



Office Space For Lease

317-321 6th Avenue S.E, Osseo

Mike Wiley
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www.wileyproperties.com
315 1st Avenue NE, Osseo, MN 55369

Lease offering only. Details are approximate, subject to change without notice and should be independently verified.



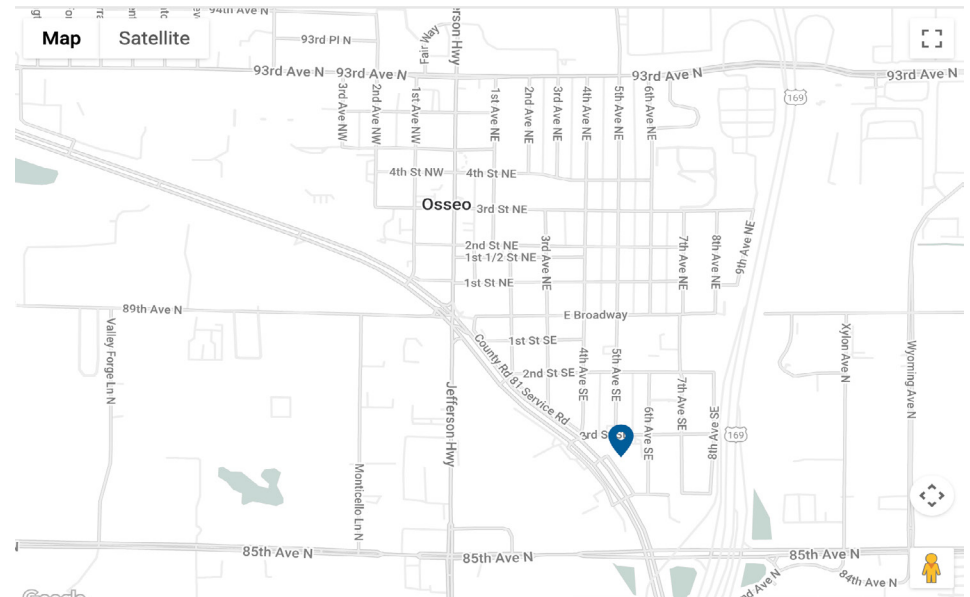
Property Profile

Property Size	Main: 6,092 SF Mezzanine: 3,538 SF
Year Built	1948-1950
Zoning	C2N
Primary Use	Office
Lease Rate	Negotiable
Date Available	Now
Annual Taxes	\$4.23 /SF
Lease Type	Triple Net
NNN Expenses	\$0.75 /SF

This stunning two-level Mezzanine office space offers a spacious and versatile layout, perfect for a variety of business needs. This layout provides an excellent mix of privacy and openness, with modern architectural touches making it ideal for growing teams or businesses seeking a stylish and functional workspace.

- »Six private offices
- »Breakroom
- »Six larger open spaces
- »High ceilings
- »Offers a view of the mezzanine
- »Four private restrooms
- »Street level access
- »Ample parking spaces
- »2nd Gen call center (previously)
- »Large open area for cubes
- »Comcast and Century Link available
- »May be divided to fit smaller tenant's needs

"Will not lease to businesses engaged in the cultivation, sale, distribution, or promotion of marijuana, cannabis, or related products."



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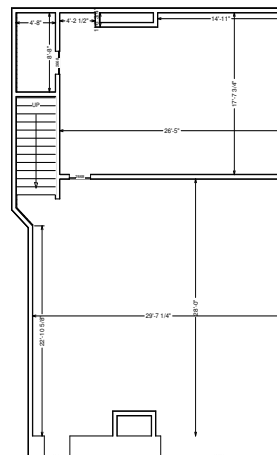


Floor Plan

For Layout Purposes Only

Total Area
1544.72 sq ft

For Layout Purposes Only



Building 321 Sixth Avenue - Upstairs

Wall Thickness - 29" (Front)

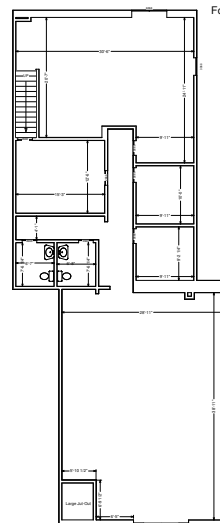
Total Area
2734.71 sq ft

Total Area
3,357 sq ft

For Layout Purposes Only

UPDATED - July 2009

For Layout Purposes Only



Building 321 Sixth Avenue
Wall Thickness - 18" (Front) 25" (Middle) 14 3/4" (Back)

UPDATED - July 2009

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Photos



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Photos



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Demographics



Population 38,379



Median Age 40



Median Household Income \$112,541



Average Worker Earnings \$64,532



97%
High School Graduate



33%
Bachelor's Degree

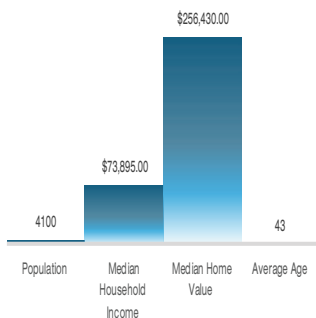


14%
Graduate/Professional Degree

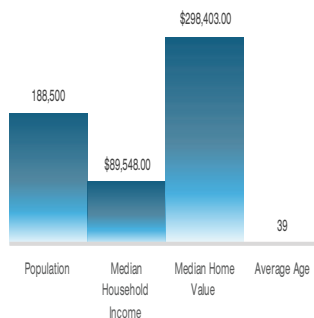


Total Businesses: ~1,587
Total Employees: ~28,724

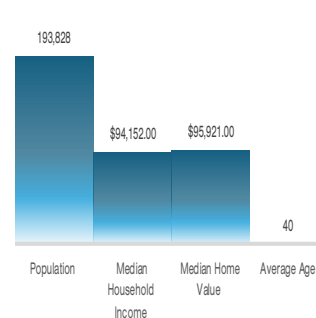
1 MILE RADIUS



5 MILE RADIUS



10 MILE RADIUS



White Collar

82.41%



Blue Collar

17.59%



Self Employed

5.07%

3.2%

Unemployment Rate



Major Transportation Routes:

- »Jefferson Highway
- »U.S. Highway 169
- »Bottineau Boulevard (County Road 81)
- »Close Proximity to I-94 and MN-610

* All demographic data provided herein is approximate and intended for purposes only, accuracy is not guaranteed, and figures are subject to change. Prospective tenants are encouraged to conduct their own independent research and due diligence.

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