



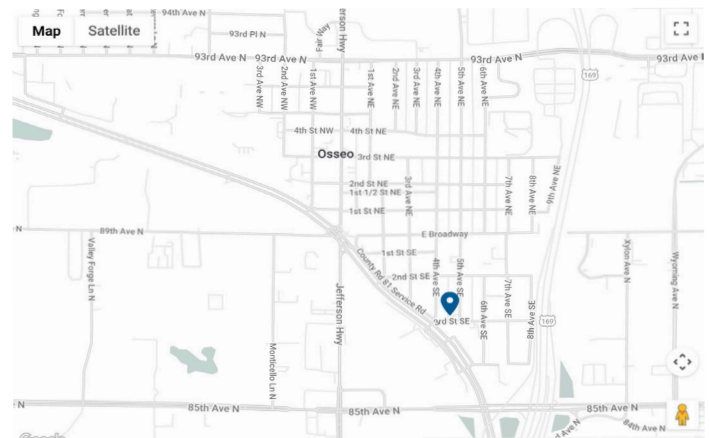
Office Space for Lease

415 3rd Street S.E Osseo, MN 5569

This professional 832 SF office space offers an ideal setup for small businesses, independent practitioners, or regional teams seeking an accessible and functional workspace. Situated in the inside corner of a well-maintained, single-level office plaza one block off of Highway 81. The unit provides convenient ground-floor access and a quiet setting for both employees and visiting clients.

- » Nestled in the main corner of an established single-level plaza
- » Direct access to Highway 81
- » Ample parking steps from the door
- » Ideal for insurance agents, tax professionals, therapists, counselors, or small administrative offices

Available Space:	832 SF
Zoning:	C2N
Primary Use:	Office
Lease Type:	NNN
Lease Rate:	\$12.00 / SF
Annual Taxes & Insurance:	\$5.13 /SF
CAM Expenses:	\$0.75 /SF



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 (612) 490-7052
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www.wileyproperties.com
 315 1st Avenue NE, Osseo, MN 55369



Photos



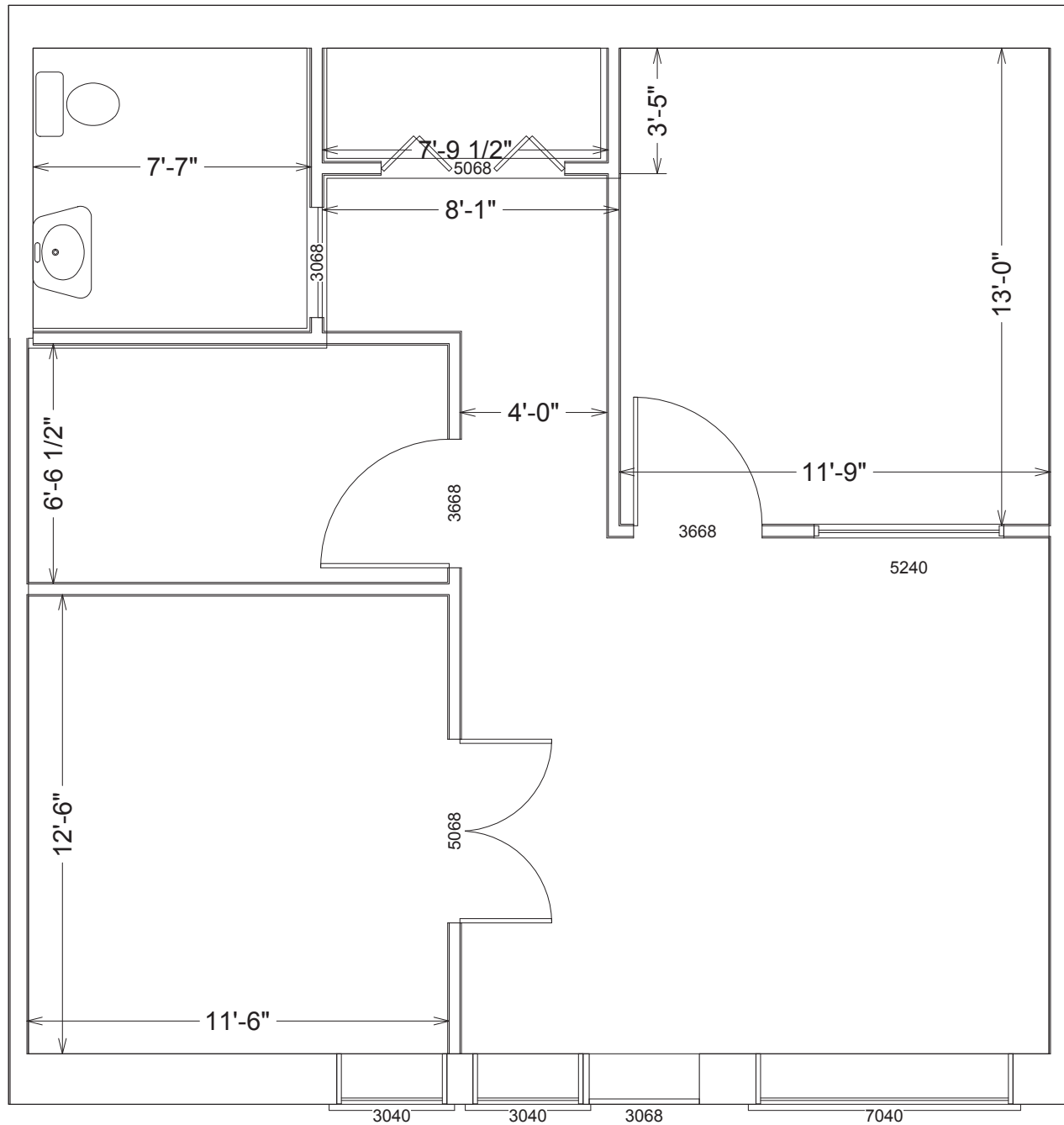
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Property Profile

For Layout Purpose Only



Front

415 3rd Street S.E, Osseo MN 55369

Square Footage- 832

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

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