

Office Building

NORTHWEST PROFESSIONAL CENTER

2351 CONNECTICUT AVE S, SARTELL, MN 56377

FOR LEASE



PROPERTY DESCRIPTION

Inventure Real Estate is proud to present the Northwest Professional Building for lease in Sartell, MN. The Class A building is conveniently located just one block off of Highway 15 via County Road 120 and is accessible from a variety of major roadways: 2.5 miles from Highway 23, 3 miles from Highway 10, and 7 miles from Interstate 94. There is a strong professional tenant mix and the building is anchored by Deerwood Bank and CentraCare Health Systems. The site is also just across from the street from the CentraCare Plaza further illustrating the strategic location of the building. The building features common area restrooms on every floor, multiple elevators, and ample parking on two different sides of the building. Recent national development located just north of the property include Starbucks, Chipotle, Aldi, and Mister Car Wash all being completed within the last 18 months.

PROPERTY HIGHLIGHTS

- Variety of suite sizes available
- Building features include common area restrooms located on every floor, large parking lot, multiple elevators, and ability to have business name on the monument sign
- Accessible from a variety of national, state, and local roadways
- Located in a rapidly developing corridor of Sartell with large national developments to the north, and planned major medical developments to the south
- Landlord is open to issuing tenant improvement dollars subject to overall lease terms

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,483 - 4,409 SF
Building Size:	56,780 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,739	41,828	54,697
Total Population	3,620	99,997	134,164
Average HH Income	\$72,755	\$65,930	\$71,489

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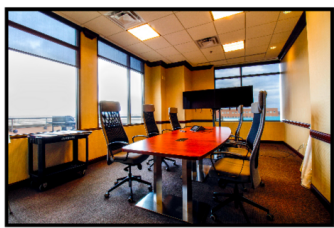
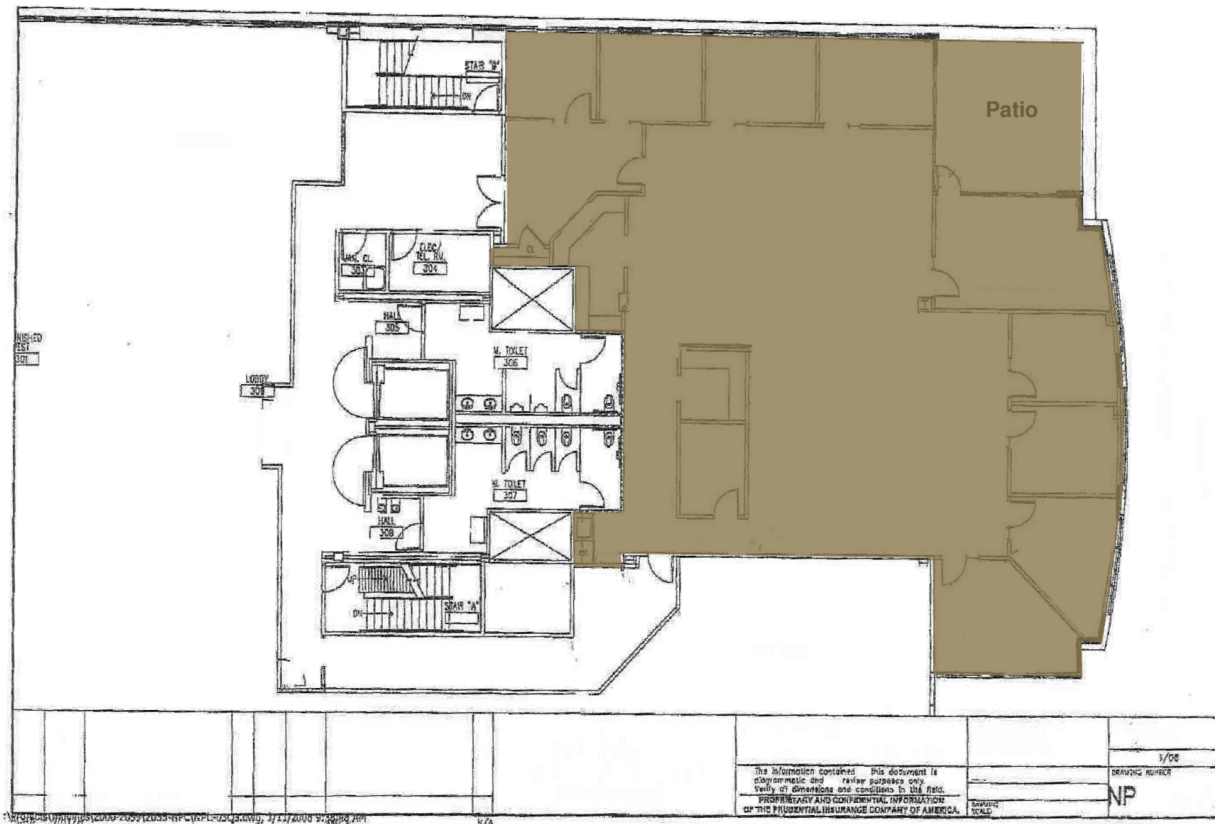


