

Twin Oaks Office Plaza

INVER GROVE HEIGHTS, MN



LEASE BROCHURE

KW COMMERCIAL

14800 Galaxie Avenue South, Suite 102
Apple Valley, MN 55124

PRESENTED BY:

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MN #20518852 - WI #63901-64

OFFICE FOR LEASE

TWIN OAKS OFFICE PLAZA

5972 Cahill, Inver Grove Heights, MN 55076



OFFERING SUMMARY

AVAILABLE SF:	672 - 1,916 SF
LEASE RATE:	N/A
LOT SIZE:	0 Acres
BUILDING SIZE:	11,500 SF
RENOVATED:	2009

PROPERTY OVERVIEW

Exceptional office building for lease at a great location in Inver Grove Heights. Overall available space is 11,500 sf, allocated to 9 units. Professional and clean atmosphere with a majority of medical offices. Property is in excellent condition, has a healthy tenant structure with renowned local doctors and offers plenty parking spots for customers. We are welcoming medical and non-medical business alike.

PROPERTY HIGHLIGHTS

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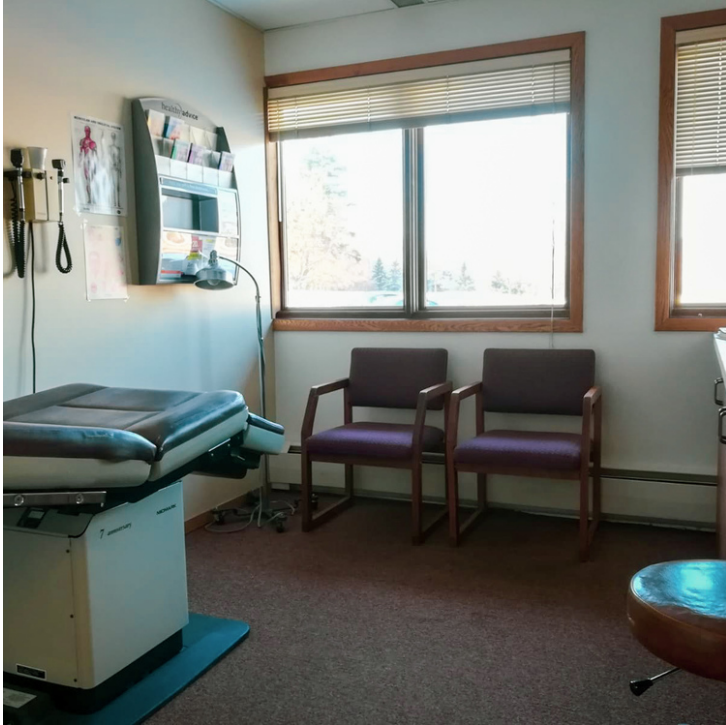
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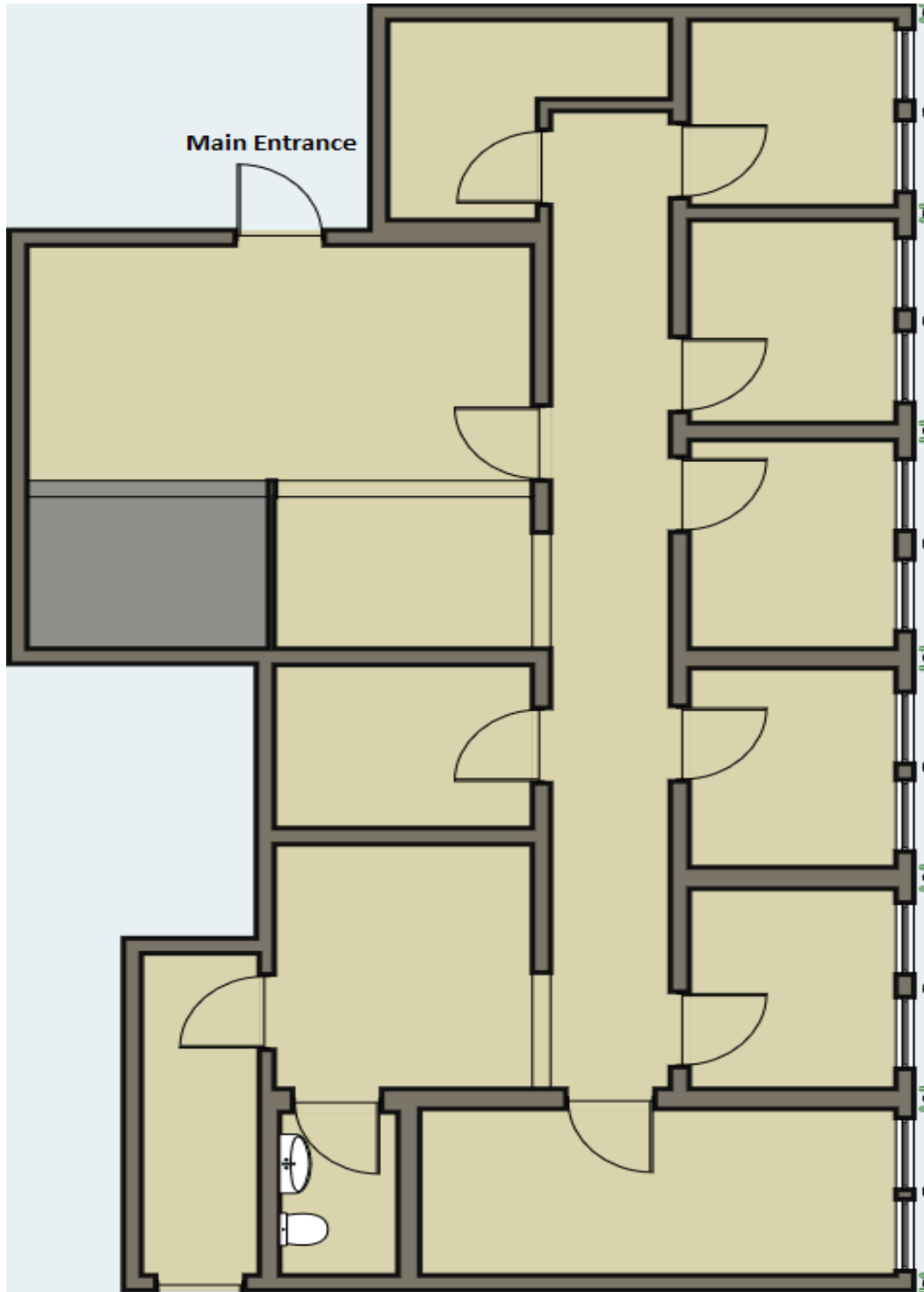
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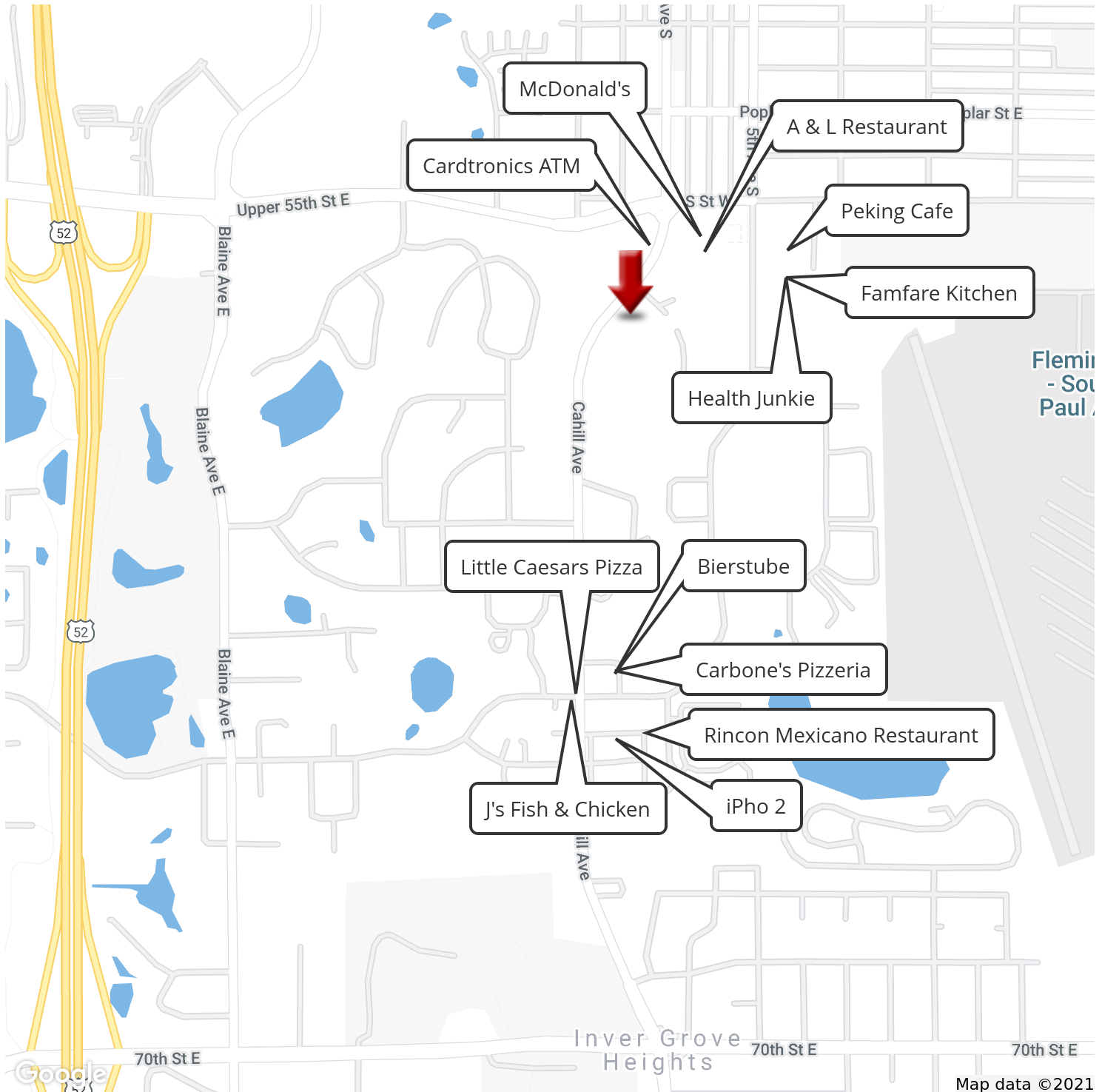
