

OFFICE SPACE FOR LEASE >

1077 HELMO AVENUE NORTH

Oakdale, MN 55128



CONTACT US

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PROPERTY INFORMATION

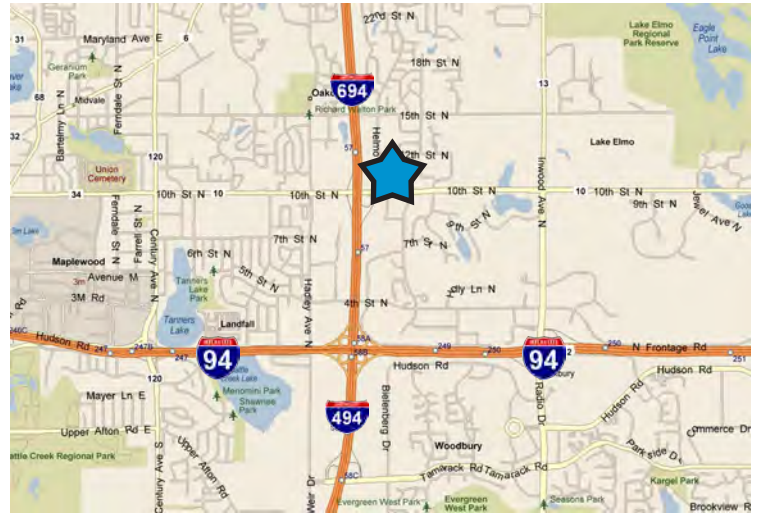
1077 HELMO AVENUE NORTH | OAKDALE, MN

Building Size: 10,000 total SF

Currently Available: 1,593 USF/1,835 RSF

Net Rental Rates: \$13.00 PSF Net

2018 Tax & CAM: \$7.50 PSF



DEMOGRAPHICS

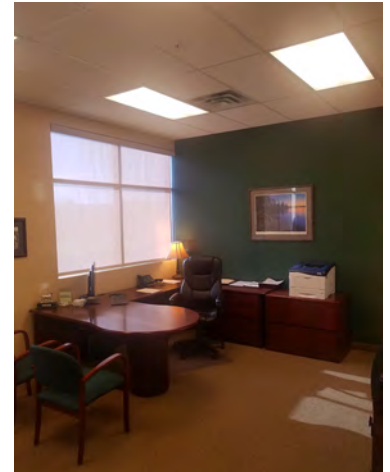
	1 miles	3 miles	5 miles
Population	6,215	54,285	177,871
Average HH Income	\$57,953	\$68,673	\$60,770
Total HH	2,551	20,942	66,759

AREA BUSINESSES INCLUDE:

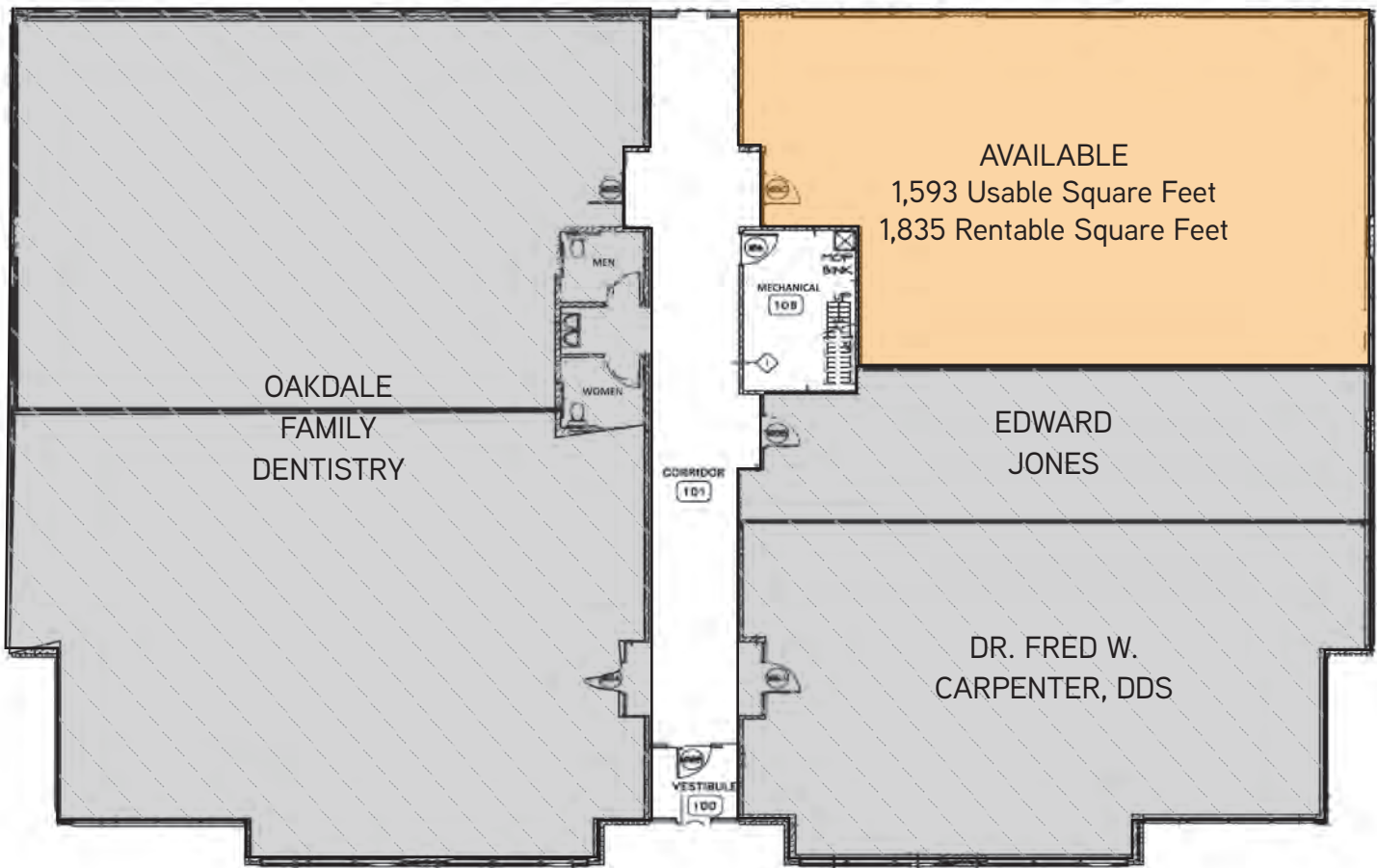
- › HyVee
- › SuperAmerica
- › HealthEast Clinic
- › U.S. Bank
- › IHOP Restaurant
- › Oakdale Library
- › Washington State Bank
- › Cub Foods
- › Hotels & Restaurants
- › Oakcrest Retail Village

