

OFFICE FOR LEASE

170 Shady Ridge Road, Hutchinson, MN 55350



OFFERING SUMMARY

AVAILABLE SF:	2500 RSF
LEASE RATE:	\$10.00/SF Gross Includes: CAM/Taxes & Utilities
LOT SIZE:	2.5 Acres
BUILDING SIZE:	20,000 SF
ZONING:	C4 Fringe Commercial

PROPERTY OVERVIEW

Office space has nice front window line abundant natural light with 5 private offices, Convenient, plentiful parking with shared/common restroom. Lease rate includes utilities, rent, cam, taxes. Tenant responsible for internet, phone.

PROPERTY HIGHLIGHTS

- Office space has broad window line with plenty of natural light
- 5 private offices, shared/common restrooms and kitchenette
- Convenient, plentiful parking in front of space
- Shared dock, with leveler, access available (non-exclusive)
- Signage available
- Lease rate includes rent, cam, taxes & utilities
- Tenant responsible for internet, phone
- Located along key transportation corridor
- Location is very accessible at the crossroads of paved State Hwy 7 (east/west) and Shady Ridge Rd (N/S)

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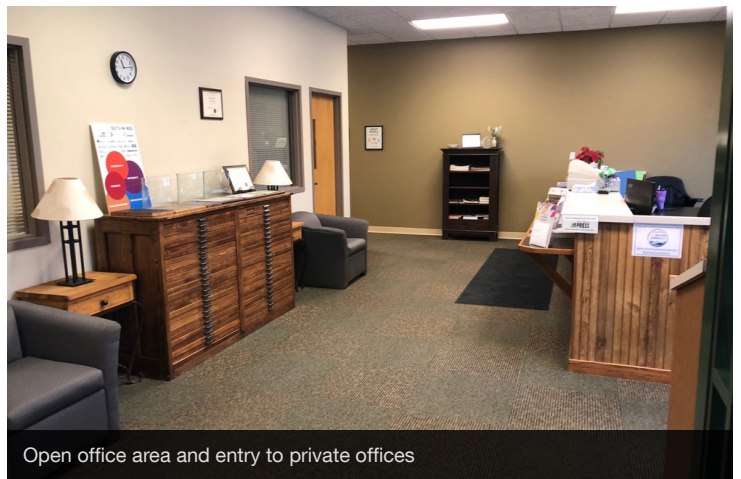
Front window Line