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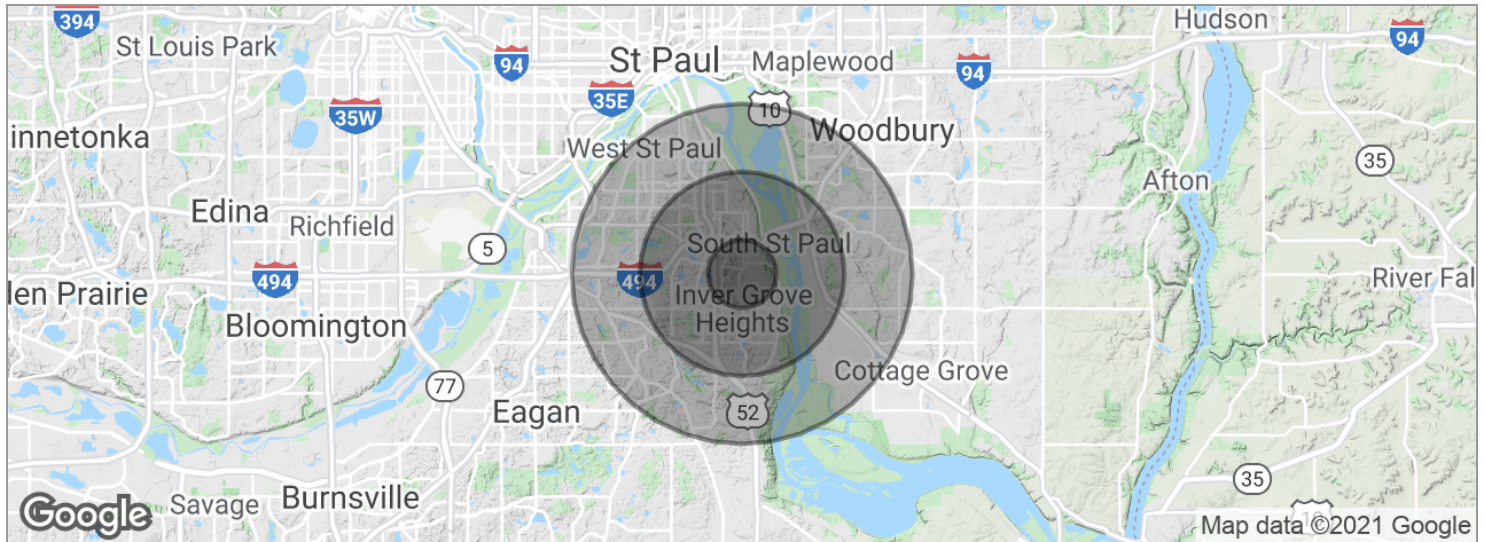
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,227	59,316	129,533
Median age	37.9	36.9	36.7
Median age (male)	37.1	35.9	35.6
Median age (Female)	38.8	37.7	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,030	24,277	51,957
# of persons per HH	2.4	2.4	2.5
Average HH income	\$68,097	\$71,049	\$73,874
Average house value	\$226,885	\$227,173	\$240,661

* Demographic data derived from 2010 US Census

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