

**FOR LEASE**  
**1,163 SF RETAIL SPACE AVAILABLE**



**FEATURES:**

- 1,163 SF of Finished Office Space For Lease.
- Located in the blossoming city of Otsego!
- Easy access to Hwy 101.
- New pylon sign on Cty. Rd. 42 / Parrish Ave.

**Lease Rate**  
**\$12.00 / psf Net**  
CAM - \$4.28 / psf  
TAX - \$2.68 / psf



**FACTS:**

- ▲ 12,000 SF Retail Building
- ▲ Current Tenants: Xtreme Salon, Healing Hands Chiropractic, Ink Kings Tattoo, POUR Cocktail & Bites & Biotanica CBD.
- ▲ Area Tenants: Wyndham Hotel,, Target, Coborns, Starbucks, Dunkin Donuts, Denny's, Cowboy Jacks, Keller Williams, Nystrom & Associates, Guardian Angels Senior Living and many others.

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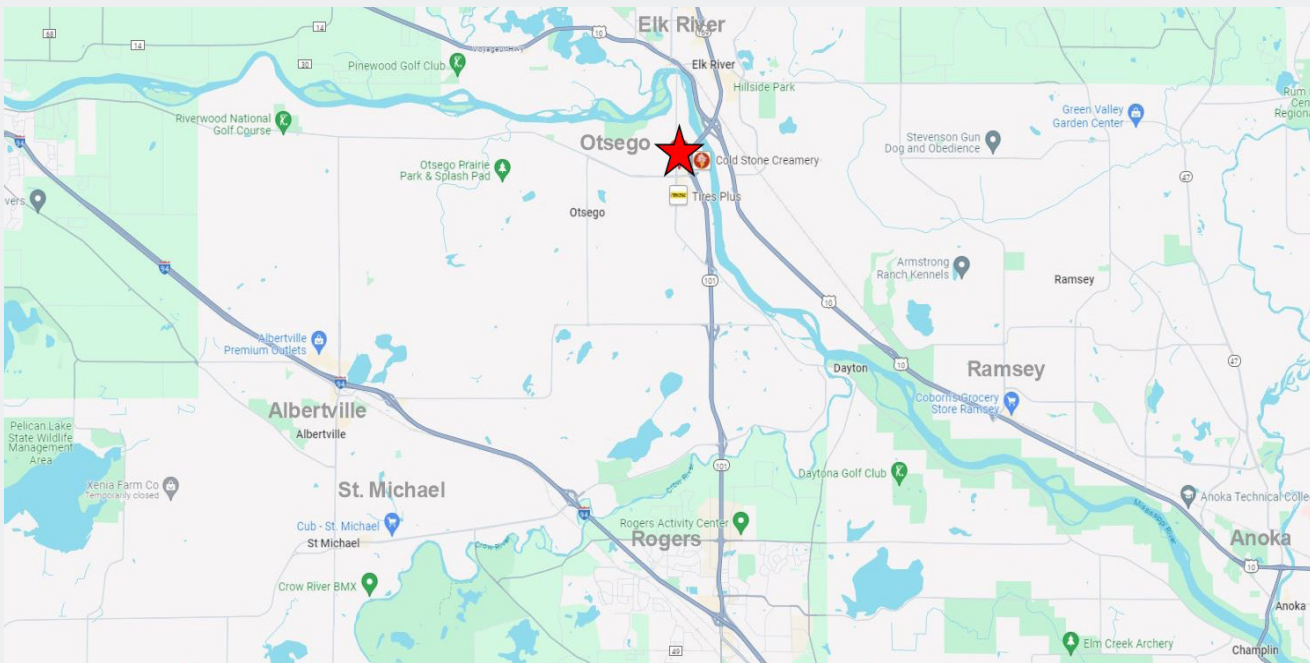
**Contact**

