

Office Building

1205 FRANKLIN AVENUE BUSINESS CENTER

1205 FRANKLIN AVE NE, SAUK RAPIDS, MN 56379



PROPERTY DESCRIPTION

Franklin Avenue Business Center is a great opportunity to be in a state of the art constructed remodel with an energy efficient design. The space features large windows with two skylights to allow natural light to come within the space.

PROPERTY HIGHLIGHTS

- Great signage opportunities on the Monument Sign and above your building entrance.
- Newly upgraded front facade with a professional look.
- Space comes in a grey shell and is ready for your specific design and layout.
- \$30.00 per square foot tenant improvement allowance for a qualified tenant
- 2023 estimated CAM is \$4.52/sf excluding utilities

OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN)
Available SF:	2,561 SF
Building Size:	13,325 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,211	10,681	23,092
Total Population	5,034	28,666	58,651
Average HH Income	\$49,522	\$52,240	\$53,248

JAKE CLEVELAND

320.291.8625

jcleveland@inventureproperties.com

AUSTIN RUEHLE

320.309.7598

aruehle@inventureproperties.com

DOUGLAS BOSER

320.980.3983

dboser@inventureproperties.com



Office Building

1205 FRANKLIN AVENUE BUSINESS CENTER

1205 FRANKLIN AVE NE, SAUK RAPIDS, MN 56379



JAKE CLEVELAND

320.291.8625

jccleveland@inventureproperties.com

AUSTIN RUEHLE

320.309.7598

aruehle@inventureproperties.com

DOUGLAS BOSER

320.980.3983

dboser@inventureproperties.com

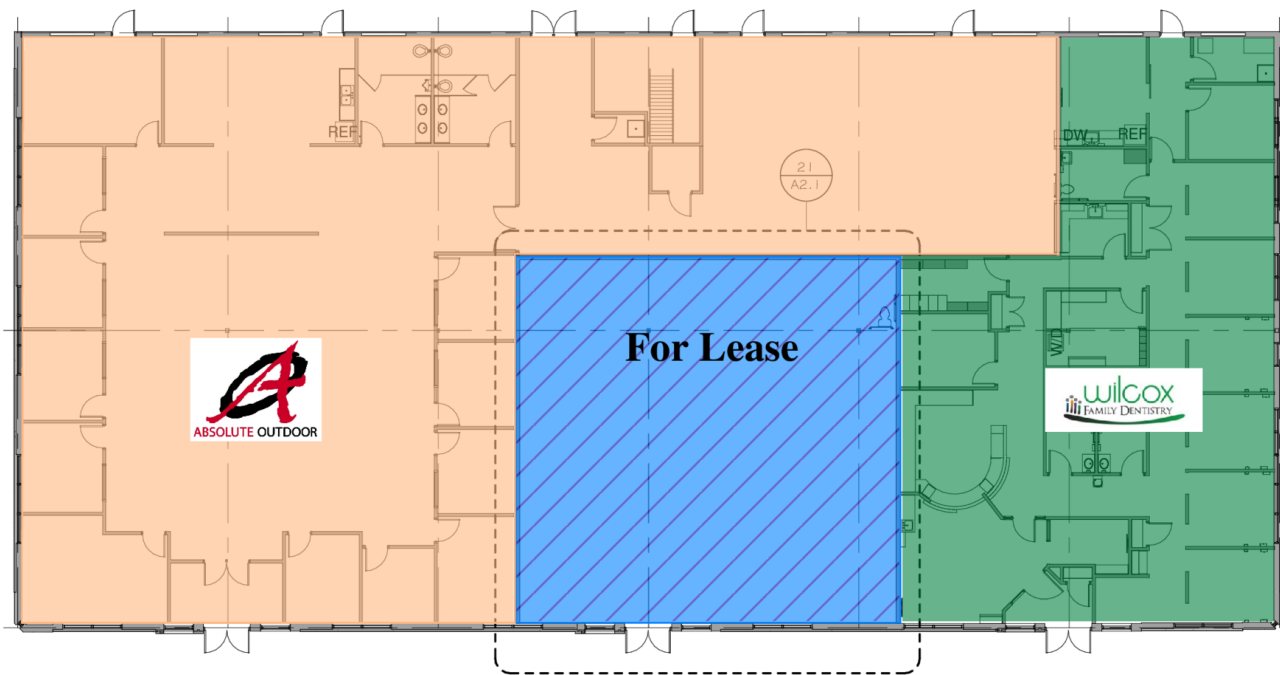


Office Building

1205 FRANKLIN AVENUE BUSINESS CENTER

1205 FRANKLIN AVE NE, SAUK RAPIDS, MN 56379

LEASE TYPE	NNN
TOTAL SPACE	2,561 SF
LEASE TERM	Negotiable
LEASE RATE	\$13.00 SF/yr



JAKE CLEVELAND
320.291.8625
jcleveland@inventureproperties.com

AUSTIN RUEHLE
320.309.7598
aruehle@inventureproperties.com

DOUGLAS BOSER
320.980.3983
dboser@inventureproperties.com



Office Building

1205 FRANKLIN AVENUE BUSINESS CENTER

1205 FRANKLIN AVE NE, SAUK RAPIDS, MN 56379



JAKE CLEVELAND

320.291.8625

jcleland@inventureproperties.com

AUSTIN RUEHLE

320.309.7598

aruehle@inventureproperties.com

DOUGLAS BOSER

320.980.3983

dboser@inventureproperties.com

