



Elk River Professional Buiding

231 Main Street NW., Suite 6

Elk River, MN 55330

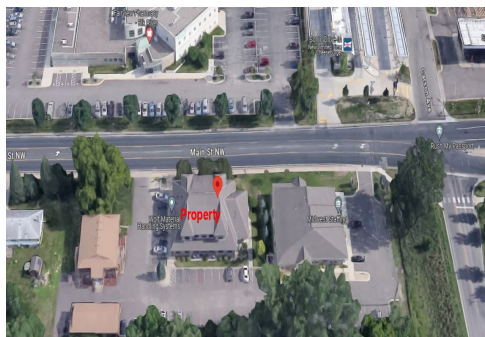
**FOR SUBLEASE
3,926 RSF OFFICE SPACE**



FEATURES:

- 3,926 RSF Office Space on 2nd level "For Sublease" in Elk River, MN.
- Beautiful brick exterior building with a great amount of windows!
- Great location in downtown Elk River with quick access to Hwy 10 & 169.
- Includes 8 private offices, large conf. room, restroom and open office area.
- Monument signage available on Main Street.

**Sublease Rate:
\$17.75 / psf (GROSS)**



Additional Info:

- ▲ Monument Signage Available
- ▲ 30 parking stalls available
- ▲ Sublease until April 30, 2027.
- ▲ Two story building with no elevator.
- ▲ Common breakroom on main level.
- ▲ Small conf. room on main level.
- ▲ Fully furnished suite!

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Chad Weeks
612.619.9911
cweeks@arrowcos.com