Phone: 763.424.6355  
Fax: 763.424.7980

**Arrow Companies**  
7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

**AERIAL & MAP**

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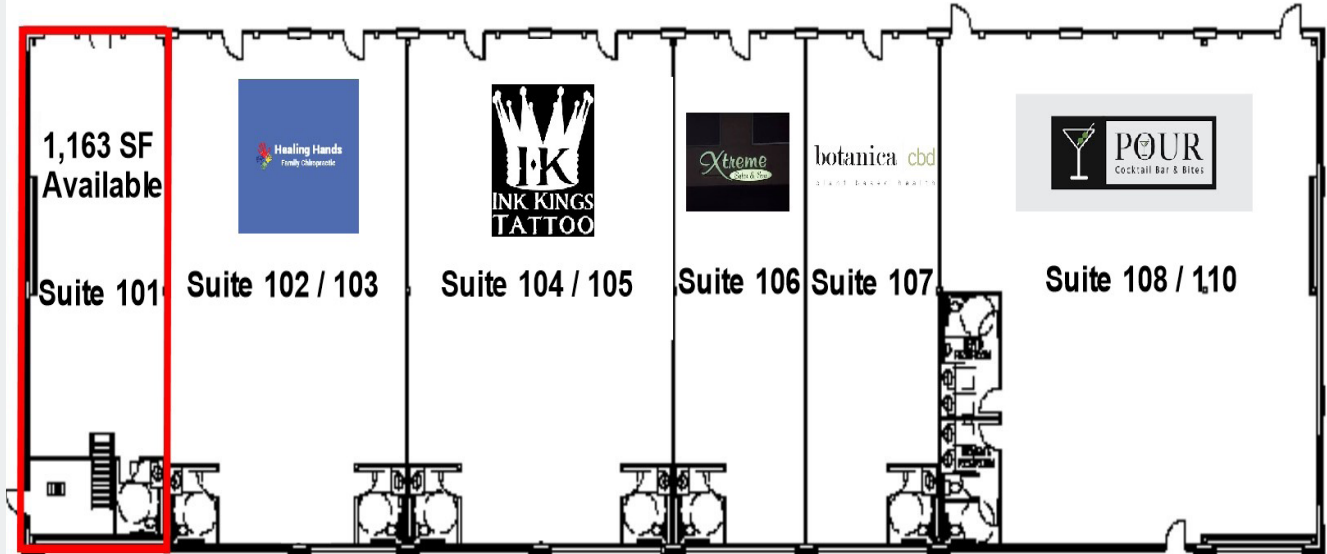
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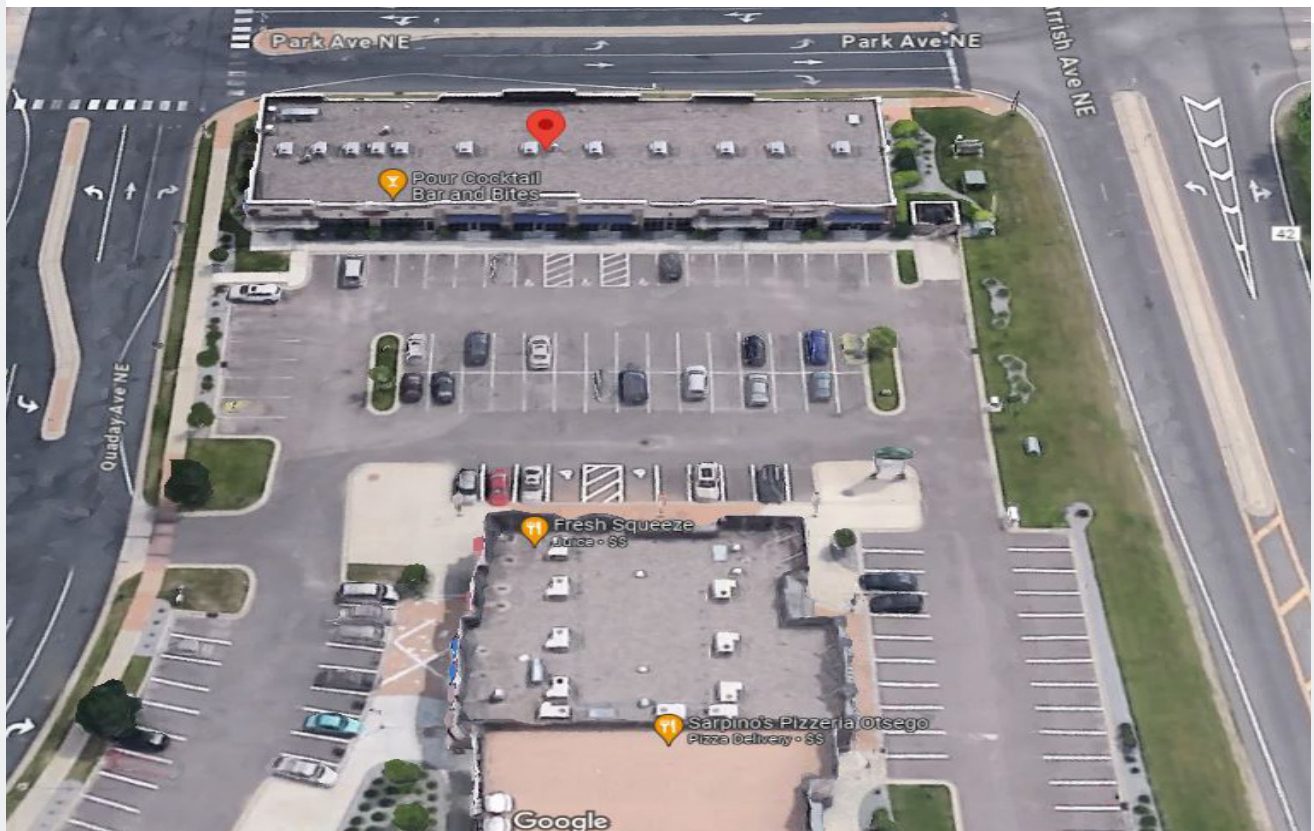


