



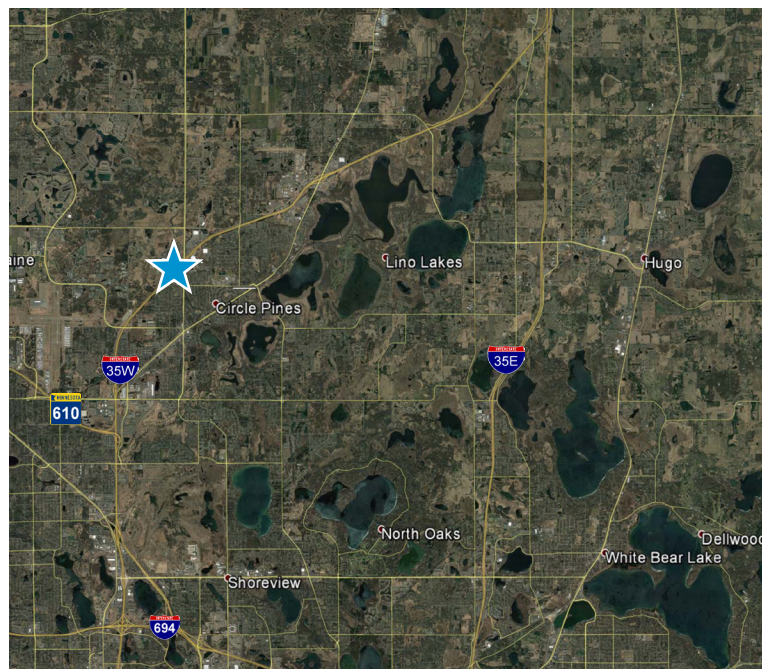
Office/School Building For Sale or Lease

3680 Pheasant Ridge Dr NE
Blaine, MN 55449

ERIC RAPP, SIOR
952 837 3060
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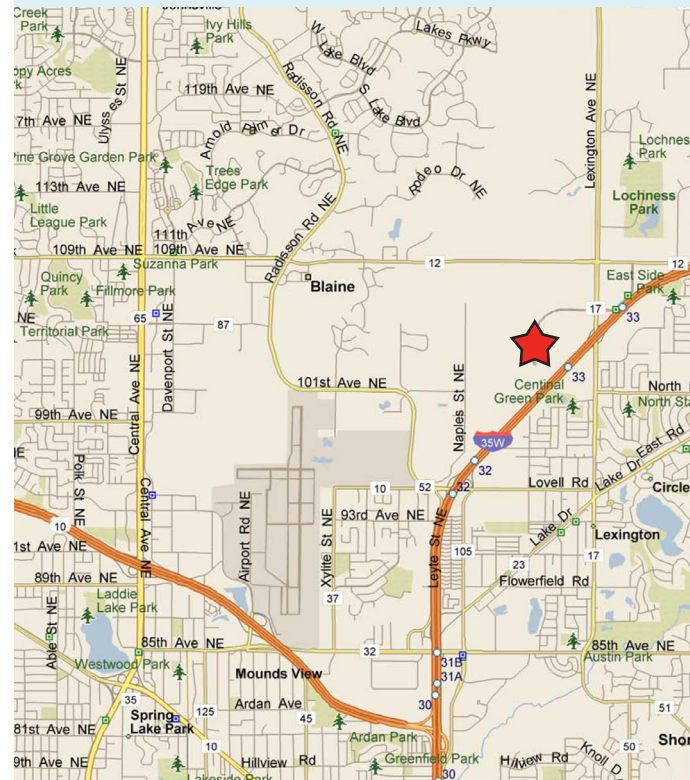
COLLIERS INTERNATIONAL
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Minneapolis, MN 55402
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FOR SALE OR LEASE >

