



Bell Tower Office Building

101 Broadway St. West

Osseo, MN 55369

FOR LEASE - 1,500 to 9,500 SF Available



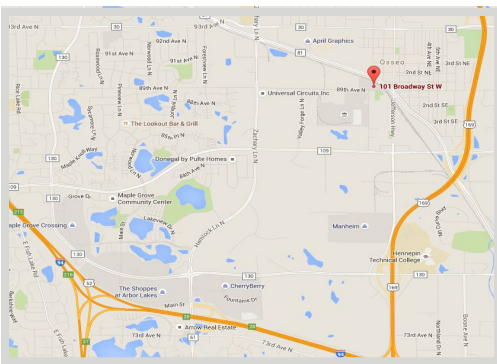
FEATURES:

- Multiple lease options (1,500-9,500 SF)
- Located on main level with lots of windows
- Many restaurants & retail in close proximity
- Monument signage available

Rental Rate

\$9.95 / psf

CAM: \$8.40 / psf & Tax \$1.68 / psf



FACTS:

- ▲ Located on CR-81 in Osseo
- ▲ Close to Hwy 169 and 610 interchange
- ▲ Underground parking
- ▲ Electronic security access

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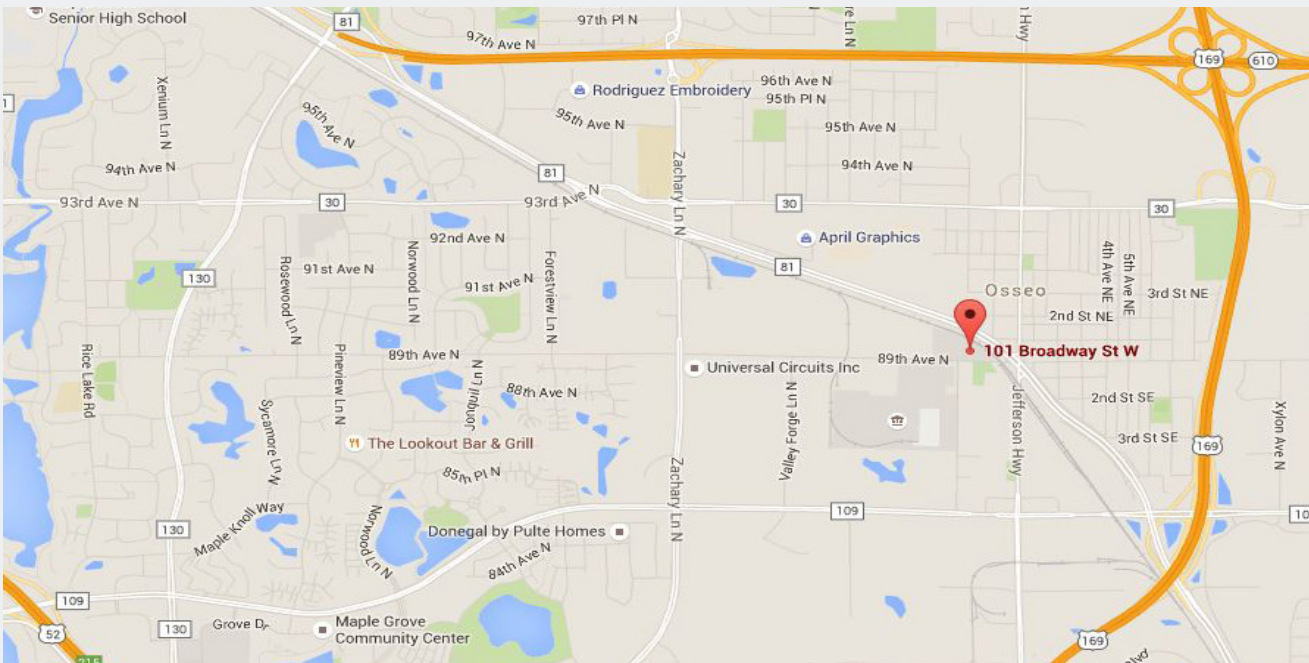
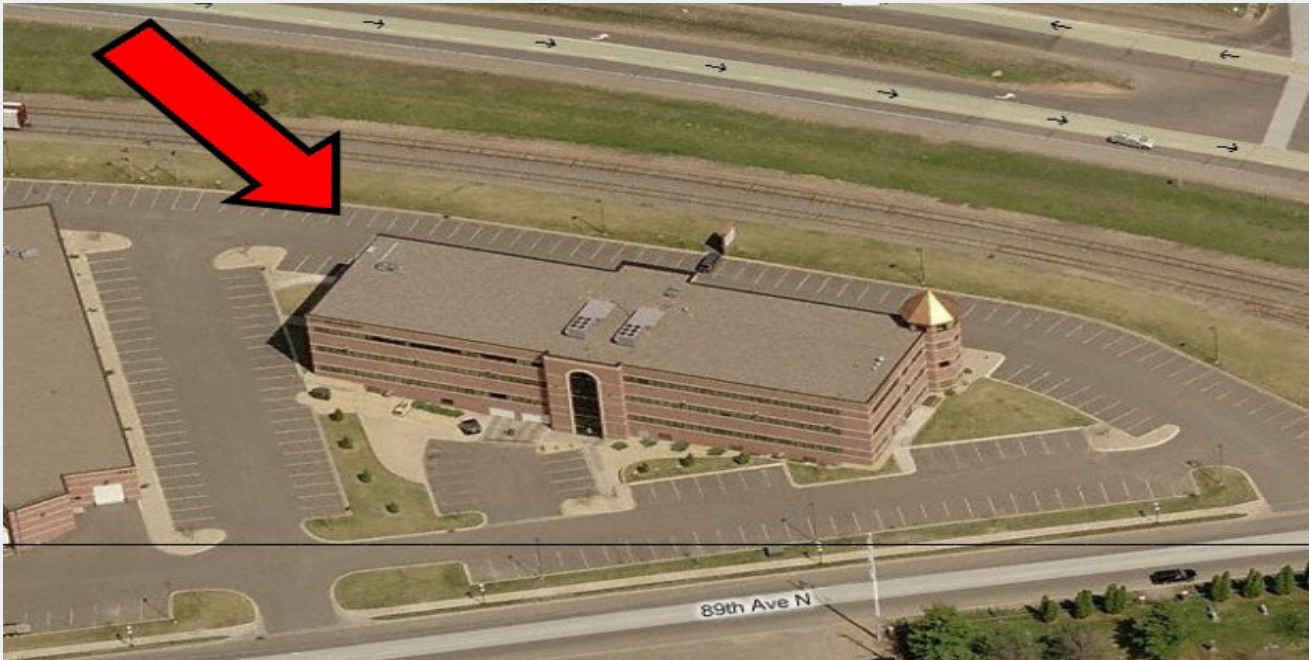
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AERIAL & MAP

