

Property Information

Building Size:

27,244 sf

For Lease:

3,037 sf

Lease Rates:

\$15 psf

Operating Expenses:

\$6.52 psf

Tenant Improvements

Negotiable



Rogers City Centre Plaza

21311 John Milless Dr. Rogers, MN 55374

- Located off Hwy. 101 and provides quick access to I-94
- Site has prime visibility and provides great access to Hwy. 101
- Ample parking
- Quality block construction
- Adjacent to numerous retailers including CVS
- Anchor tenant: True Value

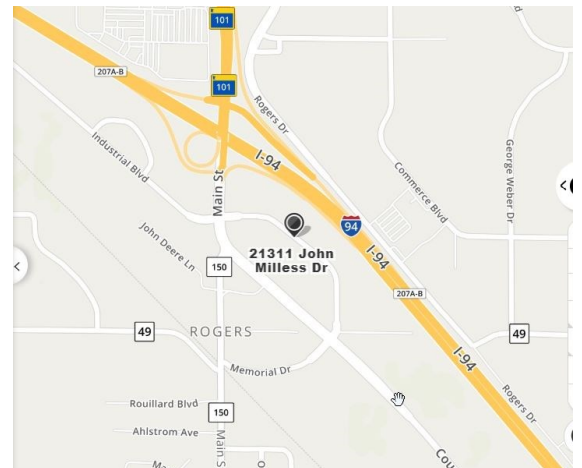
Vantage Point Partners

21395 John Milless Drive
Suite 300
Rogers, MN 55374

Phone: 763 428 7002

Email:

PTHOMSON@
VANTAGE-POINT-PARTNERS.COM
www.vantage-point-partners.com



BUILDING INFORMATION

BUILDING TYPE:.....	Retail
BUILDING SIZE:.....	27,244 sf
SITE SIZE:.....	
PID NUMBER:.....	
YEAR BUILT:.....	1978
LOADING:.....	1 Dock
ELECTRICAL SERVICE.....	Starting at 100 Amp 208-110
CLEAR HEIGHT:.....	14' and 10'
PARKING:.....	Ample
COLUMN SPACING:.....	
BAY SIZE:.....	
FIRE SUPPRESSION:.....	Full wet
AMENITIES:.....	Convenient Access from I-94 Numerous Area Amenities Tenant Monument Signage Available Local Responsive Property Management

RATE INFORMATION

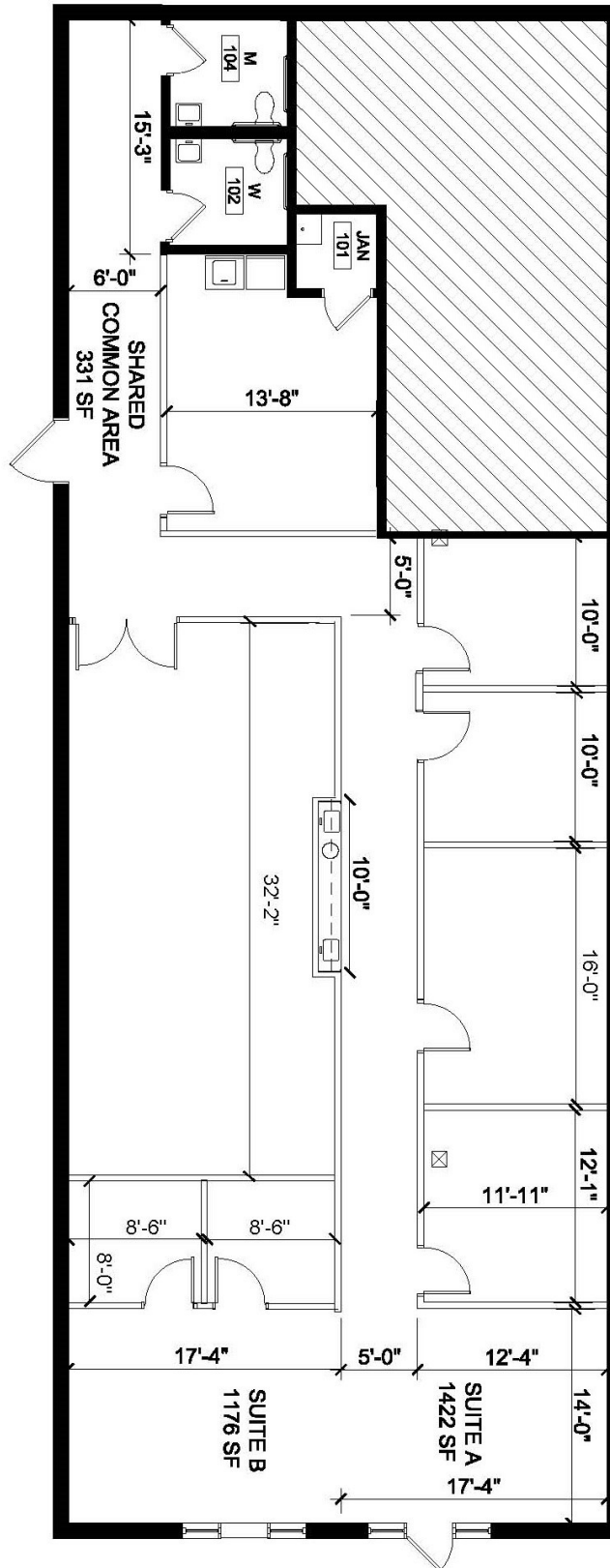
RENTAL RATES (PER SQ FT):.....	\$15 SF Retail
TOTAL OPERATING/ PSF:.....	\$6.52 SF

