

FOR LEASE
649 SF - 4,251 SF OFFICE SPACE



FEATURES:

- Multiple suites "FOR LEASE" in Monticello, MN.
- Suites ranging from 649 RSF to 4,251 RSF on upper level of building.
- Common area includes mens / womens restroom & kitchen area.
- Great location with convenient access off I-94 near other businesses / retail.
- Each office suite has windows, providing lots of daylight!

Lease Rate
See Rates Below
Tenant to pay pro-rated share of utilities



AVAILABLE SUITES:

- Suite 205 / 206 - \$1,875 per month**
- 1,031 SF + 219 SF Common Area
- Suite 203 / 204 - \$2,352 per month**
- 1,378 SF + 190 SF Common Area
- Suite 202 - \$973.50 per month**
- 512 SF + 137 SF Common Area
- Suite 201 - \$1,176 per month**
- 649 SF + 135 SF Common Area
- Full Suite - \$6,376 per month (4,251 SF)**

Overview 1
Aerial / Maps 2
Site Plan 3
Floor Plans 4-5
Photo Gallery 6
City Information 7

Building Tenants:
* Steele's Collision & Auto Glass
* Enterprise
* LCMB Brokerage
* Rice Lake G.C.




Chad Weeks
612.619.9911
cweeks@arrowcos.com



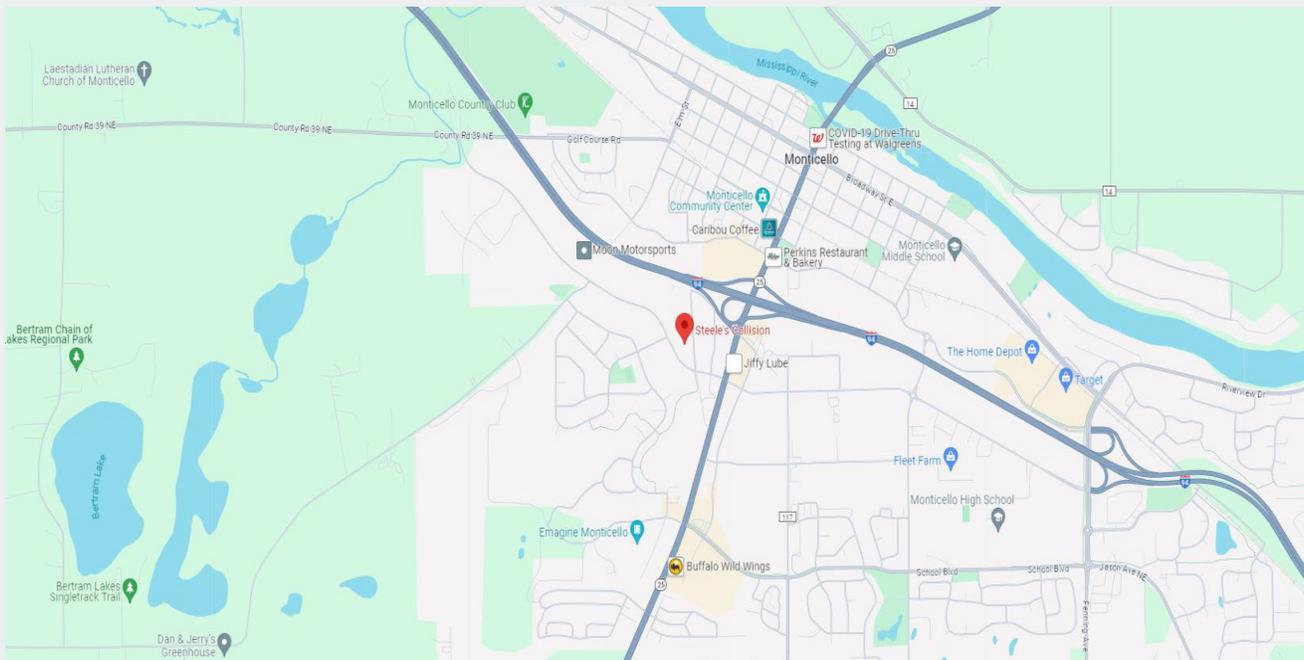

Jeff Penfield
612.325.2067
jpenfield@arrowcos.com

Contact
Phone: 763.424.6355
Fax: 763.424.7980

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

AERIAL & MAP

FOR LEASE
649 SF - 4,251 SF OFFICE SPACE



Contact

Phone: 763.424.6355
Fax: 763.424.7980

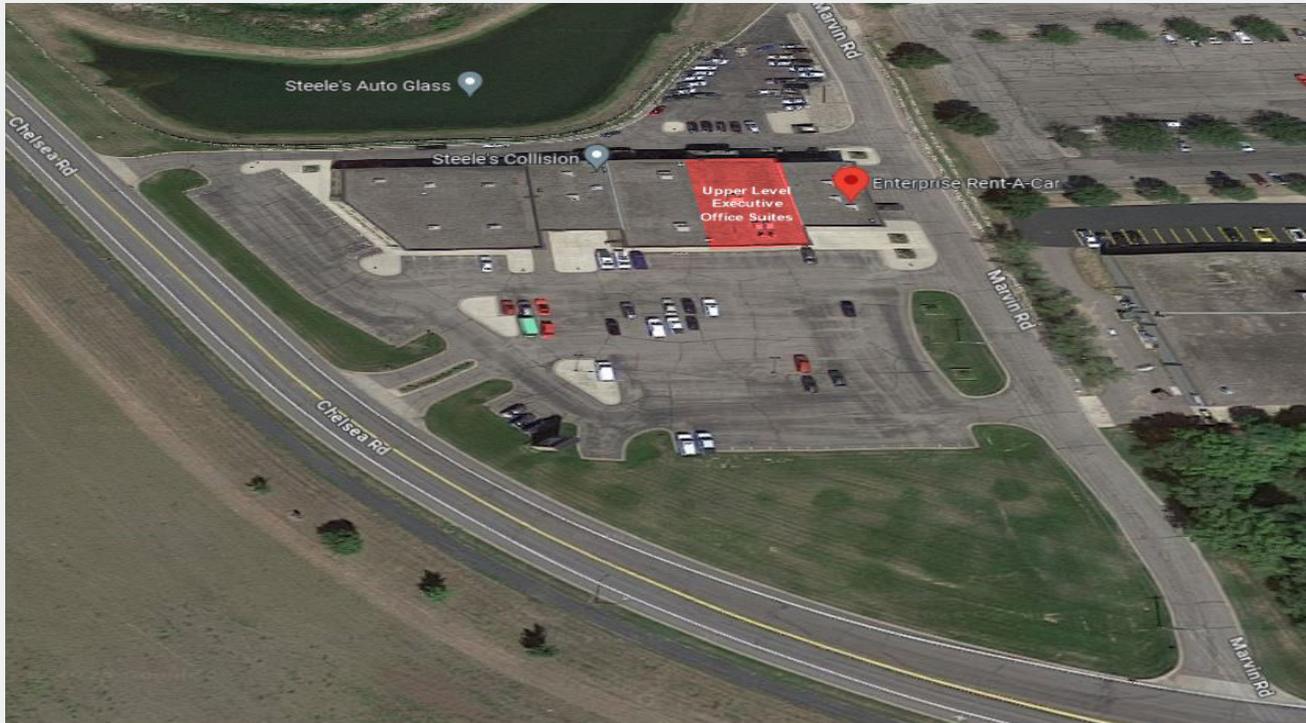