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FLOOR PLAN

FOR LEASE - 1,500 to 9,500 SF Available



9,500 RSF Available

1ST FLOOR

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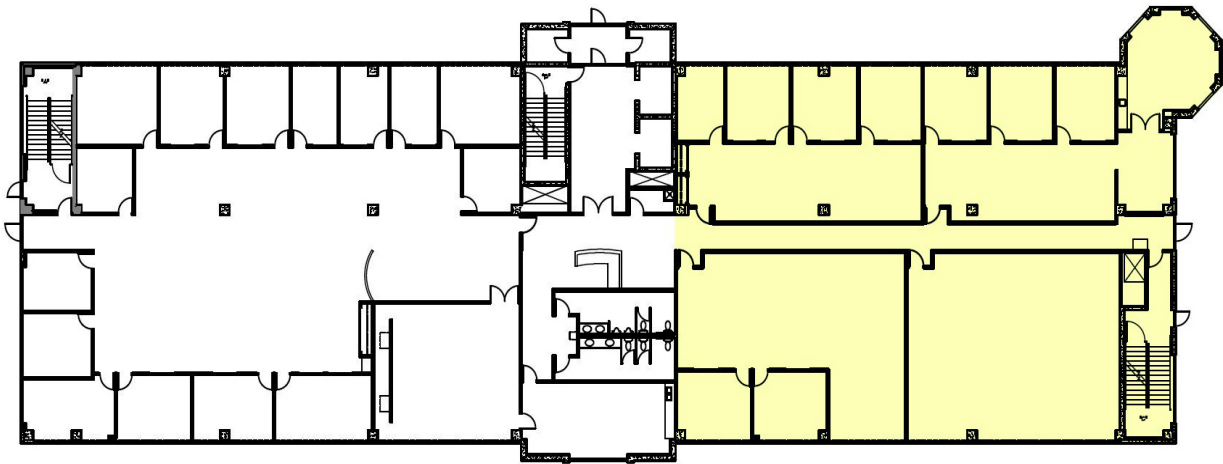
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Concept Drawing
9,500 RSF Available
Min. Divisible 1,500 SF



1ST FLOOR

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PHOTO GALLERY

FOR LEASE - 1,500 to 9,500 SF Available



Break Room



Reception Area



Lobby Area



Open Area



Conference Room



Sample Office Space

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OUTSIDE GALLERY

FOR LEASE - 1,500 to 9,500 SF Available



Front view

Osseo is a growing area- Population is expected to grow 10% from the 2000 census!!! In 2009 the average household income was \$99,213.

*CoStar Data



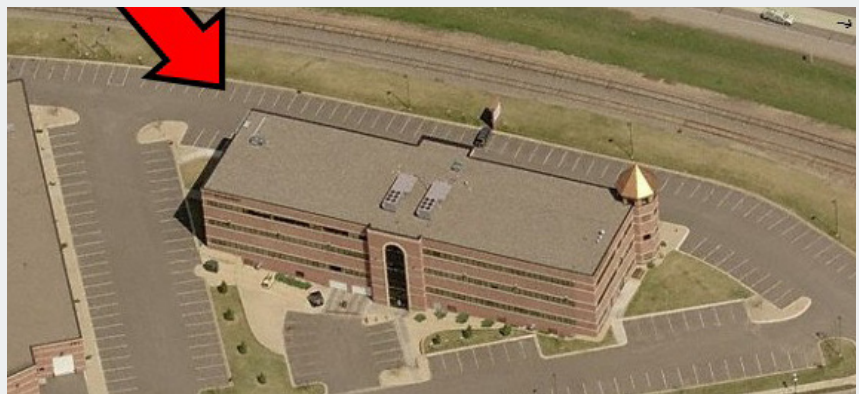
Back view



Front of Building

Expected daily traffic on CR-81 is
17,800 vehicles!!!

*CoStar Data



Aerial Shot

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