



Monticello - Commercial Office Building **FOR LEASE** 9766 Fallon Ave., Monticello, MN 55362

Pre-Leasing Building Expansion (Drive-Thru Available)



PROPERTY INFORMATION

- * Lease Rate: **\$16.50/psf to \$22.50/psf**
- * Existing Building is 20,000 Square Feet
- * Addition: 6,000/sf (Suites from 1,800 - 2,000/sf)
Lease Rate: \$16.50 - \$22.50/psf + Operating Expenses
- * Operating Expenses: \$7.00/psf (heat included)
- * Wright County PID 155-131-001010
- * Nicest Office Building in Monticello
- * Near Restaurants and Major Retailers
- * Quick Access to I-94 and Highway 25
- * Located on Chelsea Road (the primary interconnect for the interchanges)
- * Located on new Fallon Avenue Overpass
(To be constructed 2018)



CONTACT:

WAYNE ELAM
(763) 229-4982
WElam@commrealtysolutions.com

ERIC O'BRIEN
(612) 281-4163
EObrien@commrealtysolutions.com

3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

www.commrealtysolutions.com

Monticello - Commercial Office Building **FOR LEASE** 9766 Fallon Ave., Monticello, MN 55362

TRAFFIC COUNTS - 2017

* I-94 - 44,500 VPD

* Highway 25 - 27,500 VPD

* Chelsea Road - 3,800 VPD



PROPERTY INFORMATION

- * Quick and easy access to I-94 and Highway 25
- * Major retailers in the area include Mills Fleet, Super Target, Home Depot, Office Max, Cub Foods and Wal-Mart SuperCenter, Marshall's, Von Hanson Meat and more
- * City fiber optics network providing high-speed internet, telephone and cable.

Contact:
WAYNE ELAM
(763) 229-4982

WElam@commrealtysolutions.com

Contact:
ERIC O'BRIEN
(612) 281-4163

EObrien@commrealtysolutions.com



3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

www.commrealtysolutions.com

Monticello - Commercial Office Building
FOR LEASE
 9766 Fallon Ave., Monticello, MN 55362

Existing Building is
 Fully Leased:
 Medical
 Title Company
 Professional Office



- SUITE 101 **LEASED**
 SUITE 102 **LEASED** 2753 sf
 SUITE 103 **LEASED**
 SUITE 104 **LEASED** 1370 sf
 SUITE 105 **LEASED** 2348 sf
 SUITE 106 **LEASED**
 SUITE 107 **LEASED** 1114 sf
 SUITE 109 **LEASED**
 SUITE 201 **LEASED**
 SUITE 202 **LEASED** 1152 sf



Existing Building

CONTACT:

WAYNE ELAM
 (763) 229-4982

WElam@commrealtysolutions.com

ERIC O'BRIEN
 (612) 281-4163

EObrien@commrealtysolutions.com



Monticello Demographics				
Demographics - 2015	1-Mile	3-Mile	5-Mile	
Population	6,523	17,185	36,142	
Average Age	38	39	40	
Average Household Inc.	\$ 55,839	\$ 54,364	\$ 57,565	
Median Household Inc.	\$ 50,781	\$ 49,428	\$ 52,978	

