

OFFICE SPACE
FOR LEASE
125-3200 SF
ROGERS, MN



MARTIN PROFESSIONAL BUILDING

21330 John Milless Drive | Rogers, Minnesota 55374

A perfect office built just for you from 125 SF for yourself or up to 3200 SF for larger staff and office needs. Just off of Hwy 101/Main Street and I-94, this newly completed office building has exceptional visibility for signage with unobstructed views.

Designed to project a professional, polished image with warm architectural details and 2-story stone entry. Perfect for professional offices, design studio, medical offices, chiropractic care, eye care center, or other commercial office space.

SPACE AVAILABLE DETAILS

- 1st Floor Professional Office Space Available
- Lease entire 3,200 sq ft space or divide (125 sf minimum)
- Built to suit
- Rent includes: Utilities, Internet, Waste, CAM Cleaning, Security/Fire/Burglar Alarm/Monitoring

BUILDING FEATURES AND AMENITIES

- Easy access from I-94 and Hwy 101
- Ideal location near retail area of Rogers and Major Businesses
- Close to Maple Grove and Elk River and just minutes to Minneapolis
- Excellent Signage Visibility from I-94
- Large windows let in lots of natural light throughout building
- Top of the line security and camera system
- Access control provided for each tenant
- Private Parking Lot
- 2-story 7,900 sq ft Professional Office Building
- 2nd floor: Martin and Wagner Law Firm Offices

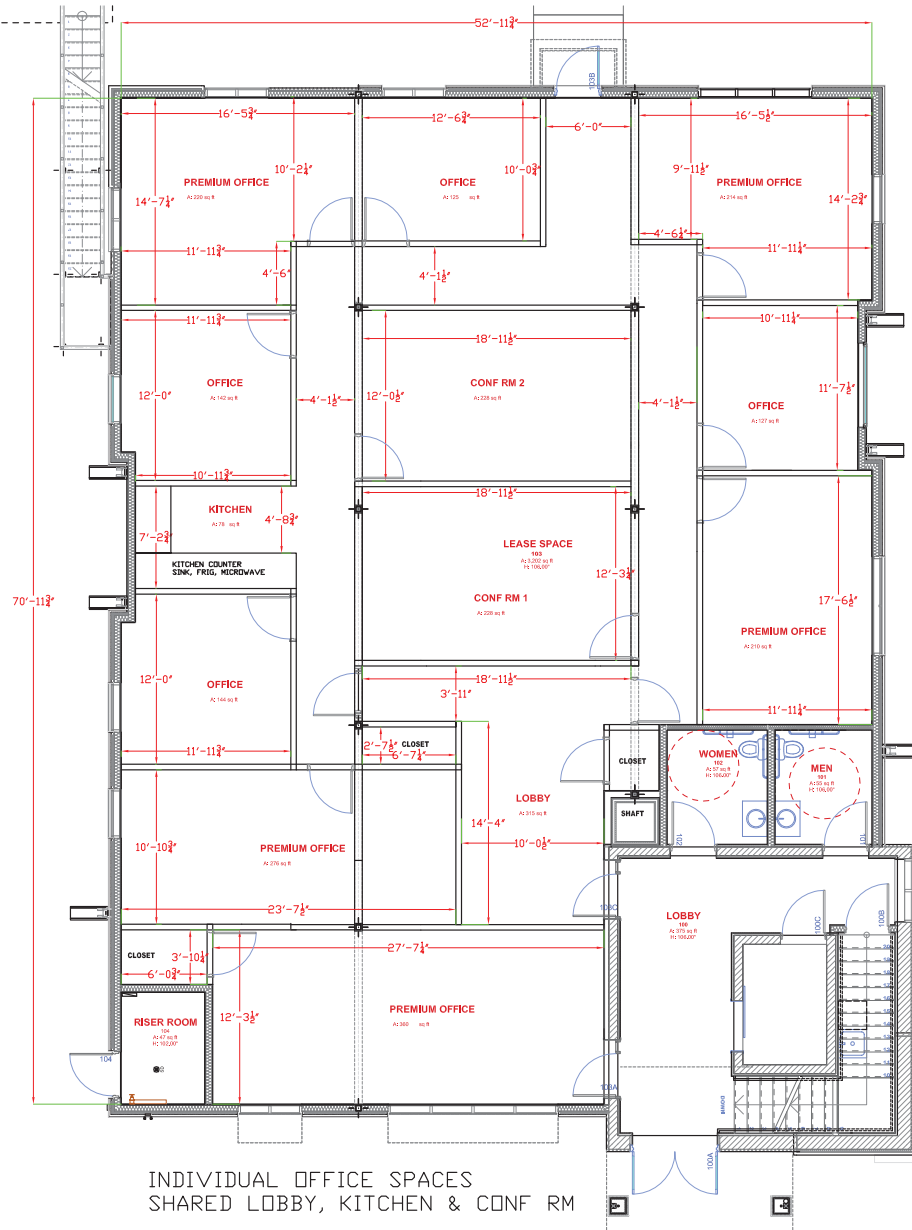


Call for More Information or to Schedule a Tour | 763-425-6330

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Build to Suit: 125 sf - 3200 sf



Traffic Counts:		Rogers, MN		
I-94:	96,000 VPD			
Hwy 101:	46,000 VPD			
Main St:	30,500 VPD			
Demographics:		1 Mi	3-Mi	5-Mi
Population	5,764	12,551	42,277	
Est. Total Households	1,914	4,127	14,828	
Median Age	33.9	36.8	37.9	
MedianHH Income	\$92,863	\$107,289	\$92,634	



Demographics Data Derived from CAPS ACS Version Using Data from 5-year Period Estimates 2015

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