

PROFESSIONAL OFFICE SPACE FOR LEASE



901 Main Street, Anoka, MN 55303



PROPERTY DESCRIPTION

Office space available - ideal for any professional office use: attorney, CPA, financial planner, real estate, mortgage, title, etc.

Suite A2 - 6,228 sf; 24 offices; former title company

Suite E - 1,275 sf; office layout; former insurance agency

PROPERTY HIGHLIGHTS

- Easy access and great visibility to Highway 10 with 59,000 vpd
- Professional property management
- Ample parking

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (MG)
Available SF:	1,275 - 6,228 SF
Lot Size:	1.96 Acres
Building Size:	22,400 SF

SPACES	LEASE RATE	SIZE (SF)
Suite A	\$15.00 SF/yr	6,228
Suite D	\$15.00 SF/yr	1,275

KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

DAVID FINIGAN
Director
0: 651.262.1008
dave.finigan@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcmidwest.com/

PROFESSIONAL OFFICE SPACE FOR LEASE

901 Main Street, Anoka, MN 55303



KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

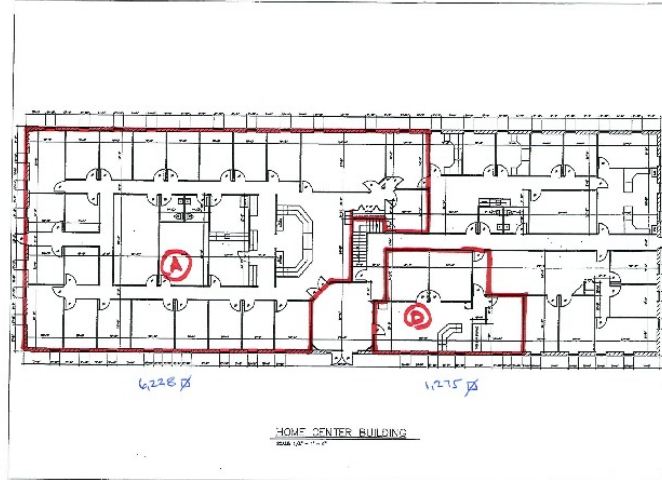
DAVID FINIGAN
Director
O: 651.262.1008
dave.finigan@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwmidwest.com/

PROFESSIONAL OFFICE SPACE FOR LEASE

901 Main Street, Anoka, MN 55303



LEASE RATE: \$15 **TOTAL SPACE:** 1,275 - 6,228 SF
LEASE TYPE: MG **LEASE TERM:** negotiable

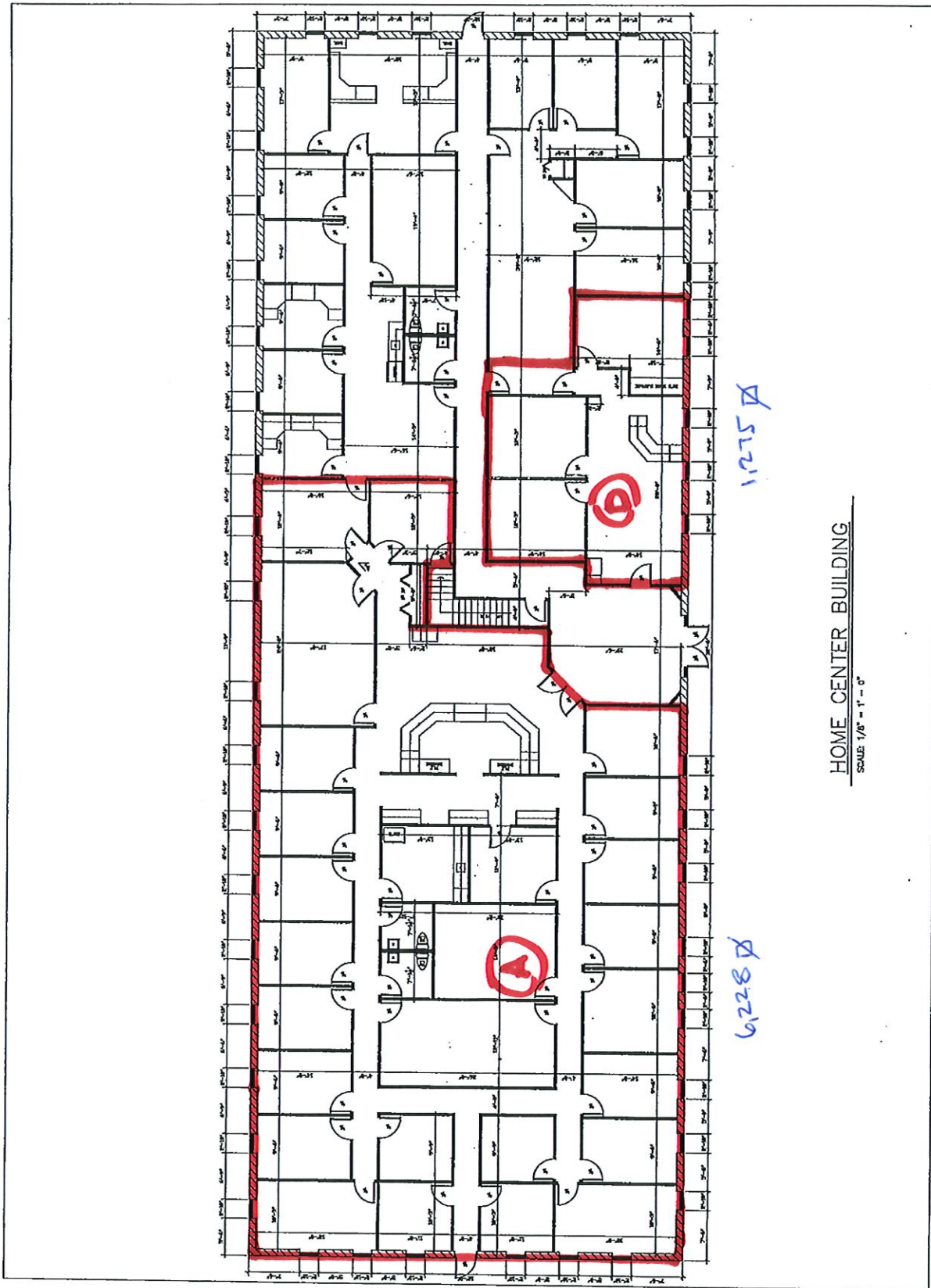
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite A	Office 24 privates	\$15.00 SF/yr	Modified Gross	3,000 - 6,228 SF	Negotiable	Former title company headquarters, 24 private office, nice layout, conference space, reception area. Beautiful finishes.
Suite D	Office	\$15.00 SF/yr	Modified Gross	1,275 SF	Negotiable	Reception, 2 admin stations and private office. Very functional. Access from main lobby entrance.