Former Office/School Building

Address:	3680 Pheasant Ridge Dr NE Blaine, MN 55449
Building Size:	47,242 SF
Number of Floors:	3
Year Built:	2001
Zoning:	PBD (Planned Business District)
Availability:	15,000 - 47,242 SF
Foundation:	Poured reinforced footings
Structural Framing:	Steel framing supported by masonry walls
Floor Structure:	Reinforced concrete
Roof Construction:	Flat roof which has steel joists and a corrugated metal deck covered with insulation and a built-up roof cover which is ballasted and sloped
Exterior Walls:	Decorative Concrete Block and brick
Interior Walls:	Wood or metal framed walls with gypsum board covering
Windows:	Aluminum window frame system with reflective tinted insulated glass windows
Heating and Cooling:	The HVAC system is a forced air system that is zone controlled. The HVAC system units are located on the roof. 6 rooftop units provide heat and 140 tons of cooling.
Fire Suppression:	Equipped with a wet sprinkler system
Interior Ceiling:	The ceiling is an acoustical tile ceiling suspended within a metal grid system.
Lighting:	Interior lighting is recessed fluorescent tube fixtures
Parking:	281 parking stalls
IT:	Fiber optics provided by Century Link
2017 RE Tax & CAM:	\$4.52
Lease Rate:	\$14.00
Asking Price:	\$6,075,000



