

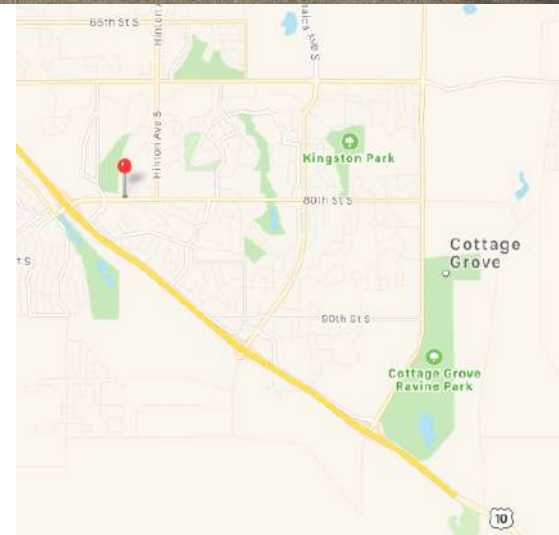
For Lease ~ Dental/Medical Space Colonial Commons

7500 South 80th Street, Cottage Grove, MN 55016



Facts

Colonial Commons is a high-end Medical/Dental building just east of Highway 10/61 in fast-growing Cottage Grove. A 1,873sf Periodontal clinic suite is well appointed with four treatment rooms, staff lounge, private Doctor's office, and on-site lab. Suite does have private entry, monument and building signage. Parking is abundant and available in both upper and lower lots. Adjacent to a brand new Multi-Family Development, and growing community.



Ryan Hoveland
Office: 612-361-4806
Mobile: 612-802-0988
ryan@apexcommercialproperties.com

Diane Signorelli
Office: 612-361-4806
Mobile: 651-399-9728
diane@apexcommercialproperties.com

Apex Commercial Properties, LLC
155 S. Wabasha Street, #115
St. Paul, MN 55107

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Property Details

Building Size

10,291sf

Available Suites

Suite #210 - 1,873 Rentable SF

Year Built

2007

Construction Type

Masonry/Brick Construction

Parking

5.5/1,000 ratio

Rental Rates

\$18.00 NNN per square foot

CAM & Tax 2022

Taxes - \$11.42 per square foot

CAM - \$5.74 per square foot

R/U Factor

97.8%

Comments

- Convenient location
- Complementary tenant mix
- Class A Medical Office space
- Move in ready



Information is from sources deemed reliable. However, no warranty or representation is made as to its accuracy or completeness.

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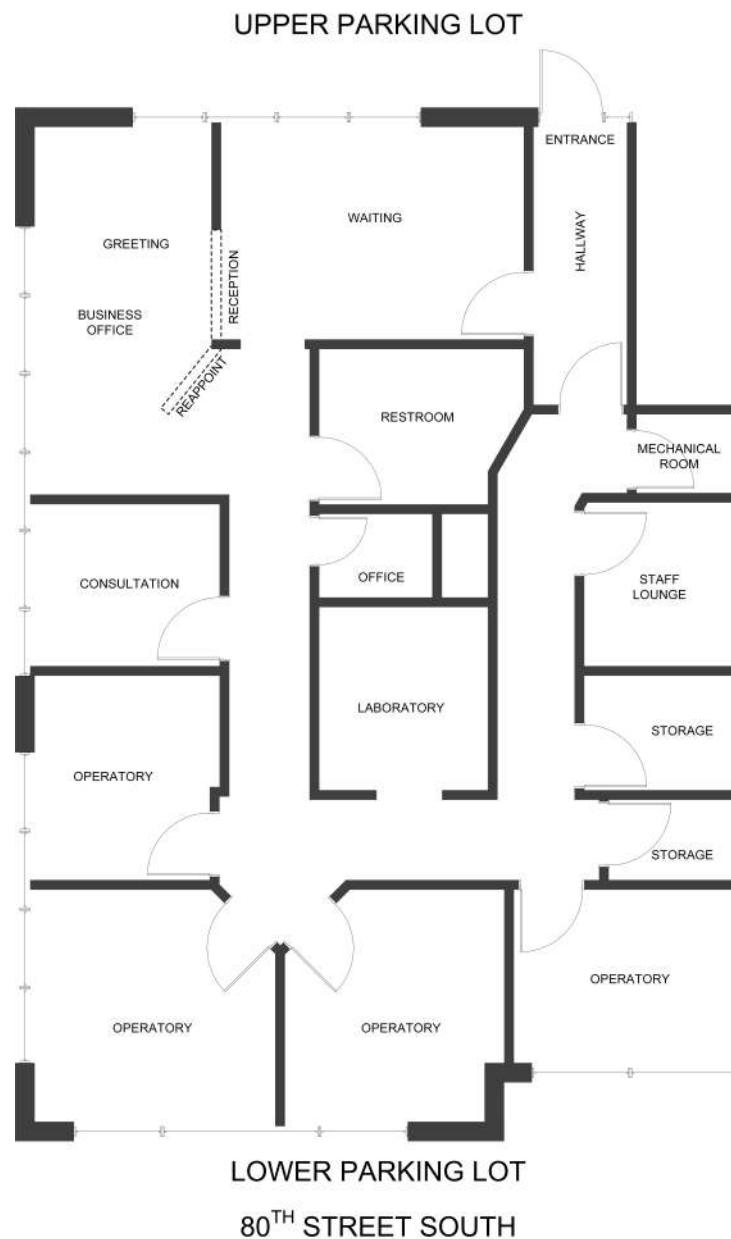
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Floor Plans - Suite #210



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Interior Photos - Suite #210



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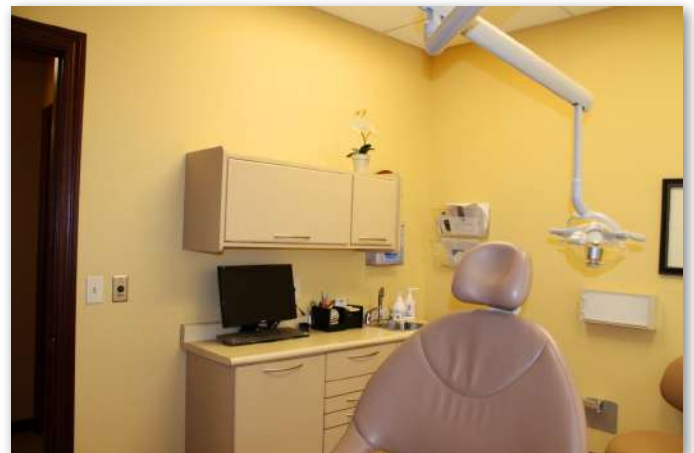
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