KW COMMERCIAL
 14665 Galaxie Avenue, Suite 350
 Apple Valley, MN 55124

DAVID FINIGAN
 Director
 O: 651.262.1008
 dave.finigan@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwmidwest.com/



1,275 A

6,228 A

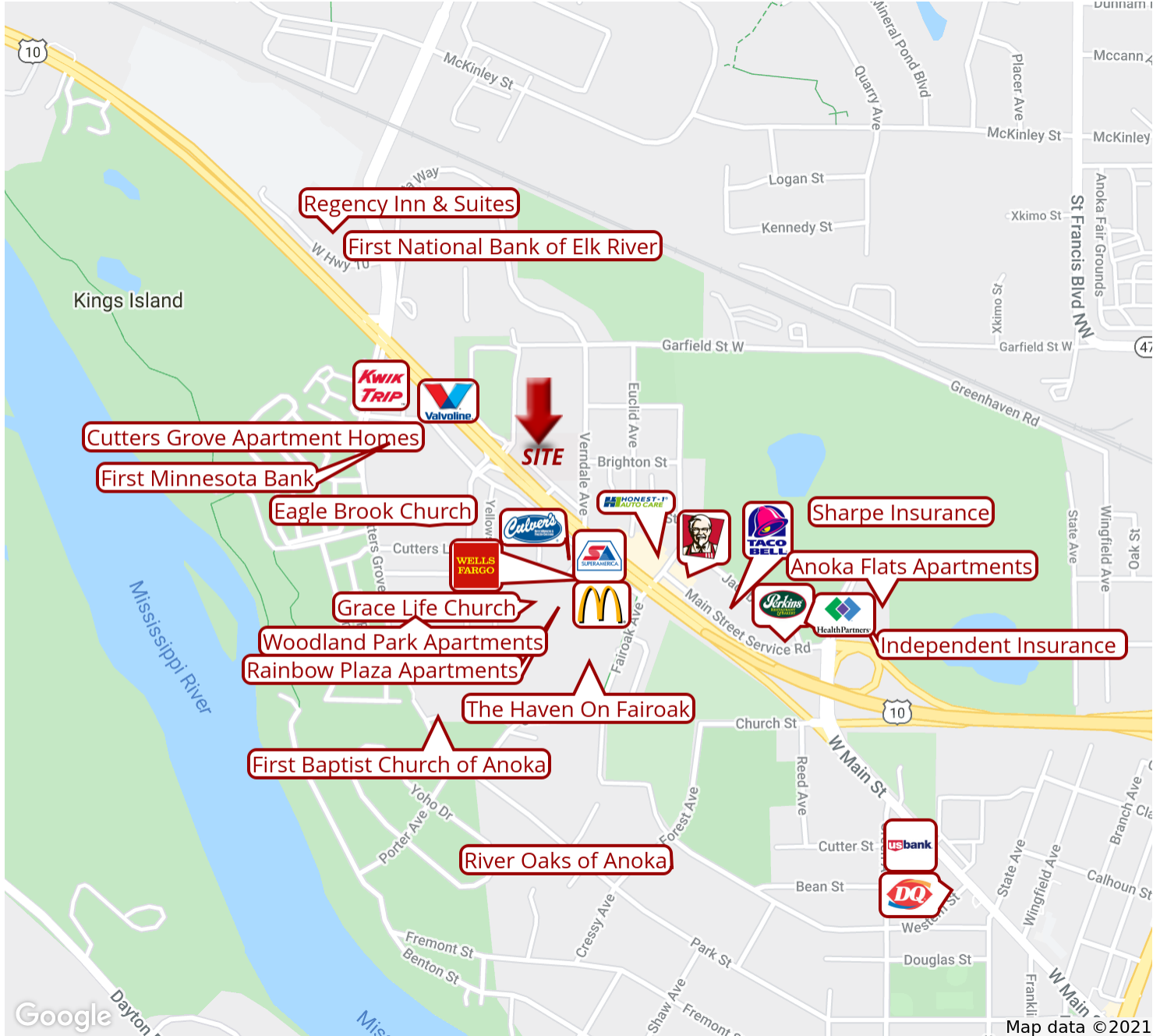
HOME CENTER BUILDING

SCALE: 1/8" = 1' - 0"

PROFESSIONAL OFFICE SPACE FOR LEASE



901 Main Street, Anoka, MN 55303



KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

DAVID FINIGAN
Director
0: 651.262.1008
dave.finigan@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcmidwest.com/

PROFESSIONAL OFFICE SPACE FOR LEASE



901 Main Street, Anoka, MN 55303



KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

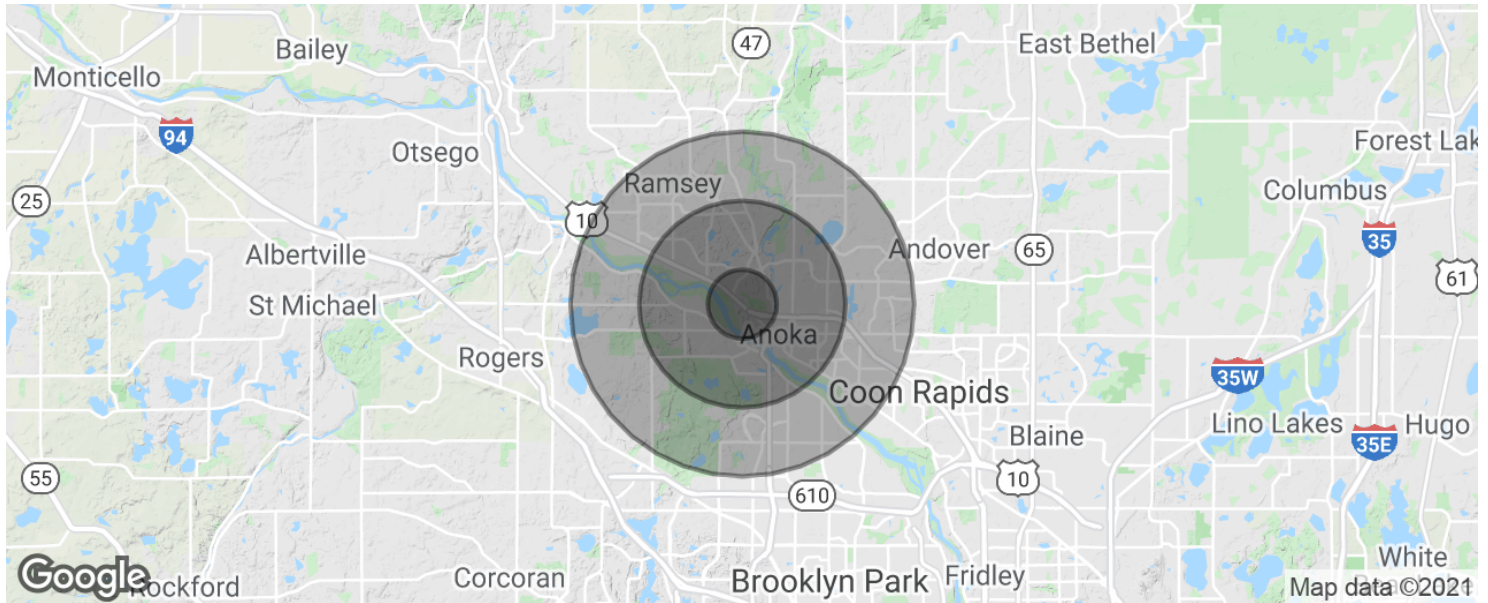
DAVID FINIGAN
Director
0: 651.262.1008
dave.finigan@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcmidwest.com/

PROFESSIONAL OFFICE SPACE FOR LEASE

901 Main Street, Anoka, MN 55303



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,001	48,511	108,437
Median age	35.3	36.3	36.4
Median age (Male)	37.4	36.4	35.9
Median age (Female)	34.7	37.5	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,822	18,265	39,697
# of persons per HH	2.5	2.7	2.7
Average HH income	\$64,368	\$72,552	\$80,263
Average house value	\$243,838	\$236,051	\$237,586

* Demographic data derived from 2010 US Census

KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

DAVID FINIGAN
Director
0: 651.262.1008
dave.finigan@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcmidwest.com/