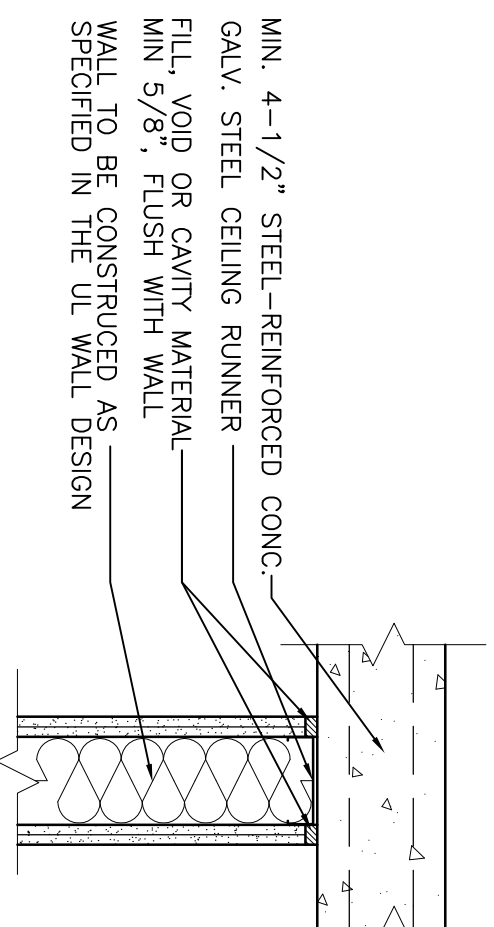
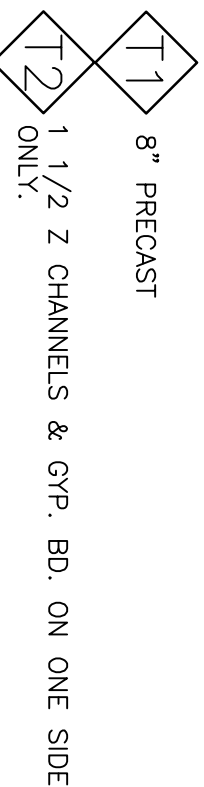
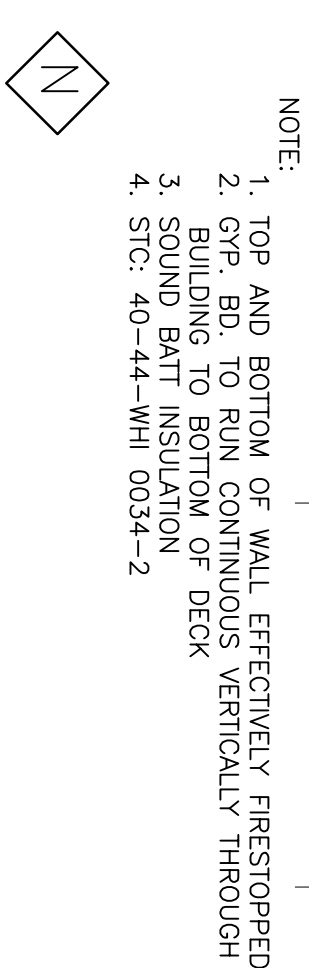
