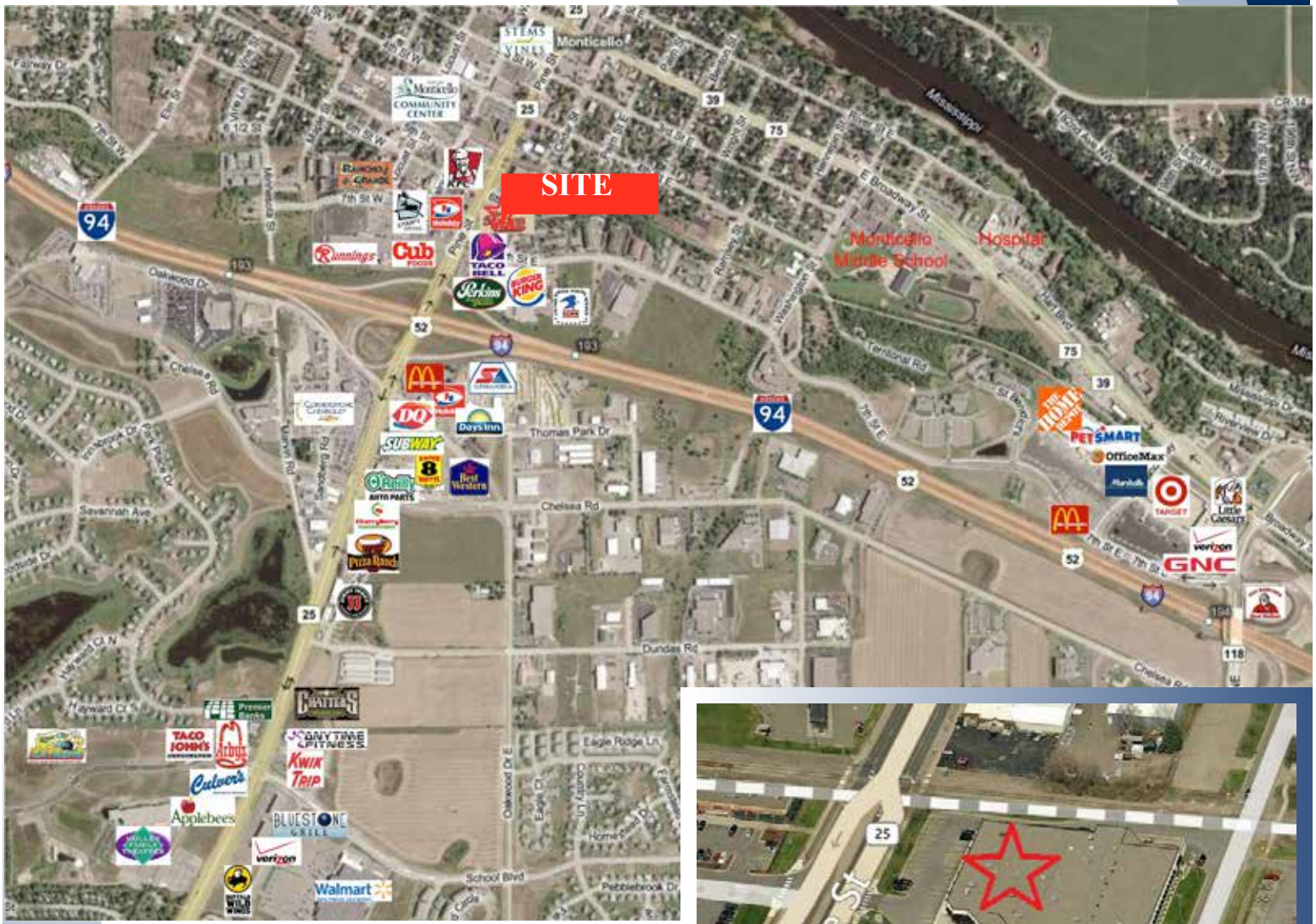
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## TRAFFIC COUNTS - 2015

- \* Highway 25 - 26,500 VPD
- \* I-94 - 53,000 VPD
- \* Chelsea Road - 1,750 VPD



### PROPERTY INFORMATION

- \* Located on the NE corner of Highway 25 and 6th Street East
- \* Great Retail/Office Location
- \* Minutes from I-94



