



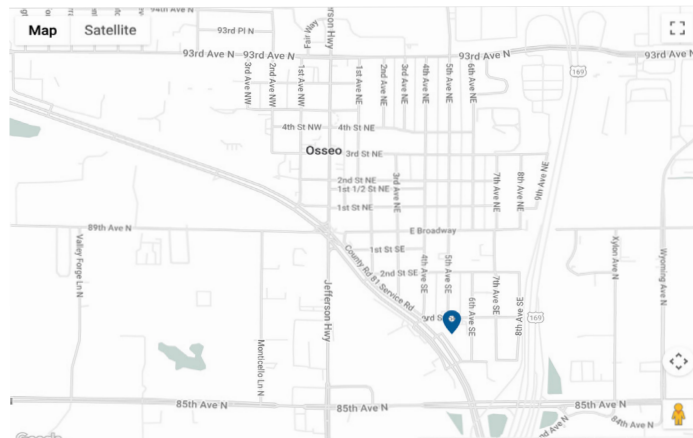
## Office Space For Lease

### 317-321 6th Avenue S.E, Osseo

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

|                           |            |
|---------------------------|------------|
| Available Space:          | 6,092 SF   |
| Zoning:                   | C2N        |
| Primary Use:              | Office     |
| Lease Type:               | NNN        |
| Lease Rate:               | Negotiable |
| Annual Taxes & Insurance: | \$ 4.23/SF |
| CAM Expenses:             | \$ 0.75/SF |



**Mike Wiley**  
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315 1st Avenue NE, Osseo, MN 55369



# Photos



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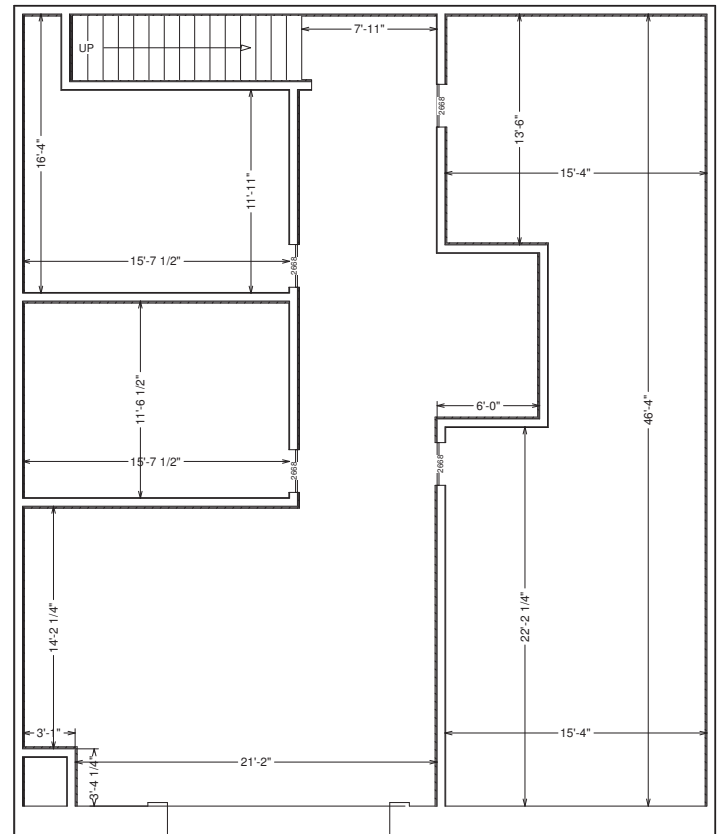
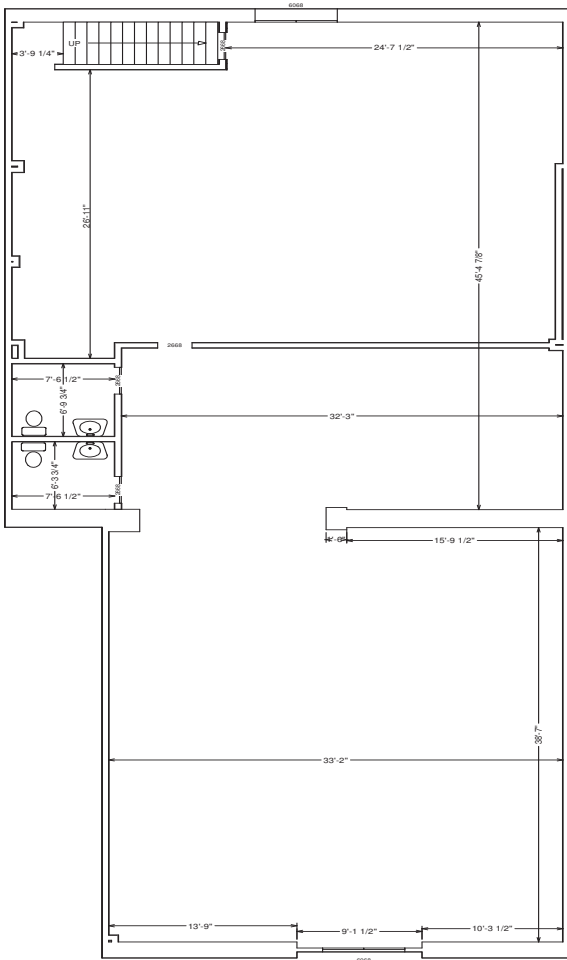
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# Property Profile