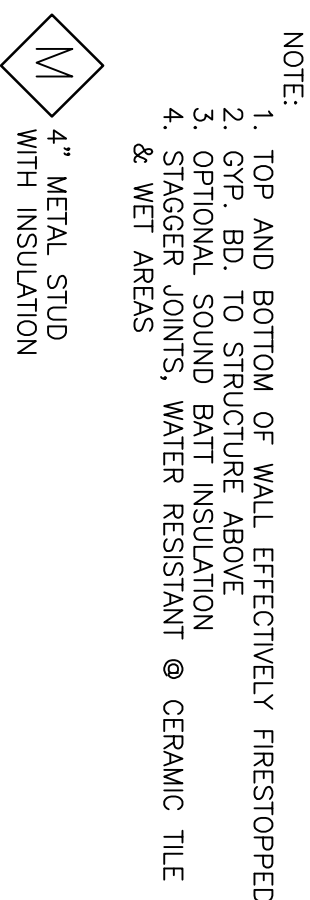
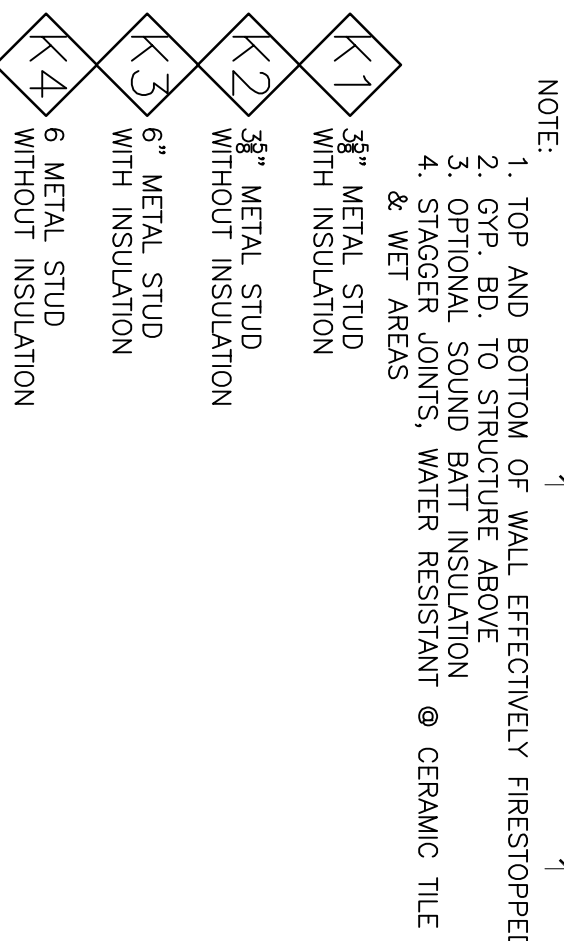
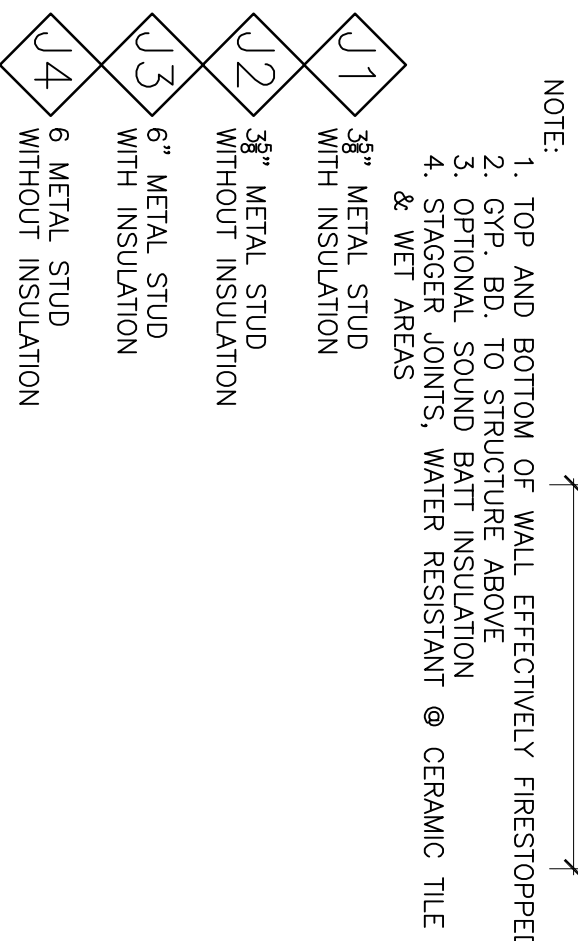
CONTACT US