Arrow Companies

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

www.arrowcos.com

SITE PLAN

FOR LEASE
649 SF - 4,251 SF OFFICE SPACE



Contact

Phone: 763.424.6355
Fax: 763.424.7980

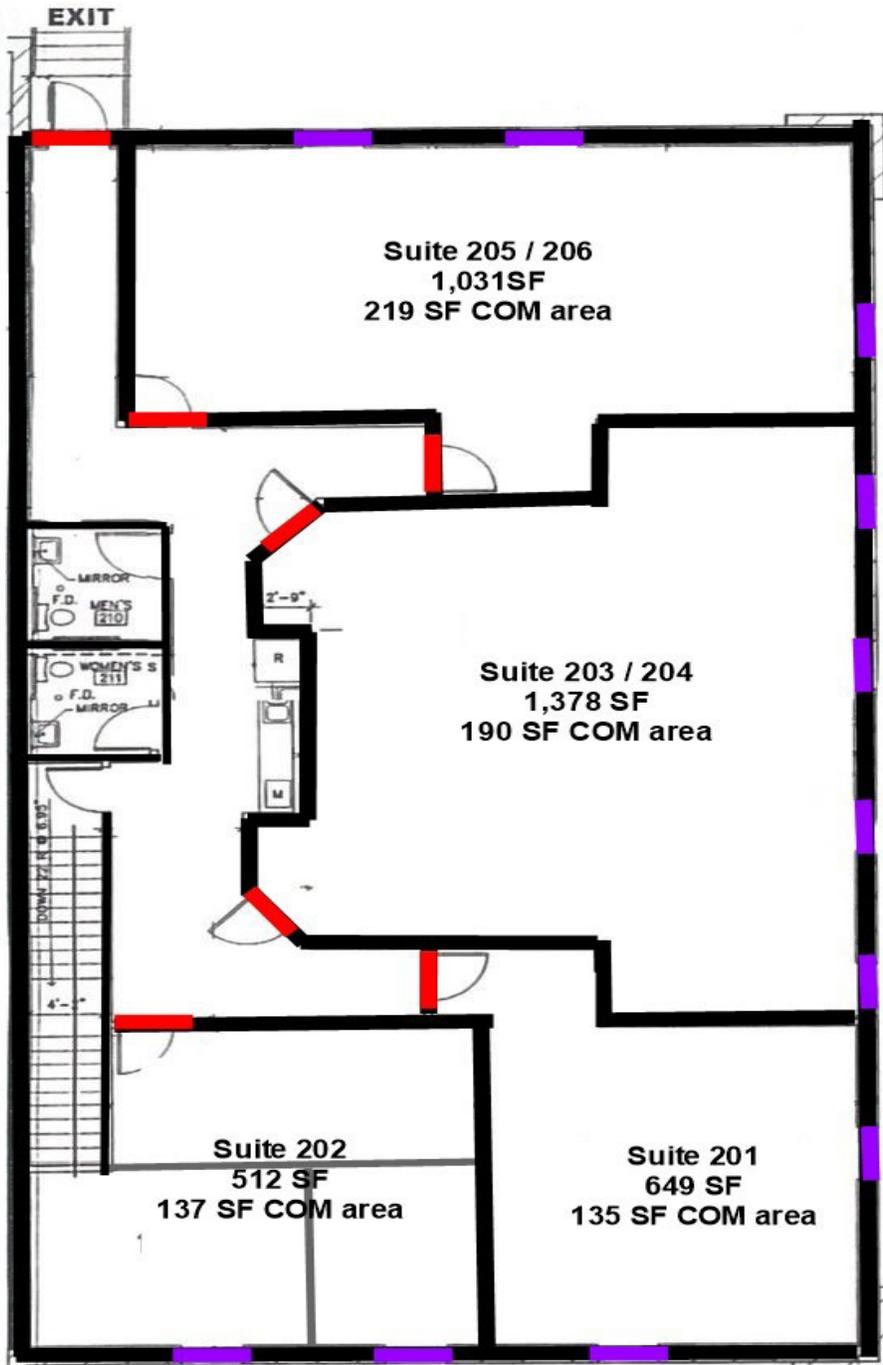
Arrow Companies

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

www.arrowcos.com

**FLOOR PLAN
EXECUTIVE SUITES**

**FOR LEASE
649 SF - 4,251 SF OFFICE SPACE**



Contact

Phone: 763.424.6355
Fax: 763.424.7980

Arrow Companies

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

www.arrowcos.com

**FLOOR PLAN
FULL SUITE - 3,182 SF**

**FOR LEASE
649 SF - 4,251 SF OFFICE SPACE**

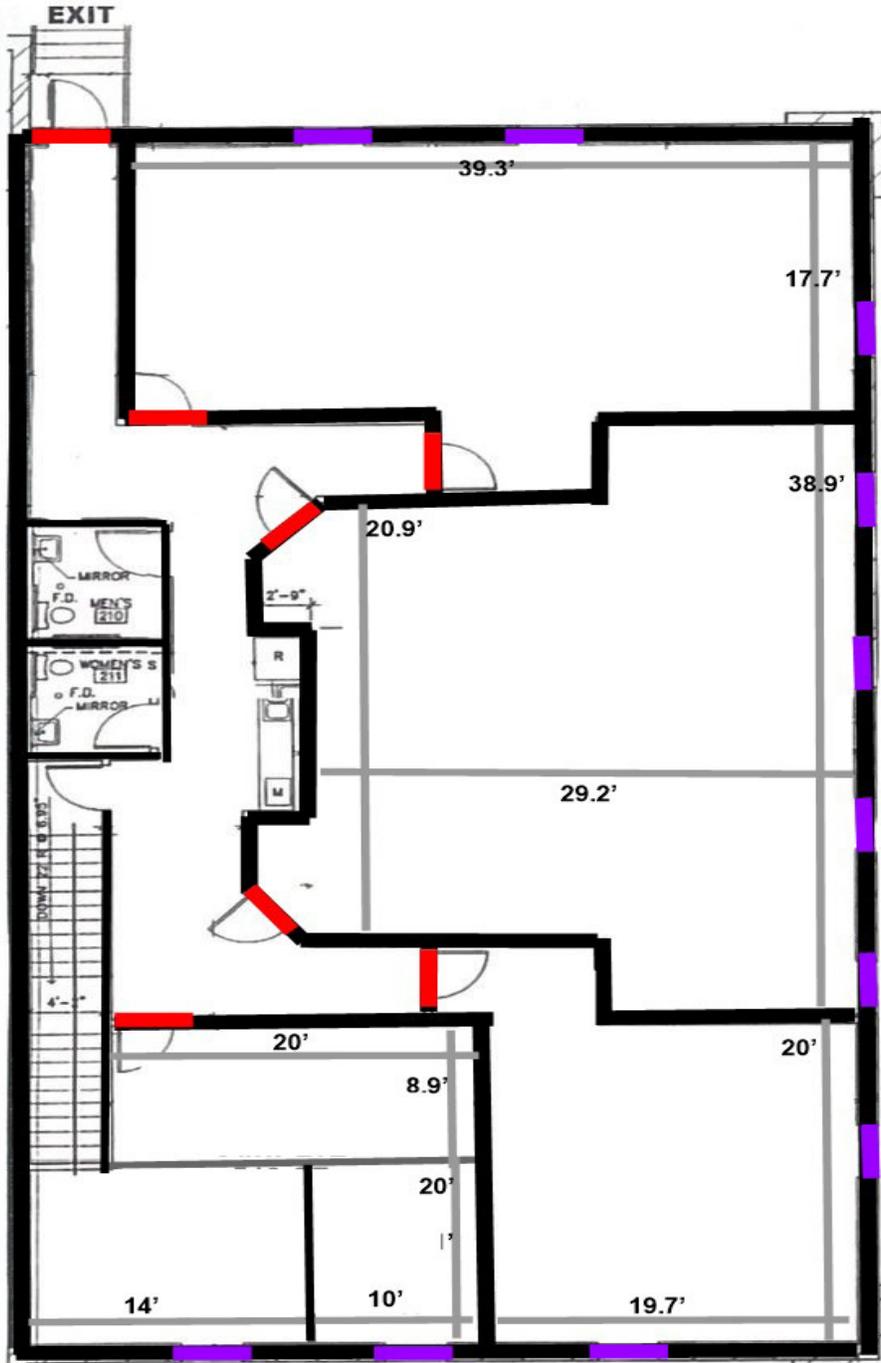


PHOTO GALLERY

FOR LEASE
649 SF - 4,251 SF OFFICE SPACE



Suite 205 / 206



Suite 205 / 206



Suite 203 / 204



Suite 201



Kitchenette



Parking Lot View

Contact

Phone: 763.424.6355
Fax: 763.424.7980

Arrow Companies

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

www.arrowcos.com



CITY OF MONTICELLO

Groveland Center

4071 Chelsea Rd. West
Monticello, MN 55362

**FOR LEASE
649 SF - 4,251 SF OFFICE SPACE**

Monticello was founded in 1856. Nestled along the banks of the Mississippi River at the northern edge of Wright County, Monticello is a growing and progressive community located halfway between the Twin Cities and St. Cloud. The population is 