Shared kitchenette and restroom



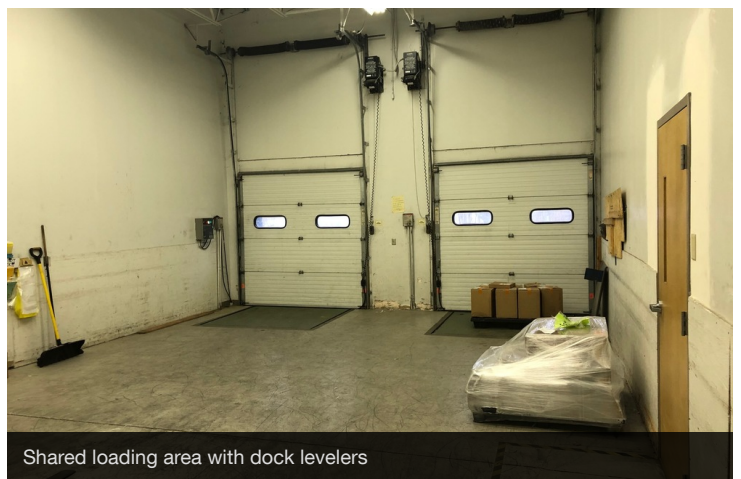
Open office area



Open office area and entry to private offices



Open office area and entry to shared loading



Shared loading area with dock levels

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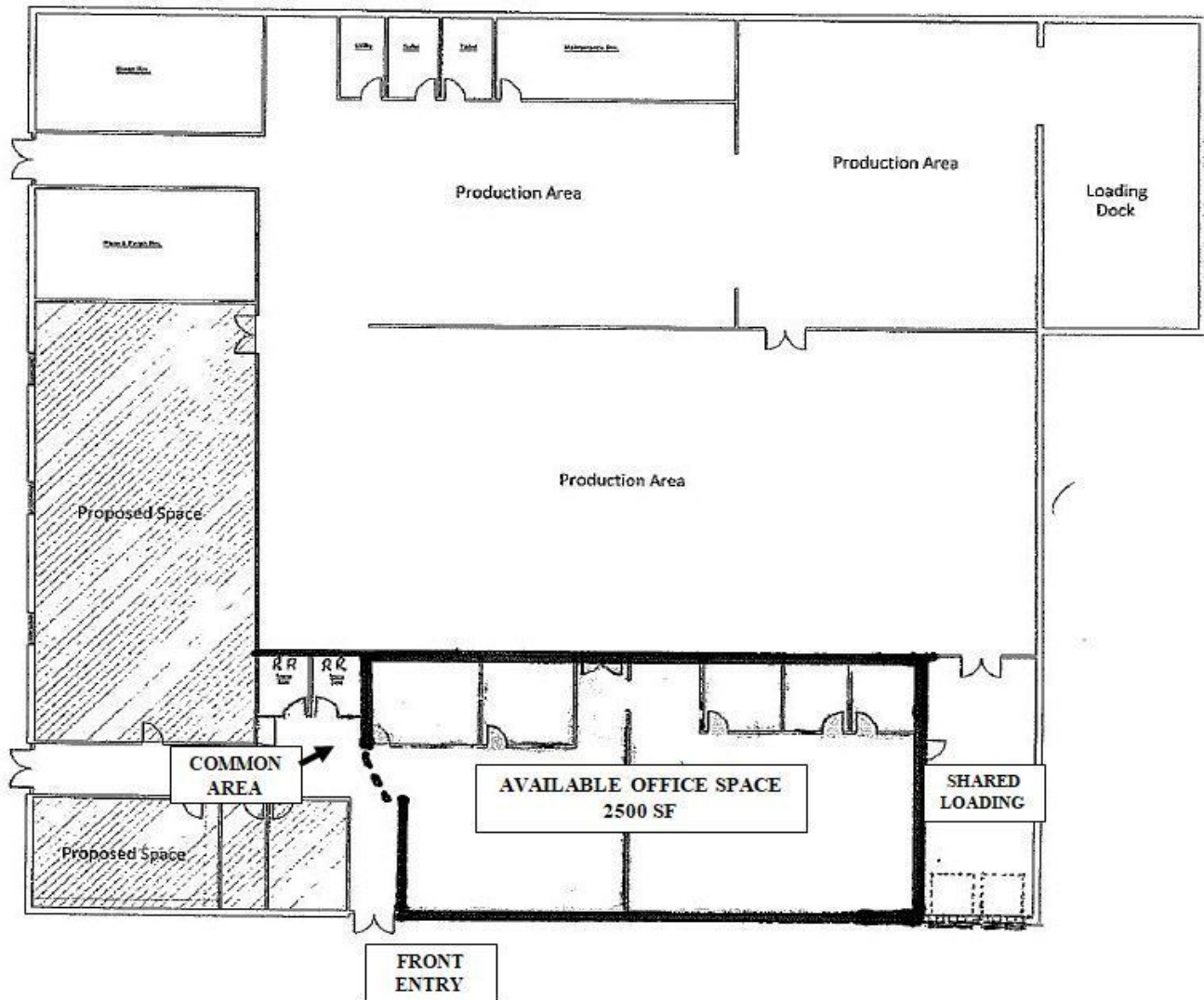
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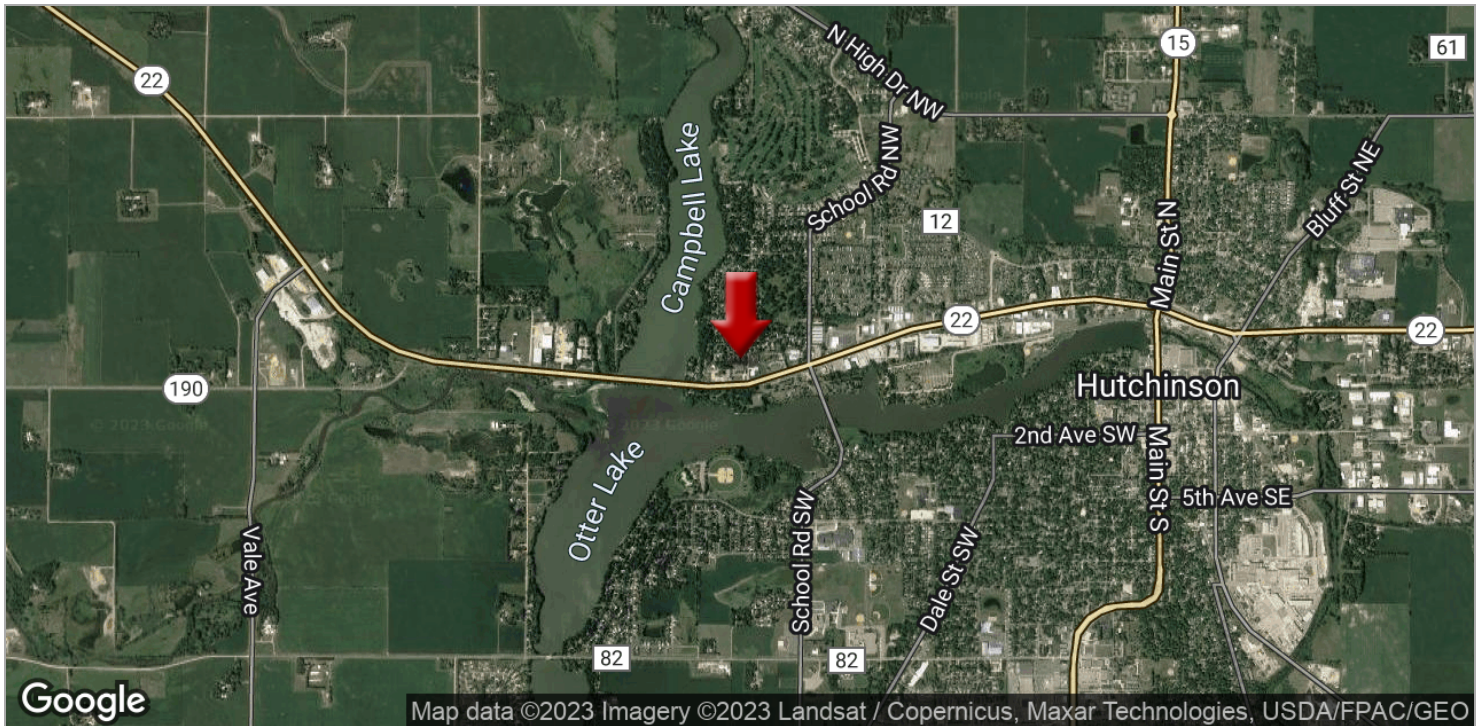
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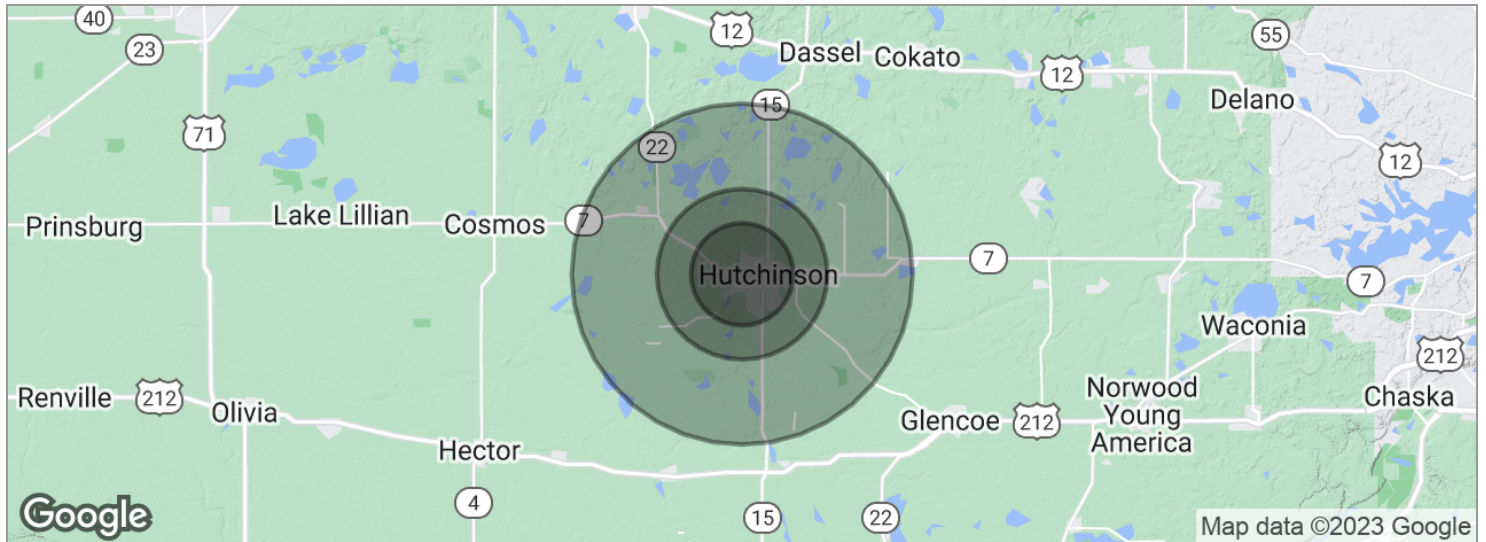
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POPULATION	3 MILES	5 MILES	10 MILES
Total population	1,031	2,864	10,134
Median age	44.3	44.3	43.4
Median age (male)	43.8	43.8	42.9
Median age (Female)	45.2	45.2	44.0
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	357	994	3,670
# of persons per HH	2.9	2.9	2.8
Average HH income	\$79,328	\$79,142	\$73,452
Average house value	\$282,723	\$282,686	\$256,656

** Demographic data derived from 2020 ACS - US Census*

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