Jeff Penfield
612.325.2067
jpenfield@arrowcos.com

Contact

Phone: 763.424.6355
Fax: 763.424.7980

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

www.arrowcos.com



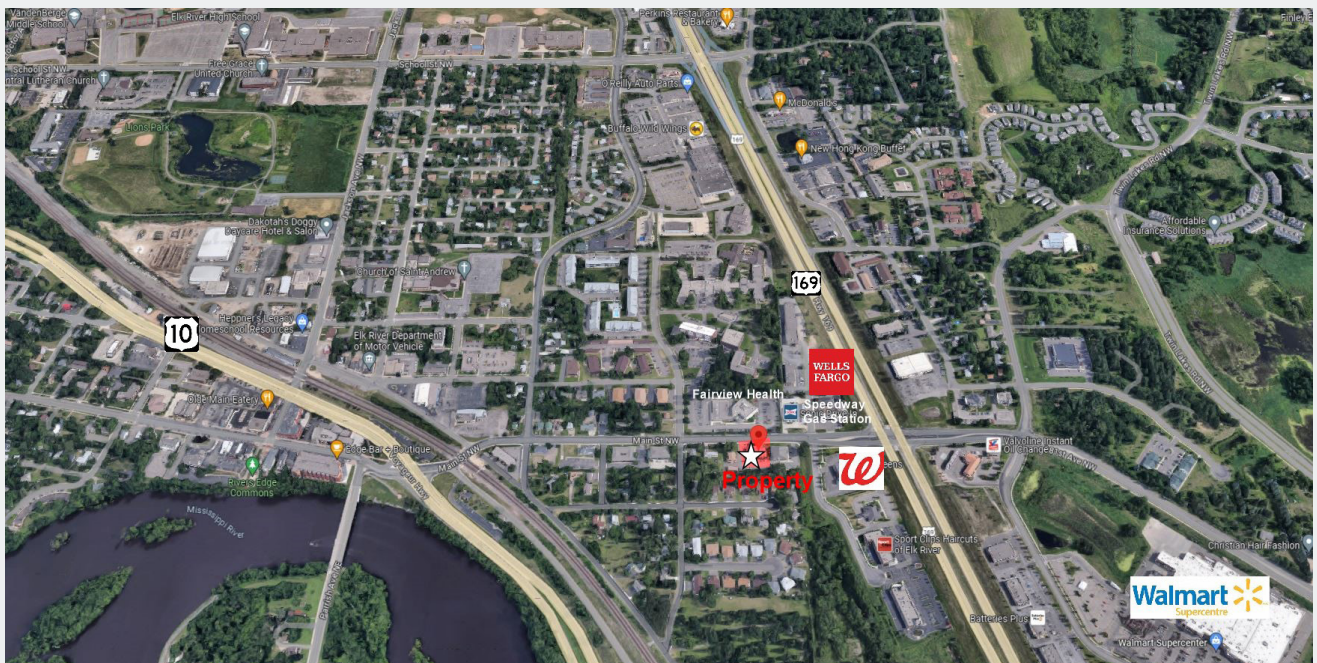
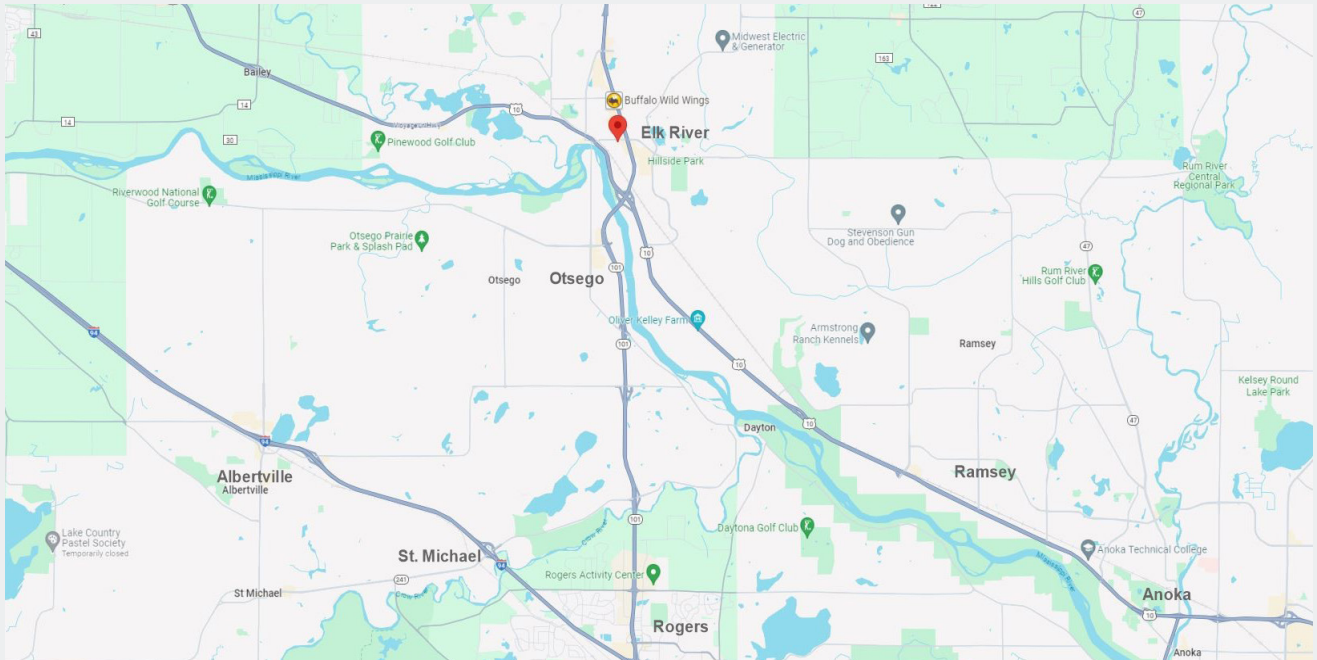
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AERIAL & MAP

