

Property Information

Building Size:
15,900 sf

For Lease:
1,612 sf

Move in Ready
1,612 sf

Lease Rates:
\$8.00 sf

Operating Expenses:
\$11.20 sf



Rogers Downtown Plaza Medical

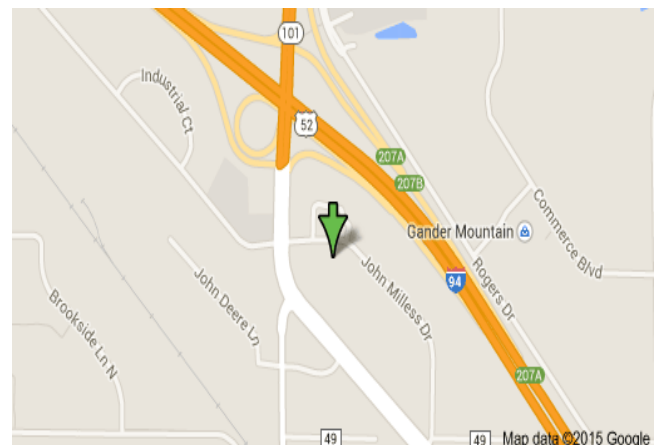
21395 John Milless Dr. Rogers, MN 55374

- 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 and True Value
- Anchor tenant:
Northwest Family
Physicians

Vantage Point Partners

15440 45th St NE
St. Michael, MN 55376

Paula Thomson
Phone: 763 428 7006
Email:
INFO@
VANTAGE-POINT-PARTNERS.COM
www.vantage-point-partners.com



BUILDING INFORMATION

BUILDING TYPE:.....	Medical Office
BUILDING SIZE:.....	15,900 SF
SITE SIZE:.....	
PID NUMBER:.....	
YEAR BUILT:.....	2002
LOADING:.....	
ELECTRICAL SERVICE.....	Start at 200 Amp 208-110
CLEAR HEIGHT:.....	12'
PARKING:.....	Ample
COLUMN SPACING:.....	NA
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):.....	\$8.00 SF Office
TOTAL OPERATING/ PSF:.....	\$11.70 SF

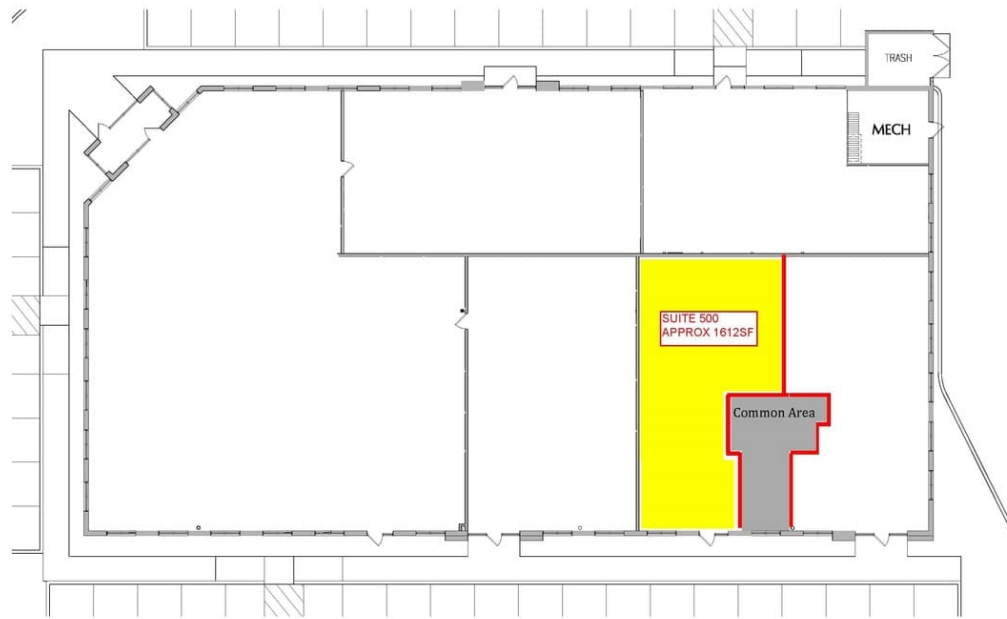
VACANCY INFORMATION

<u>SUITE</u>	<u>TOTAL</u>	<u>OFFICE</u>	<u>\$/MONTH</u>	<u>COMMENTS</u>
500	1,612	1,612	\$ 2,646	Available 5/1/2023

FOR MORE INFORMATION CALL:

Leasing Office Paula Thomson	763-428-7006	www.vantage-point-partners.com PTHOMSON@VANTAGE-POINT-PARTNERS.COM
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View of South Side of Building



CITY CENTRE MEDICAL BUILDING



ROGERS, MN
15,480 TOTAL R.S.F.

This Drawing is not to scale and is intended to be a rough approximation of the building and its space.