3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

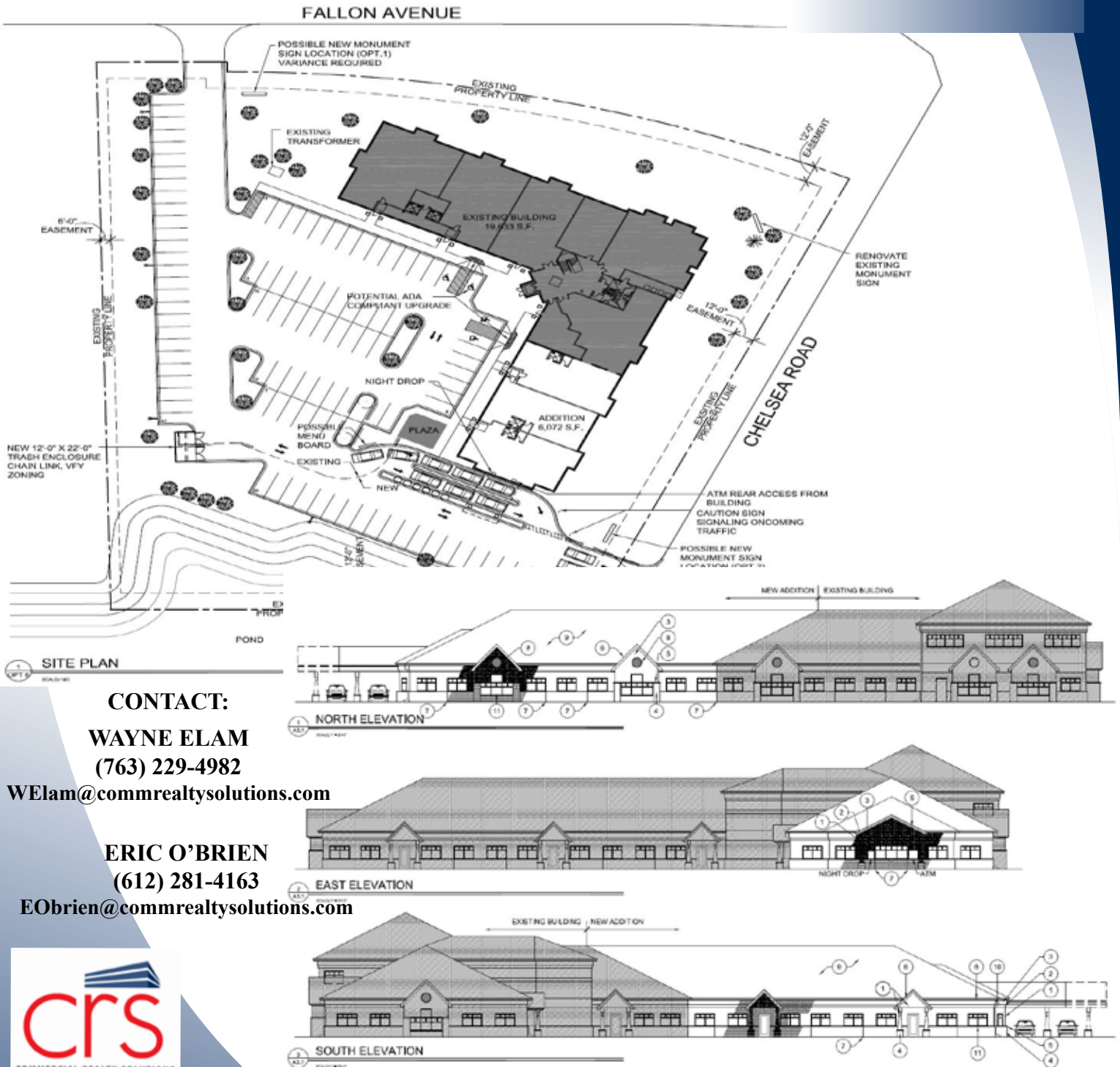
www.commrealtysolutions.com

Monticello - Commercial Office Building

FOR LEASE

9766 Fallon Ave., Monticello, MN 55362

Proposed Site Plan and Front Elevation



CONTACT:

