

BUILDING FOR SALE and 5,402 SF SPACE FOR LEASE

Perpich Professional Building

13481 60th Street North, Oak Park Heights, Minnesota 55082



At two stories, this beautiful, well maintained, and owner occupied medical/professional office building is high-profile and highly-visible to Highway 36. The second-floor space of 5,402 RSF is available and maintains a separate entrance and parking. Heated underground executive parking is also available. Signage includes monument and building mounted. The space is richly decorated with many special touches with ceramic tile, decorative wood accents, carpet, and hardwood flooring.

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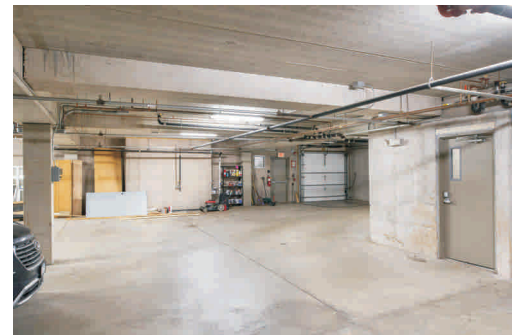
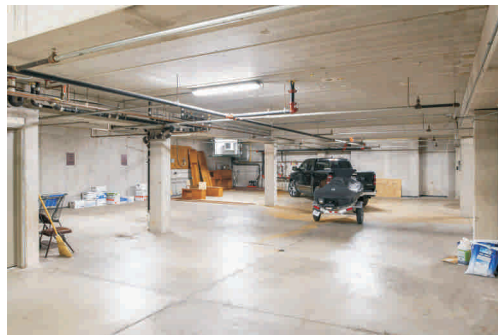
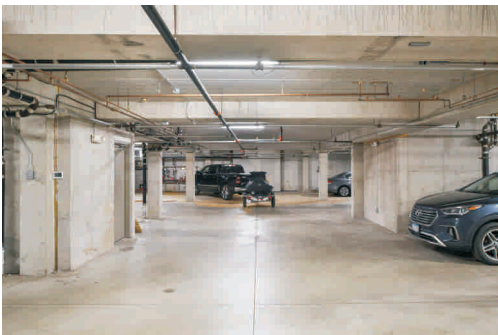
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HIGHLIGHTS:

- Exceptional location on Highway 36 Frontage Road (Average traffic volume of 42,000+ per day)
- Richly decorated with high-end finishes
- Conference room and kitchen/breakroom
- Underground executive parking
- Separate parking lot and building entrance
- Close proximity to hotels, restaurants and shopping
- Responsive property management - owner occupied building
- Custom individual office options
- Highly-visible monument and on-building signage
- Just Minutes from Downtown Stillwater and the Scenic St. Croix River
- STILLWATER, MINNESOTA was voted a "Top 5 Midwest Towns to Visit Now" and is rated as one of the top 10 "Prettiest Towns in America" by Forbes Magazine
- Located in Washington County with a Median Family Income of \$92,087.00

BUILDING DETAILS:

- Gross Building Size: 17,502 SF/2 Stories
- Year Built: 2003
- Owner Occupied
- Size/Dimensions of Lease Space: Second Floor 5,402 RSF and 432 SF Common Area. 5,402 RSF Contiguous
- Typical Floor Size: 5,834 SF
- Ceiling Height: 10 Feet+
- Condition: The Perpich Building Offers Fully Built-Out and Divisible Space
- Zoning Type: B4
- Signage: Signage Available on Monument and on Building
- Parking: 5:1 Plus Underground Executive Parking
- Select Tenants: Anchored by Stillwater Dental

LEASE INFORMATION:

- Lease Rates: \$18.00 PSF
- CAM/Tax EST: \$9.00 PSF
- Terms: Negotiable
- Occupancy Availability: December 2023
- Space Divisible

SALE INFORMATION:

- Price: Negotiable

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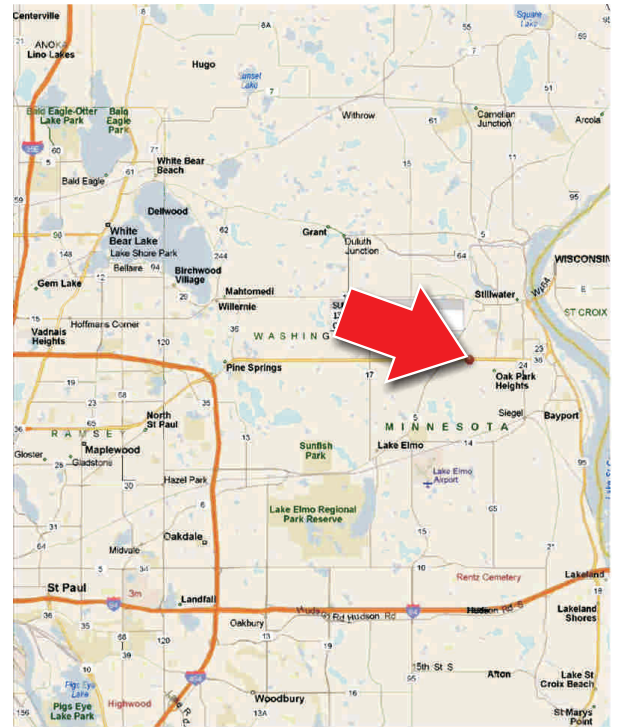
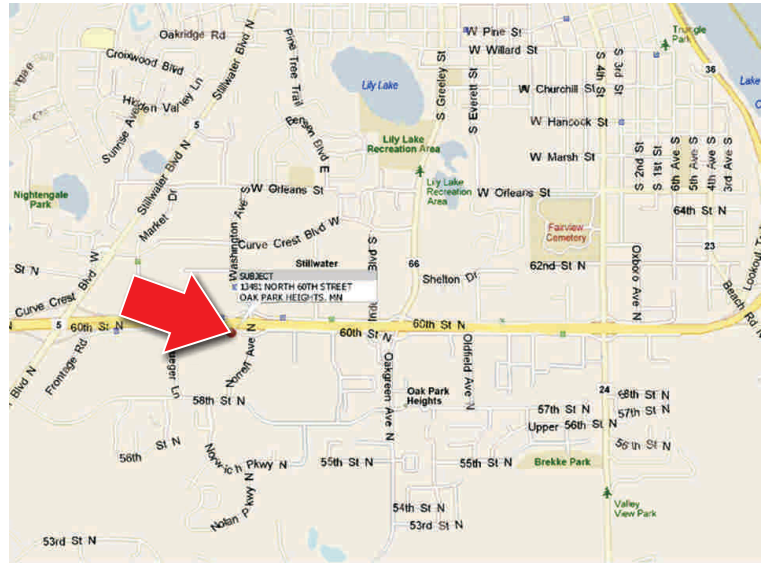
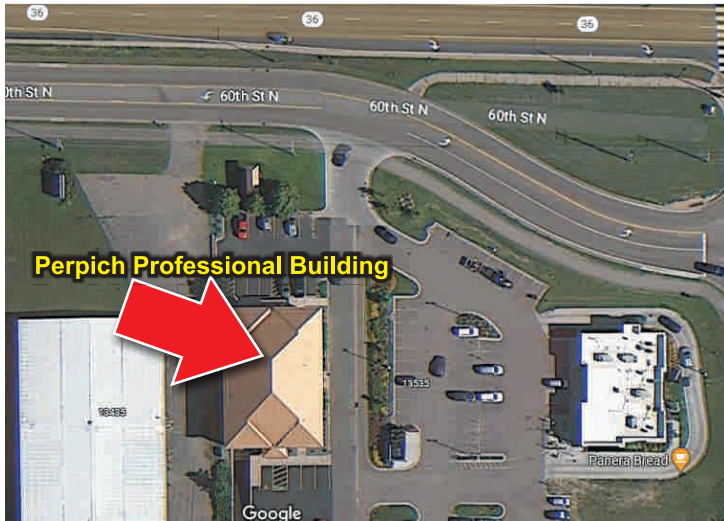