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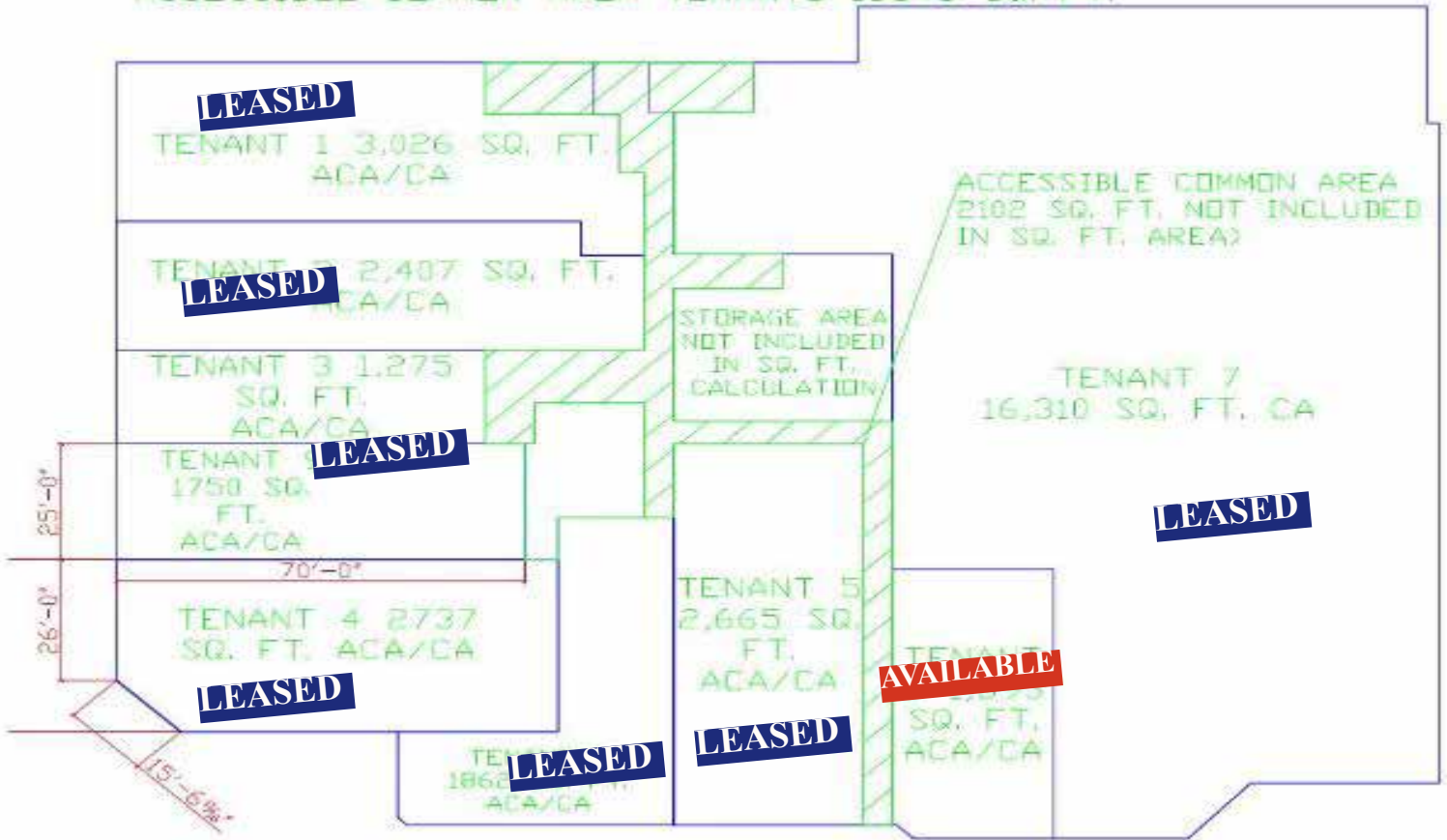
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High  
Traffic Count  
Area!

COMMON AREA 34158 SQ. FT.  
ACCESSIBLE COMMON AREA TENANTS 16848 SQ. FT.