WAYNE ELAM
(763) 229-4982

WElam@commrealtysolutions.com

ERIC O'BRIEN
(612) 281-4163

EObrien@commrealtysolutions.com



3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

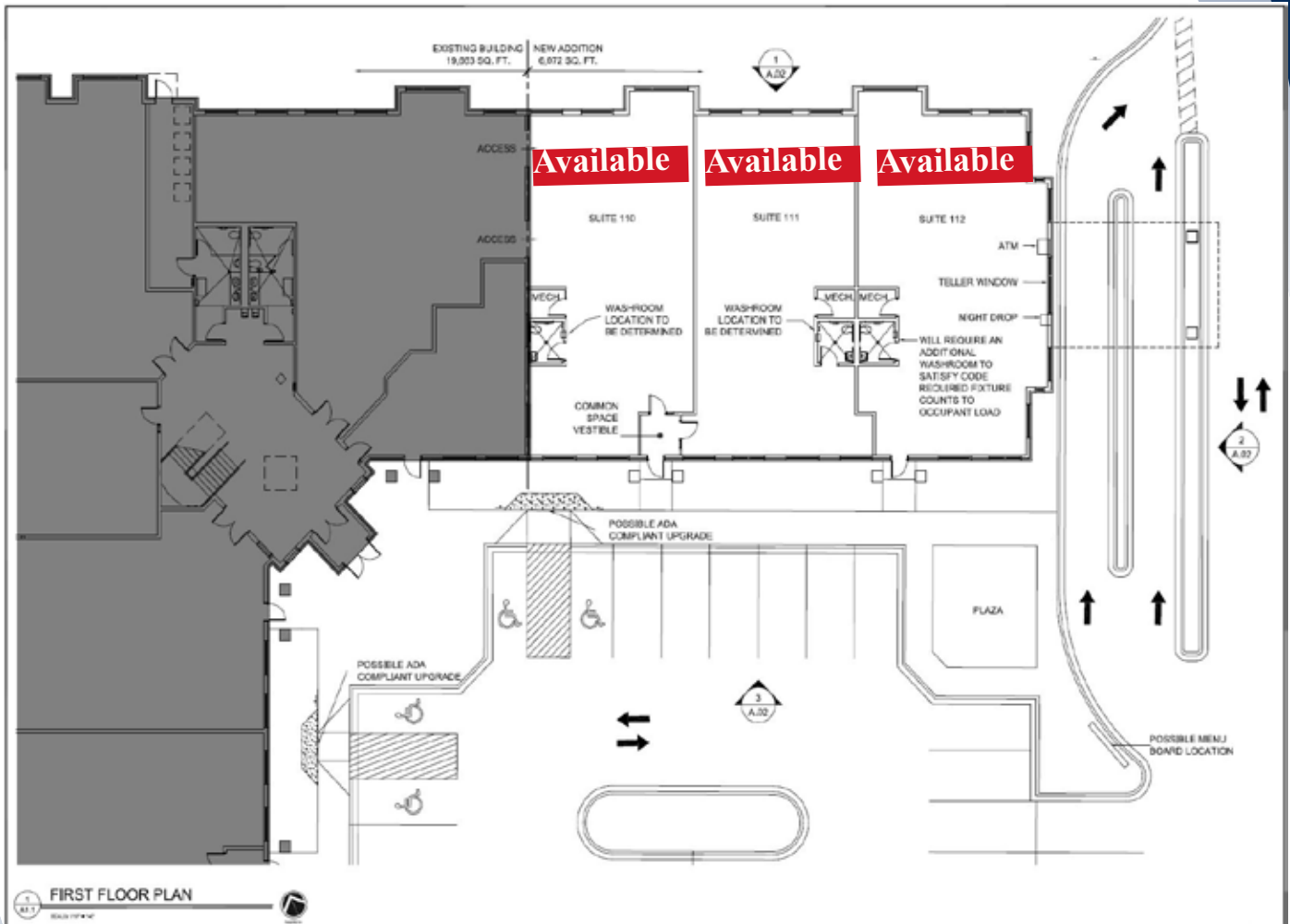
www.commrealtysolutions.com

Monticello - Commercial Office Building

FOR LEASE

9766 Fallon Ave., Monticello, MN 55362

Proposed Floorplan



Contact:

WAYNE ELAM

(763) 229-4982

WElam@commrealtysolutions.com

Contact:

ERIC O'BRIEN

(612) 281-4163

EObrien@commrealtysolutions.com



3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

www.commrealtysolutions.com

Monticello - Commercial Office Building

FOR LEASE

9766 Fallon Ave., Monticello, MN 55362

Fallon Avenue Improvements

FALLON AVENUE IMPROVEMENTS CONCEPT PLAN



- TURF
- DECORATIVE PAVEMENT
- SHADE TREE
- CONCRETE SIDEWALK
- BITUMINOUS TRAIL
- RIGHT OF WAY

Contact:

WAYNE ELAM
(763) 229-4982

WElam@commrealtysolutions.com

Contact:

ERIC O'BRIEN
(612) 281-4163

EObrien@commrealtysolutions.com



3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

www.commercialrealtysolutions.com