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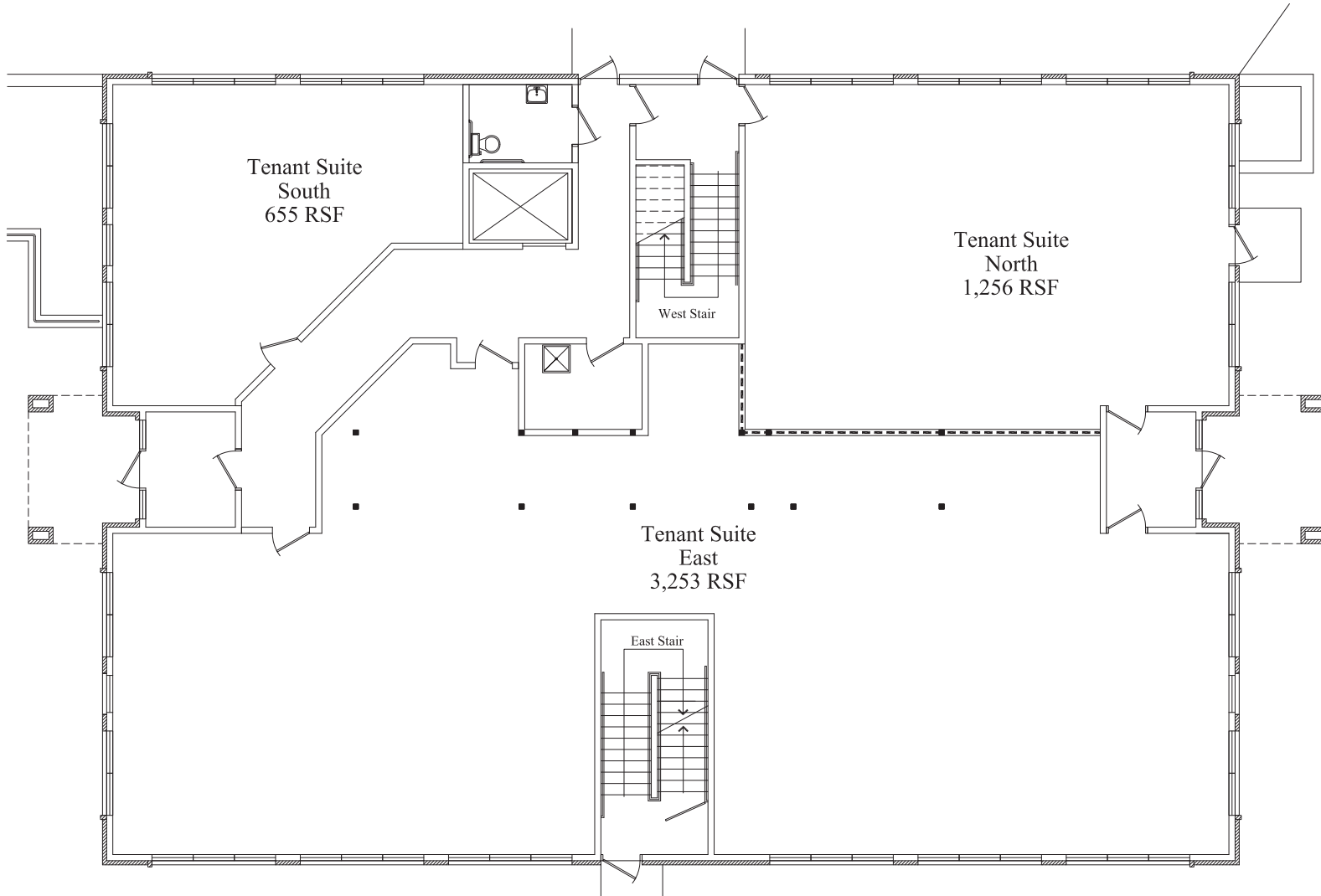
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1st Floor Plan:



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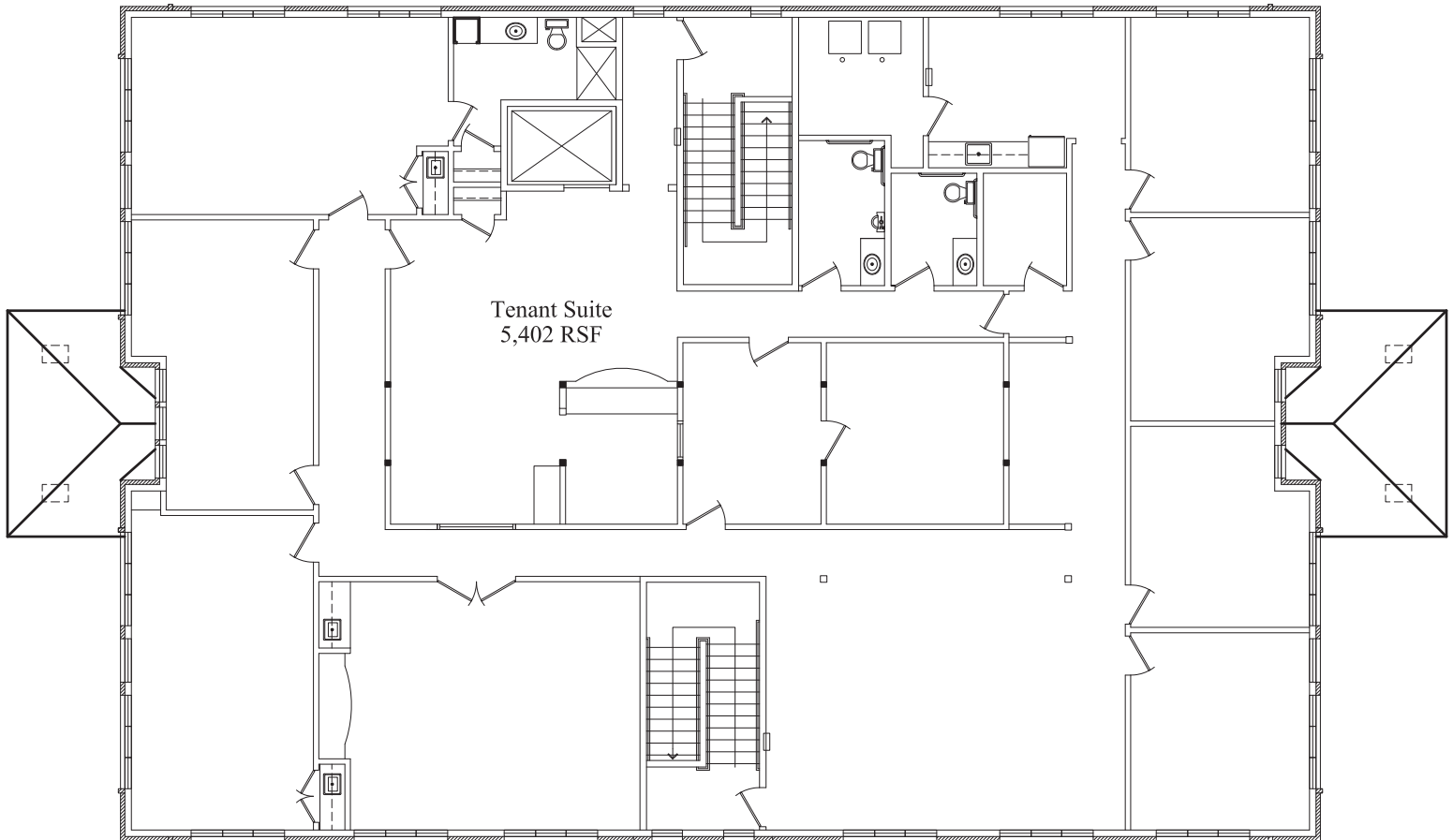
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2nd Floor Plan:



DISCLAIMER: The information contained in this brochure is deemed reliable but not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You, your tax advisor, and your legal advisors should conduct your own investigation of the property and transaction.

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