VACANCY INFORMATION

<u>SUITE</u>	<u>TOTAL</u>	<u>OFFICE</u>	<u>Price Per Month</u>	<u>COMMENTS</u>
21311	3,037	3,037	\$5,446.08	Base rent + operating expenses

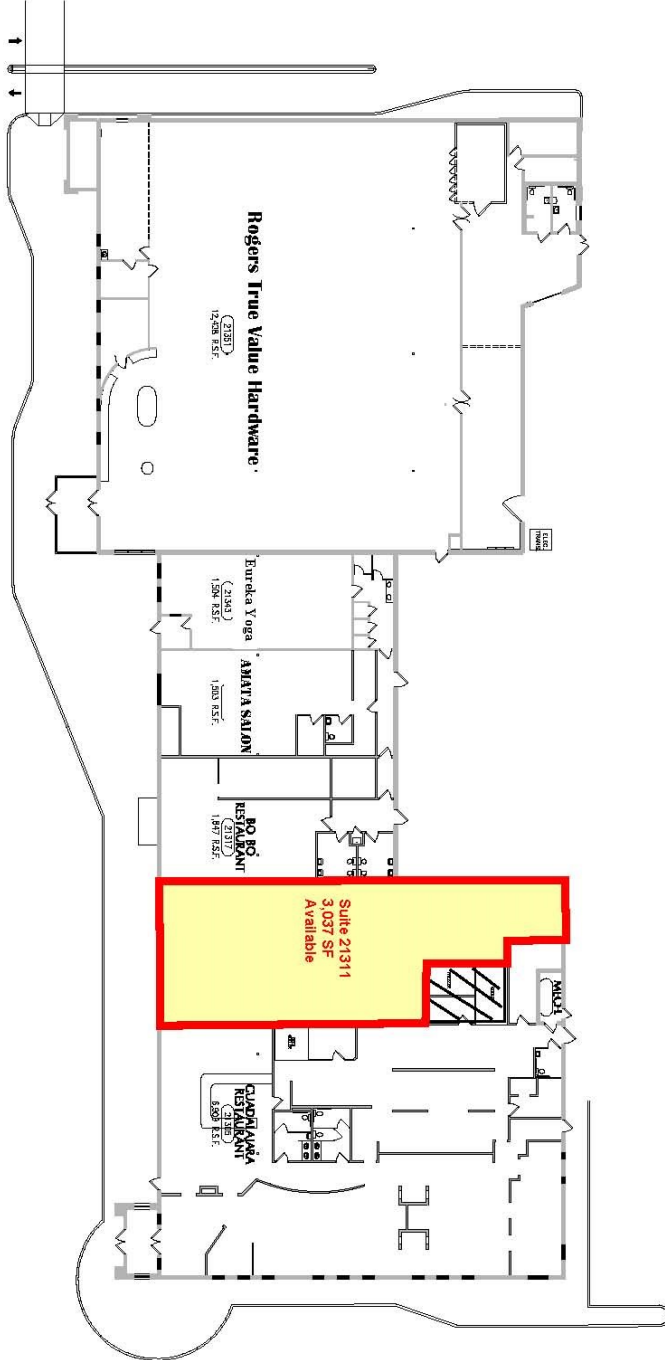
FOR MORE INFORMATION CALL:

Leasing Office	763-428-7002	www.vantage-point-partners.com pthomson@vantage-point-partners.com
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CITY CENTER PLAZA
Suite 21311 Option B

FOR LEASE
3,037 Square Feet Office



CITY CENTRE PLAZA

ROGERS, MN
27,228 TOTAL RSF



Reception Area

View 1 and View 2



Hallway

Kitchenette



Office Area



Accounting Office with Storage Area

Breakroom Office