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COLLIERS INTERNATIONAL
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TYPICAL CONCRETE WALL BEARING OR NON-BEARING

2 1HR. T.O.W. DETAIL (UL# HW-D-0079)
1" = 1'-0"

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

GRAEME H.D. MAHLER
Reg. No. 22314 5-10-06

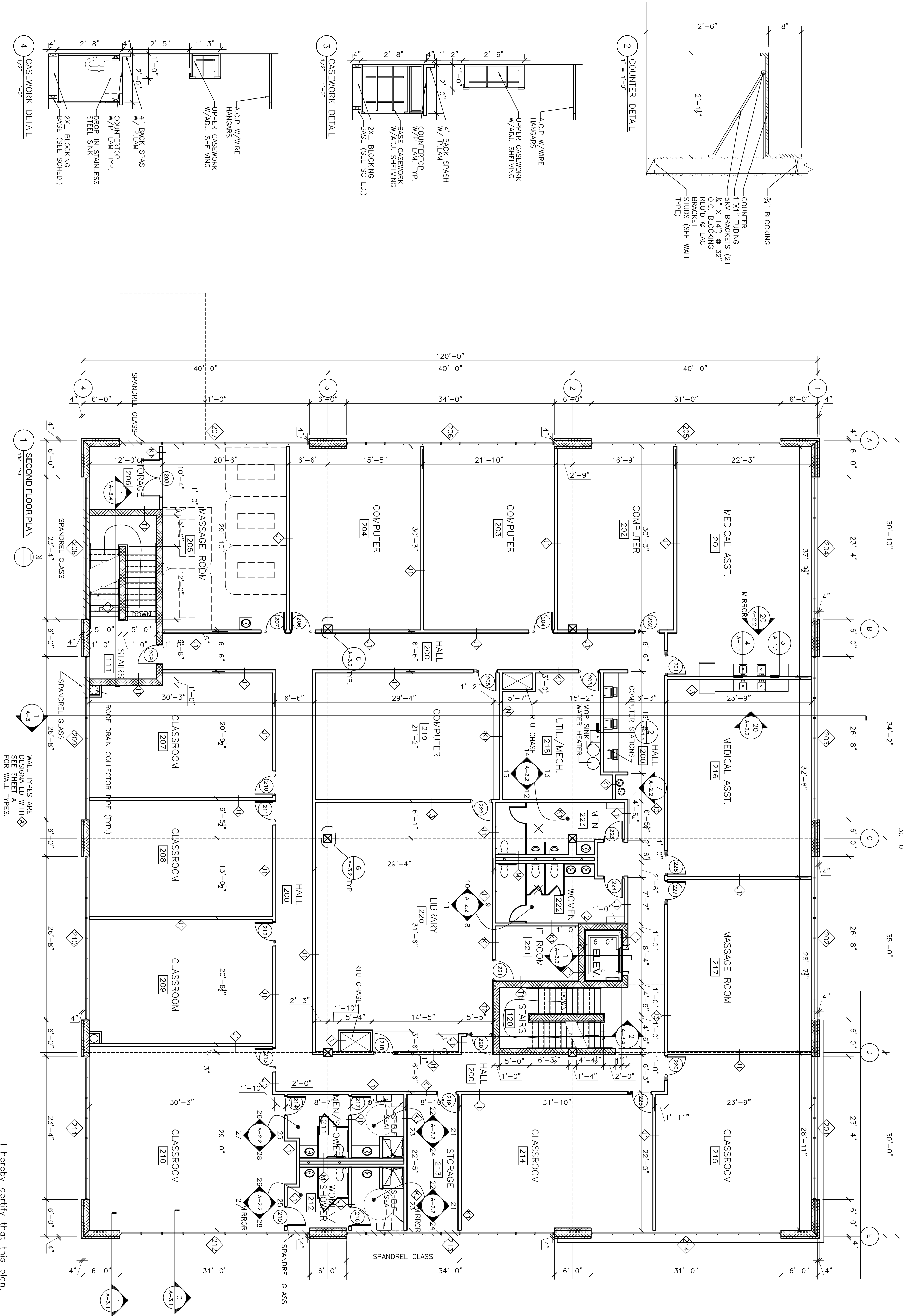
No.	Revision/Issue	Date

MAHLER & ASSOCIATES
ARCHITECTURE

Graeme H.D. Mahler, AIA
Principal

325 N. 33RD AVE. SUITE 107
St. Cloud, MN 56303

TEL: (320) 257-2724
FAX: (320) 257-2724



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

Graeme H.D. Mahler
GRAEME H.D. MAHLER
5-10-06
Reg. No. 22314
DATE

Project	515
Date	05/10/06
Scale	AS INDICATED

A-1.1
FLOOR PLAN

Project Name and Address	MSB LEXINGTON PRESERVE BUS. CNTR. PHEASANT RIDGE DRIVE BLAINE, MN C/O: KEITH SCHUPP (320) 253-2411
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No.	Revision/Issue	Date