**SITE PLAN**

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MARKET PLACE - BLDG II



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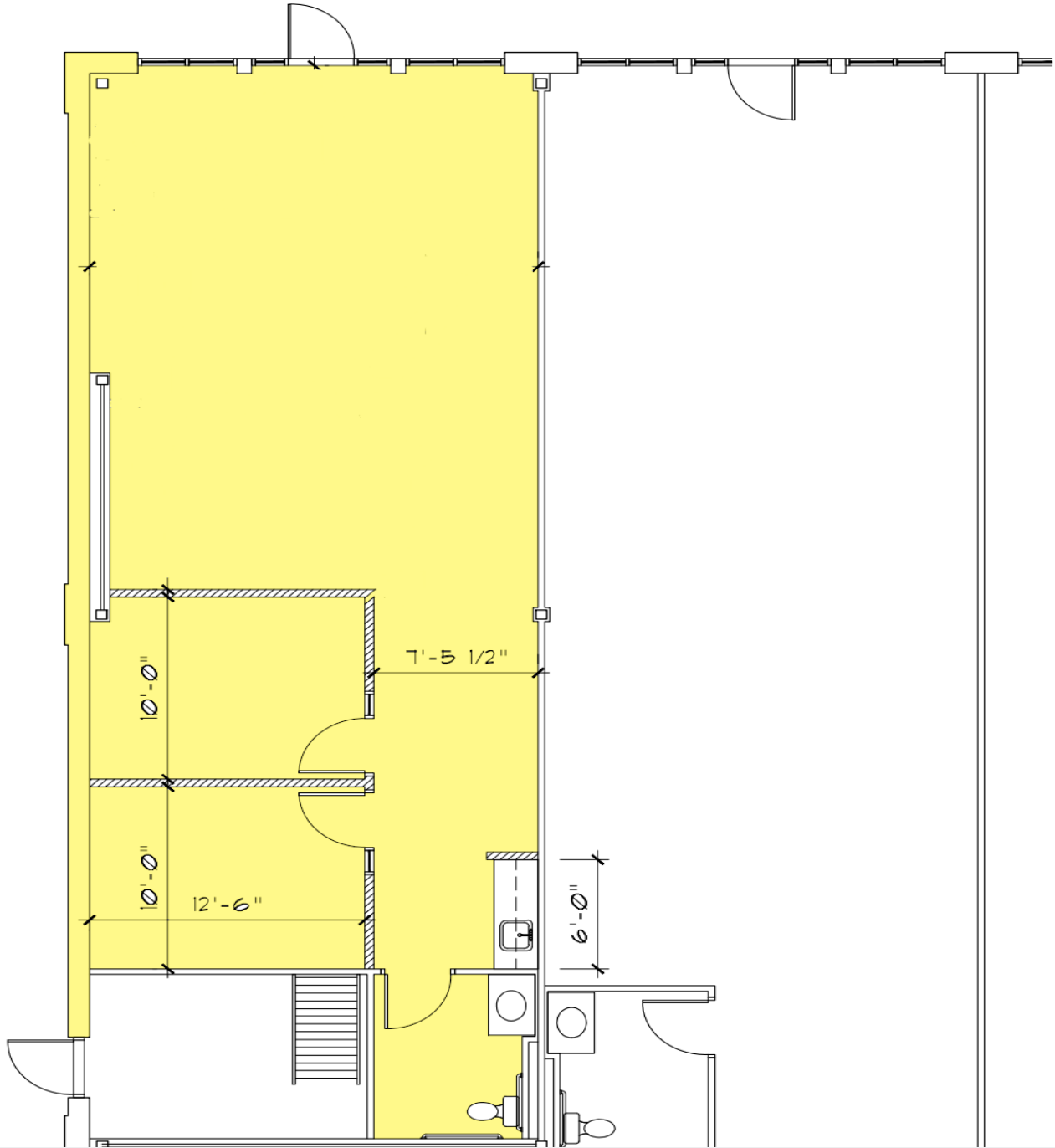
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**FLOOR PLAN  
SUITE 101**