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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 330	For Lease	4,409 SF	NNN	Negotiable	2024 Estimated CAM is \$12.39/sf

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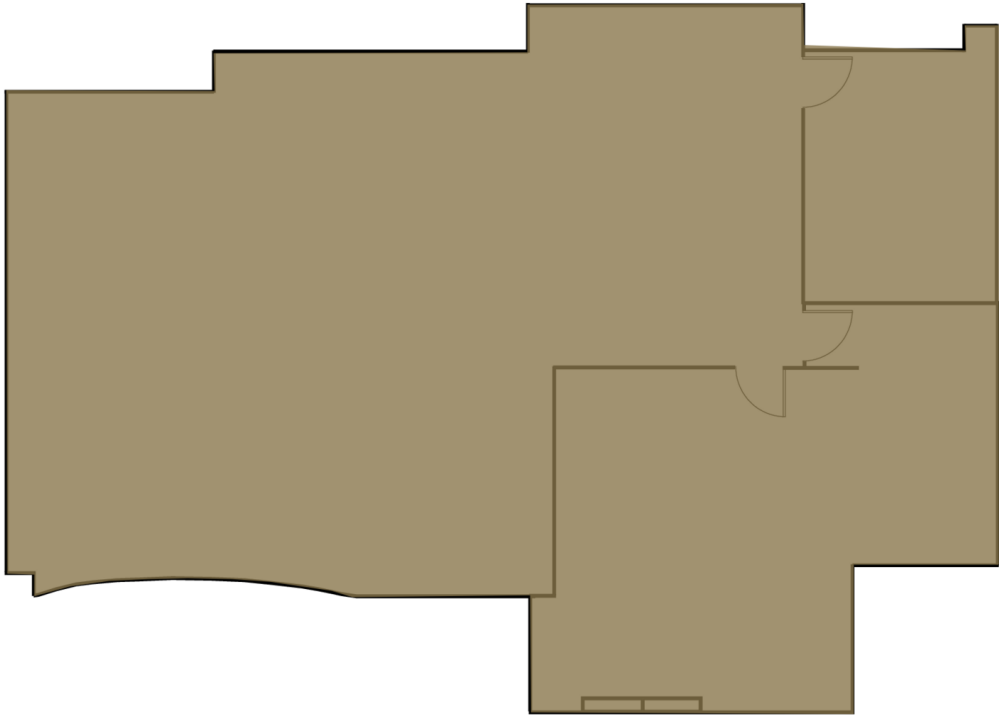


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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 120	For Lease	2,542 SF	NNN	Negotiable	2024 Estimated CAM is \$12.39/sf

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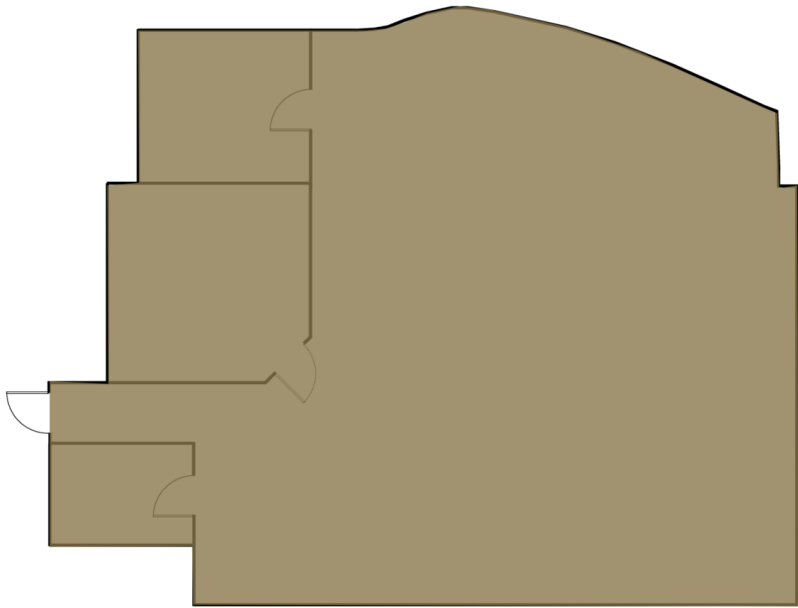


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Suite 320	For Lease	2,483 SF	NNN	Negotiable	2024 Estimated CAM is \$12.39/sf

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