Firm Name and Address

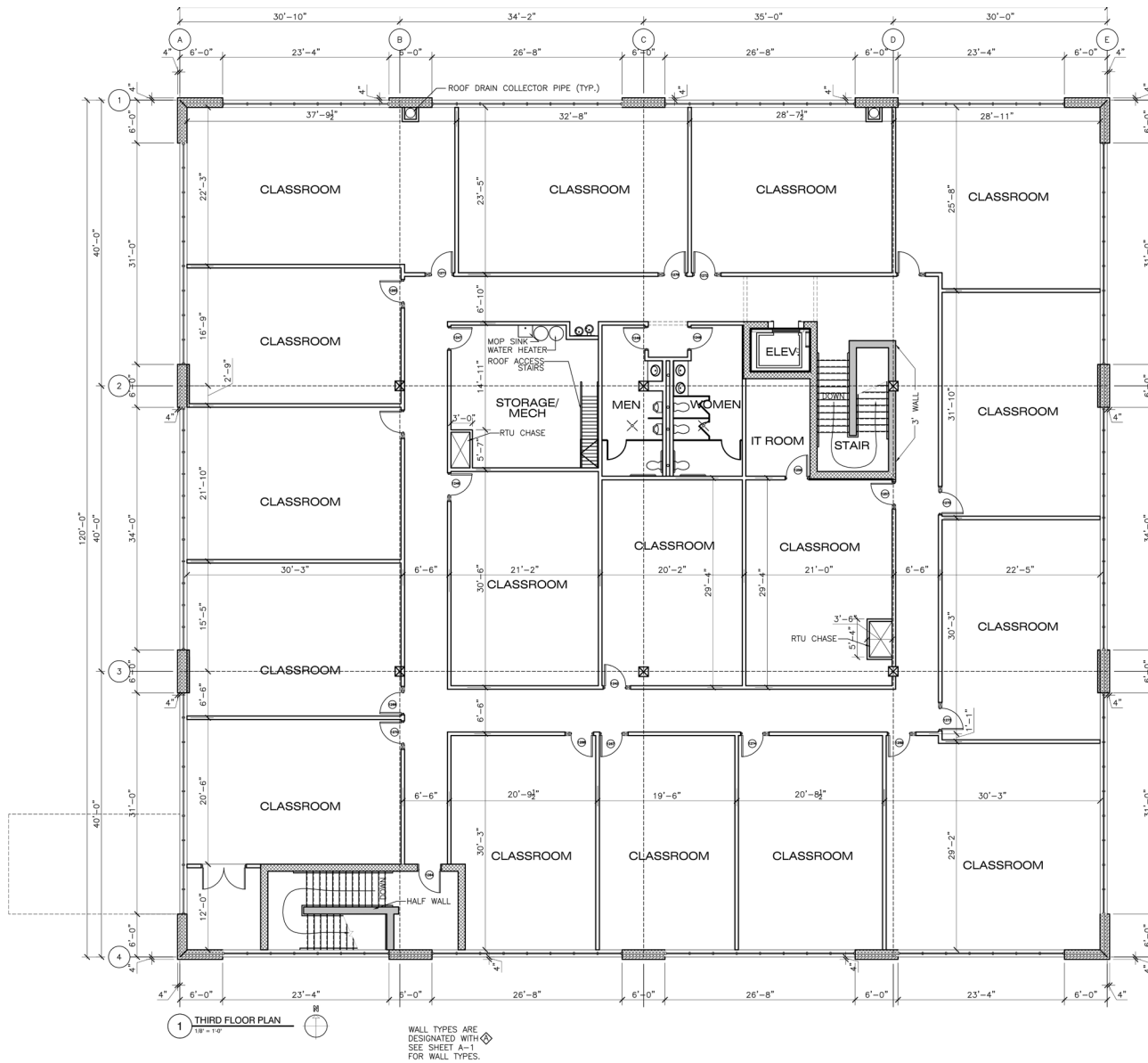
MAHLER & ASSOCIATES
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Principal

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St. Cloud, MN 56303

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FLOOR PLAN
Third Floor



ERIC RAPP, SIOR
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Planned Business District – Blaine, MN
Permitted Land Use

1. Offices—Business and professional.
2. Research and development laboratories.
3. Hotels and motels.
4. Financial institutions.
5. Restaurants with live entertainment (Class I and II).
6. Trade and convention centers.
7. Athletic clubs.
8. Automobile service station and related convenience store.
9. Manufacturing. (Ord. No. 03-1994, amended 9-18-2003)
10. Multi-floor residential.
11. Retail sale of goods and services
12. Zero lot line and multi-building developments.
13. Commercial based day care.
14. Theaters.
15. Indoor amusement and recreation. (Ord. No. 00-1883, added 12-21-2000)
16. Automated car wash incorporated with automotive service station and convenience store. (Ord. No. 02-1955, added 9-5-2002)
17. Corporate office/distribution/warehouse (requires a combination of office space or manufacturing space consisting of not less than twenty-five percent (25%) of gross building area either attached to or as part of a larger office manufacturing campus, operated by the same facility). (Ord. No. 03-1994, added 9-18-2003)
18. Post-secondary education. (Ord. No. 06-2084, added 4-20-2006)
19. Passenger auto lube/oil change service incorporated with automotive service station and convenience store. (Ord. No. 08-2163, amended 8-7-2008).
20. Churches. (Ord. No. 09-2194, added 10-1-2009)
21. Medical cannabis distribution facility. (Ord. No. 15-2309, added 3-19-2015)
22. Brewer taproom as defined by [Section 6-33](#) [of the Blaine Code] associated with and on the same site as a licensed brewery. (Ord. No. 15-2334, added 12-17-2015)