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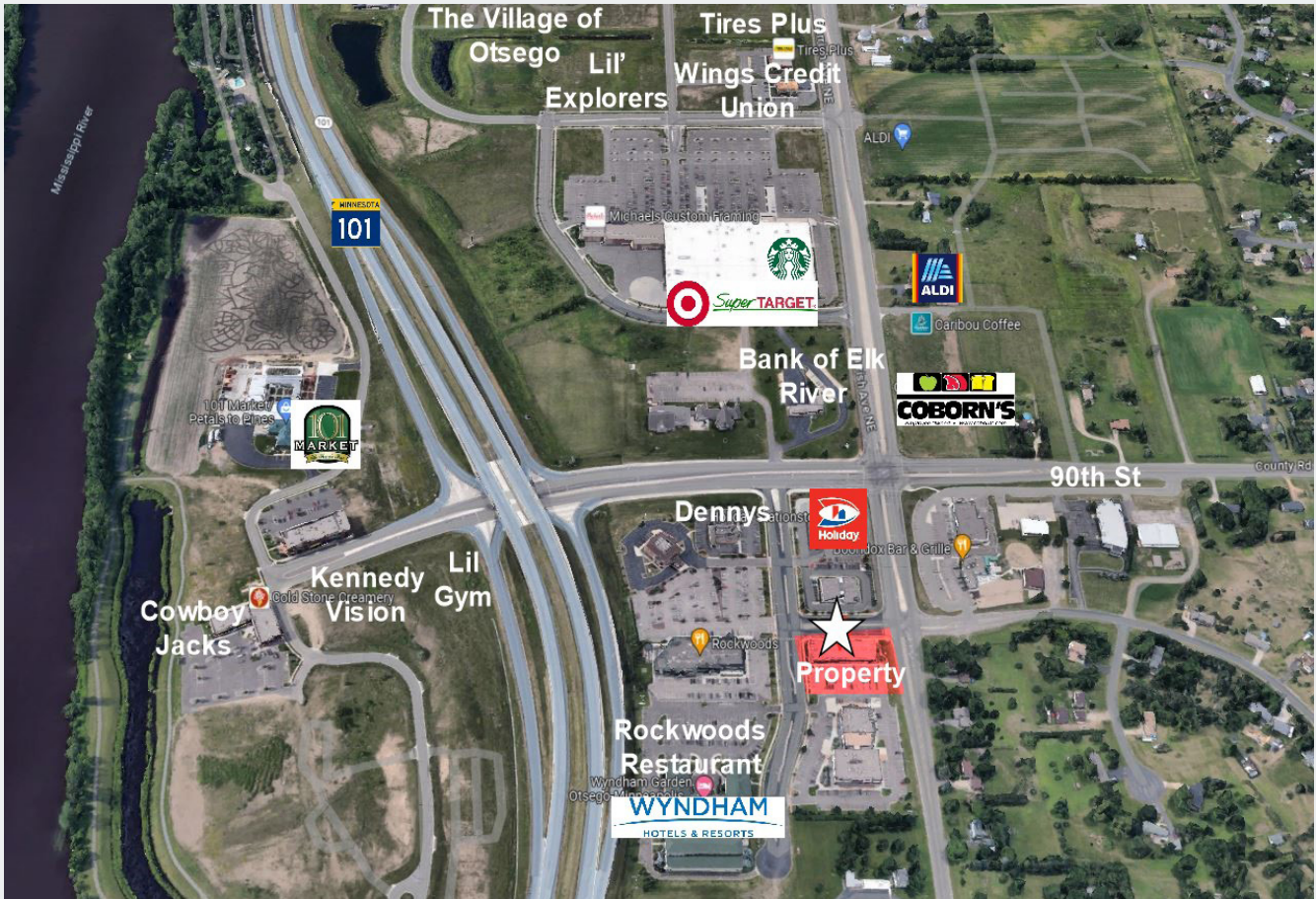
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**MORE INFORMATION**

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**Population Data (5 Mile Radius)**

2010 Census	42,919
2023 Estimate	54,630
2028 Projection	57,684

**Daily Traffic Counts**

Hwy 101 & Quantrelle Ave	39,275
90th St NE & Parelle Cir NE	11,729
90th St NE & Quaday Ave	12,444

Google Street View

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