DAILY TRAFFIC COUNTS

10th St N	20,400 VPD
Helmo Ave N	3,350 VPD



FLOOR PLAN



HIGHLIGHTS

- 10,000 SF professional office/medical building with 1,835 SF of unfinished BTS office/medical on corner end-cap suite
- 2007 construction in a growing commercial and residential area minutes from abundant retail
- Highly visible location
- Immediate access to I-694, I-494 and I-94
- 5:1,000 parking
- Exceptional window glass lines
- Local, hands-on building ownership



1077 HELMO AVENUE NORTH > AERIAL

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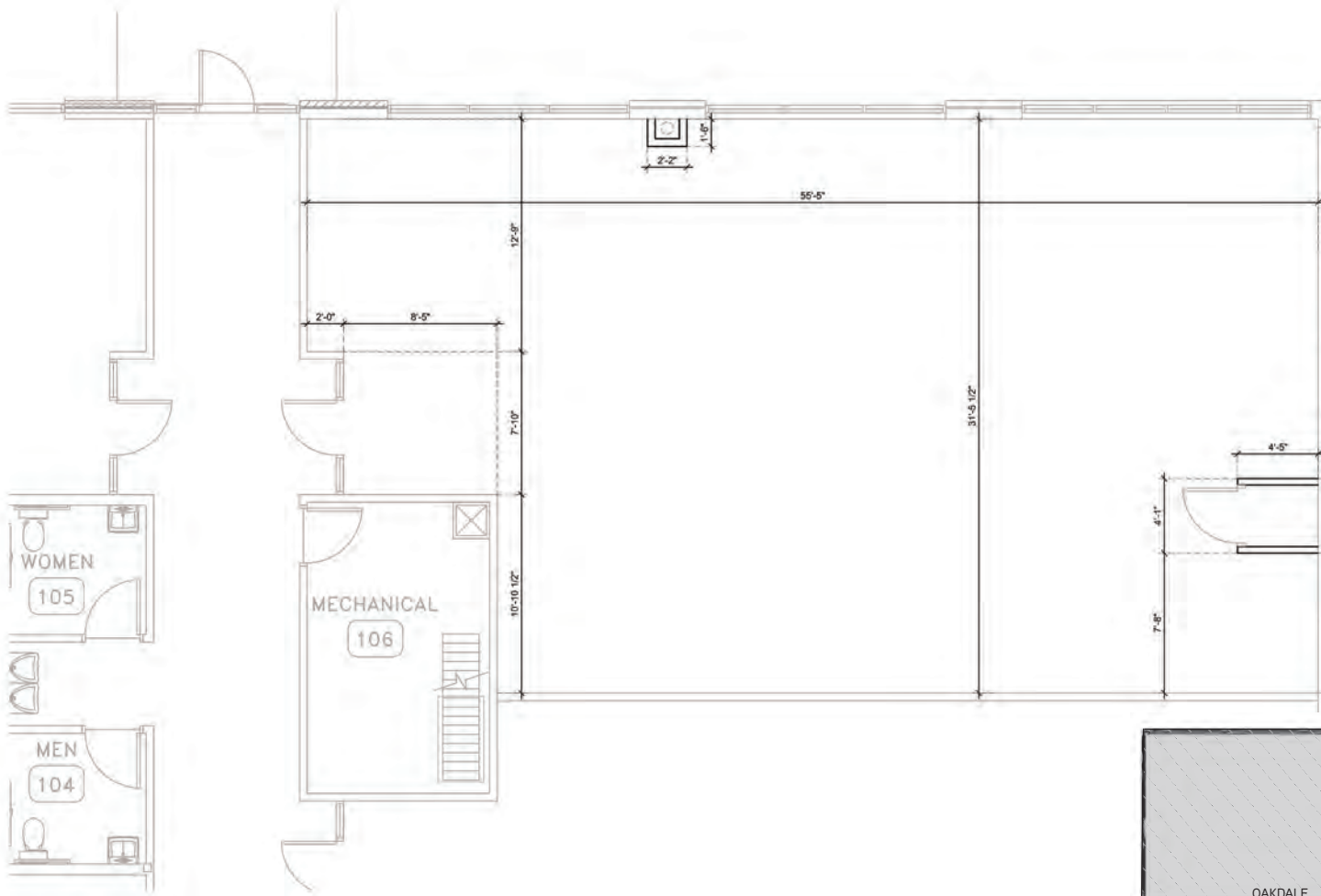

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Accelerating success.



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