13,429 with over 4,500 households. The name Monticello is derived from the Italian word for 'Little Mountain,' it translates literally to English as hillock or small hill. The name Monticello was chosen because the city is situated at the base of a little mountain.

The City of Monticello, a regional center for jobs, shopping, and award winning health care, is located along I-94 just minutes northwest of the metro area. Poised for the future, recent investments include a 120-acre industrial business park plus many retail outlets have been constructed, including a Wal-Mart Supercenter, Mills Fleet Farm, a movie theater with the largest theatre screen in MN-Imagine Monticello, a state of the art bowling center-River City Extreme, The Home Depot, and much more. This planned growth has also brought new multi-unit housing opportunities, a taproom, and city-owned fiber optics. Monticello continues to attract new construction and business opportunities. Through good planning, new development, and increased market values; the City maintains a constant property tax base. Businesses and residents enjoy the natural amenities of the Mississippi River, Bertram Chain of Lakes, and City park/pathway system. The community also benefits from an outstanding public school system from early childhood through high school and quality healthcare from CentraCare Health, including a local hospital, cancer center, and clinic.

Over 26 city parks and 19 miles of paved pathways offer unlimited outdoor enjoyment. There are also seven lakes within five miles of downtown Monticello. We love visitors! Every winter Monticello is host to more than 2,000 migrating Trumpeter Swans. Thanks to the Monticello Nuclear Plant who keeps our river open upstream, these birds can be seen from mid-November through early March.

Monticello has one of the most impressive community centers in outstate Minnesota. The facility is widely used by local residents with over 240,000 visits per year.

The Monticello Senior Center just celebrated their 50 Year Anniversary with Pam Loidolt, director for 25 of those years. The Monticello Senior Center is the second largest center in the State of Minnesota!

Monticello continues to plan and grow. Efforts are being concentrated on the downtown area, increasing manufacturing type businesses to the community and the city's traffic issues. Our expanding health care facility and exceptional educational system help make Monticello a wonderful place to start a business and call home. Monticello was rated one of the fastest growing cities in MN (2011).



Contact

Phone: 763.424.6355
Fax: 763.424.7980

Arrow Companies

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

www.arrowcos.com