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SITE PLAN

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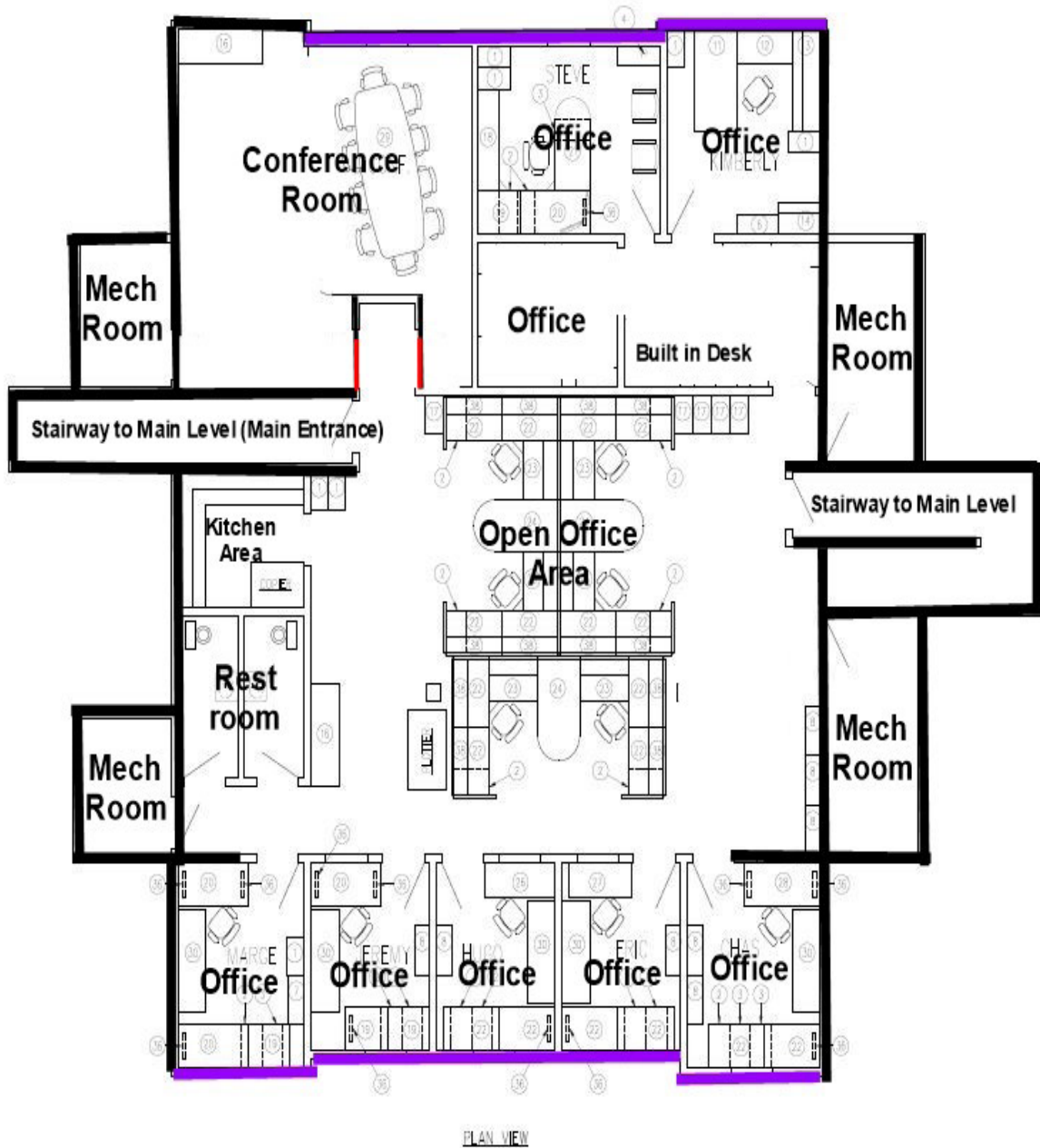
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FLOOR PLAN

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PHOTO GALLERY

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CITY OF ELK RIVER INFO

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Elk River is a city in Sherburne County, Minnesota, United States, about 34 miles northwest of Minneapolis. It is situated at the confluence of the Mississippi and Elk Rivers. The population was 22,974 at the 2010 census, making Elk River the second largest city in the Central Minnesota region after St. Cloud. It is the county seat. The city's population exceeded 20,000 as of year 2005. U.S. Highways 10 and 169 and State Highway 101 are three of the main routes in Elk River, and a station on the Northstar Commuter Rail line to downtown Minneapolis is located in the city. Elk River is located 33.2 miles northwest of Minneapolis and 37.4 miles southeast of St. Cloud. from the center of Plymouth.

Elk River boasts an available and productive workforce that helps make this area a leader in job creation. Employment opportunities continue to keep pace with significant population growth. This is due, in part, to a diverse group of businesses and industries located in Elk River. The city and numerous local lenders provide financing to new and expanding businesses. Programs may include industrial revenue bonds, tax increment financing, supplemental micro loans, tax abatement, venture capital funds, as well as full service community banking opportunities.

Most significantly, for a community of its size, Elk River enjoys one of the lowest overall tax rates in the entire state of Minnesota. As part of Elk River's commitment to retain this low tax rate and a high quality of life, the City Council recently adopted a Growth Management Plan and an Economic Strategic Development Plan. Proper planning ensures that growth initiatives are effectively implemented and managed. This is Elk River's commitment to creating better jobs, providing quality housing options, and producing more opportunities for everyone.



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