For Layout Purpose Only



317 6th Avenue S.E. Osseo MN 55369

Square Footage- 3,357 | Mezzanine- 1,993.71

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

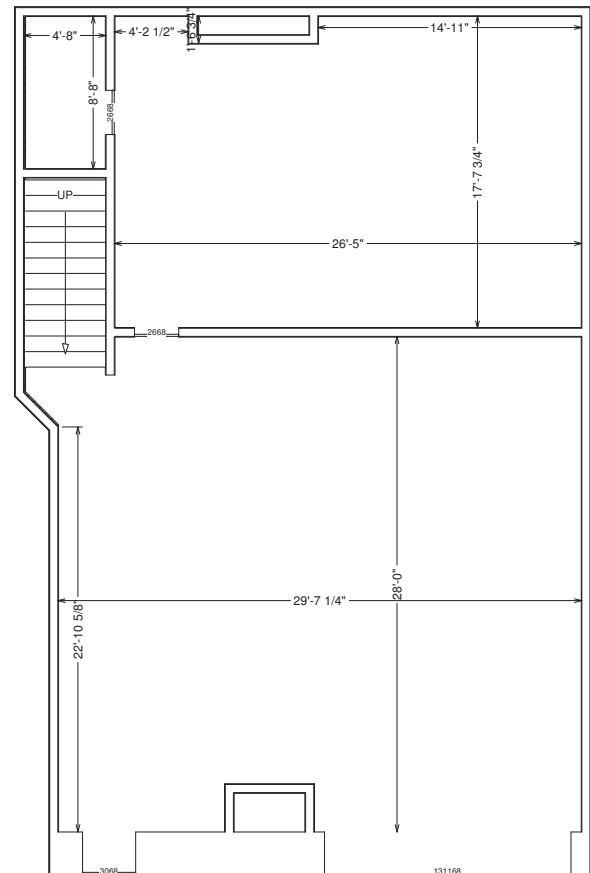
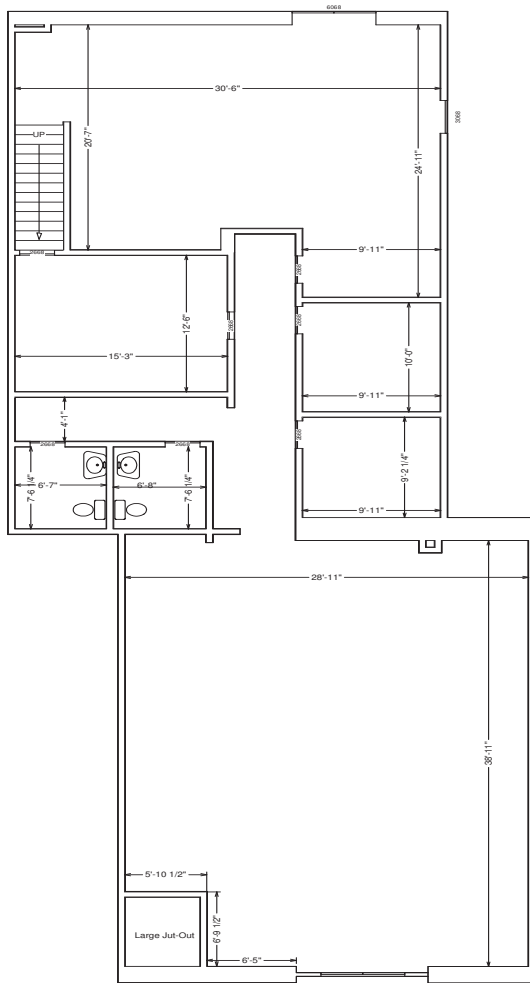
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# Property Profile

For Layout Purpose Only



321 6th Avenue S.E, Osseo MN 55369

Square Footage- 2,734.71 | Mezzanine- 1,544.72

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