## Building Floorplan



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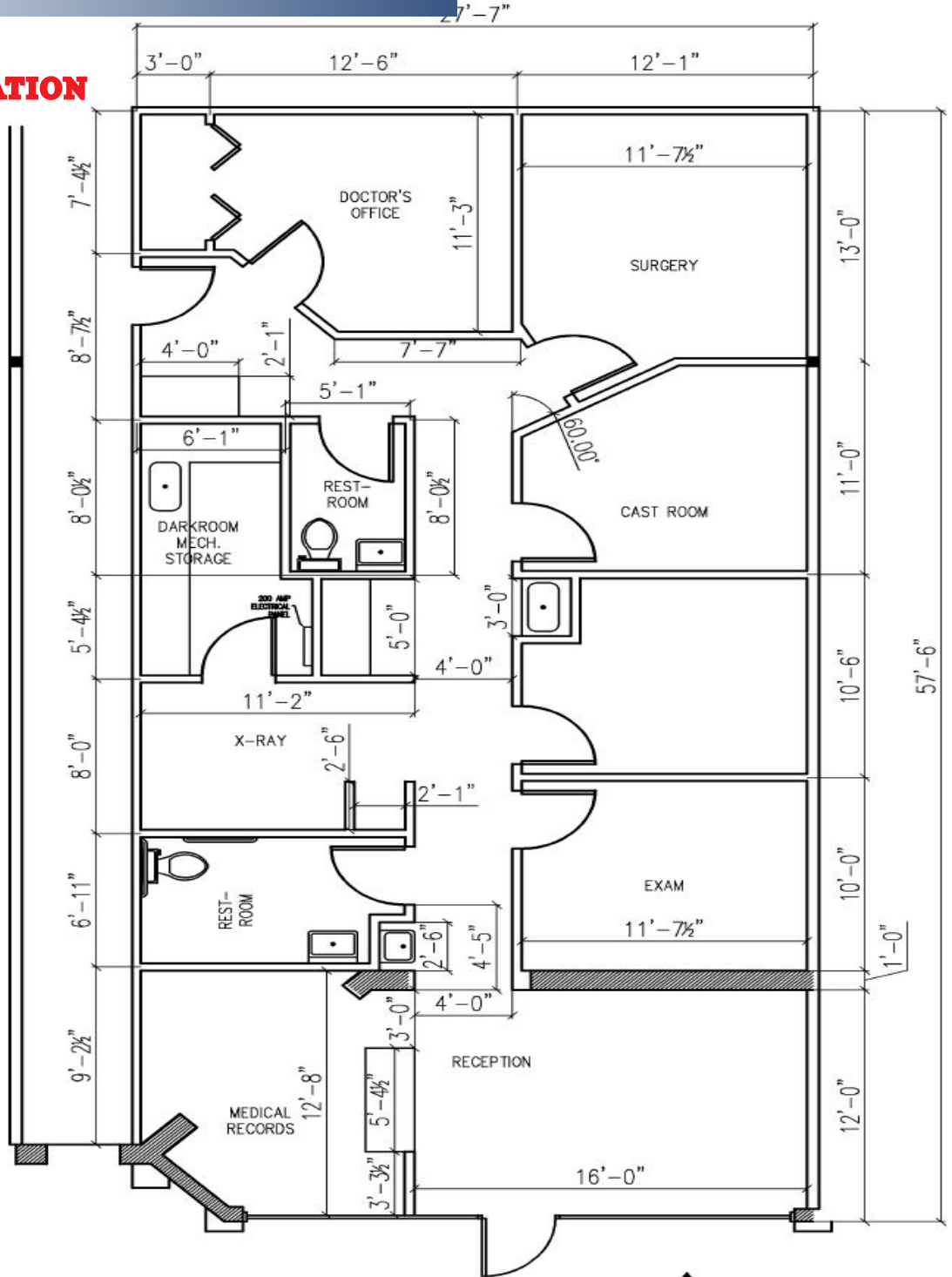
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# Space Floorplan

## PROPERTY INFORMATION

- \* Building is sprinkled
- \* Built in 1986
- \* Great Retail / Office Location
- \* Ample Parking
- \* Multi-Tenant Building
- \* Minutes from I-94
- \* 5 Private Offices
- \* Large Reception Area



ENLARGED PLANS © GRIDS E & F



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Former Tenant  
Doctor's Office



## SPACE INFORMATION

- \* Large Reception Area
- \* (2) Restrooms
- \* (5) Offices
- \* Large Storage area



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