



101 Marketplace Professional Building

14115 James Road, Suite 302

Rogers, MN 55374

FOR LEASE - 1,104 SF Available



FEATURES:

- 1,014 SF Retail / Office Space available in Rogers, MN.
- Includes 4 offices and reception area.
- Digital reader board and building signage provides great visibility on Hwy. 101.
- Other tenants include TruStone Financial, Accorde Orthodontists, A Gentle Dental Care & Vanda Counseling.

Lease Rate

\$13.00/psf NNN

Tax: \$4.68 / psf & Cam: \$5.20 / psf



FACTS:

- ▲ 10,472 SF Building constructed in 1998.
- ▲ Traffic Counts - 43,000 VPD (Hwy. 101)
- ▲ 5-Mile Population (Rogers)
2017 Estimate - 35,932
2022 Projection - 38,047

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Arrow Companies

7365 Kirkwood Court N. Suite 335

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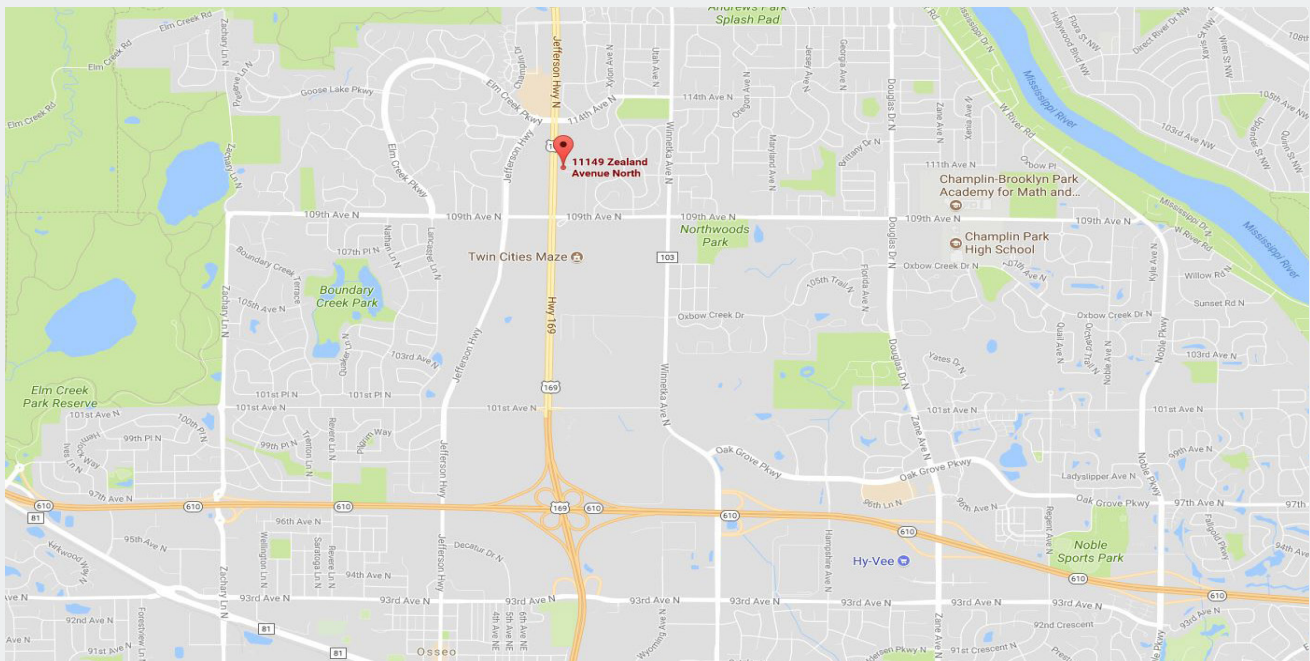
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AERIAL & MAP

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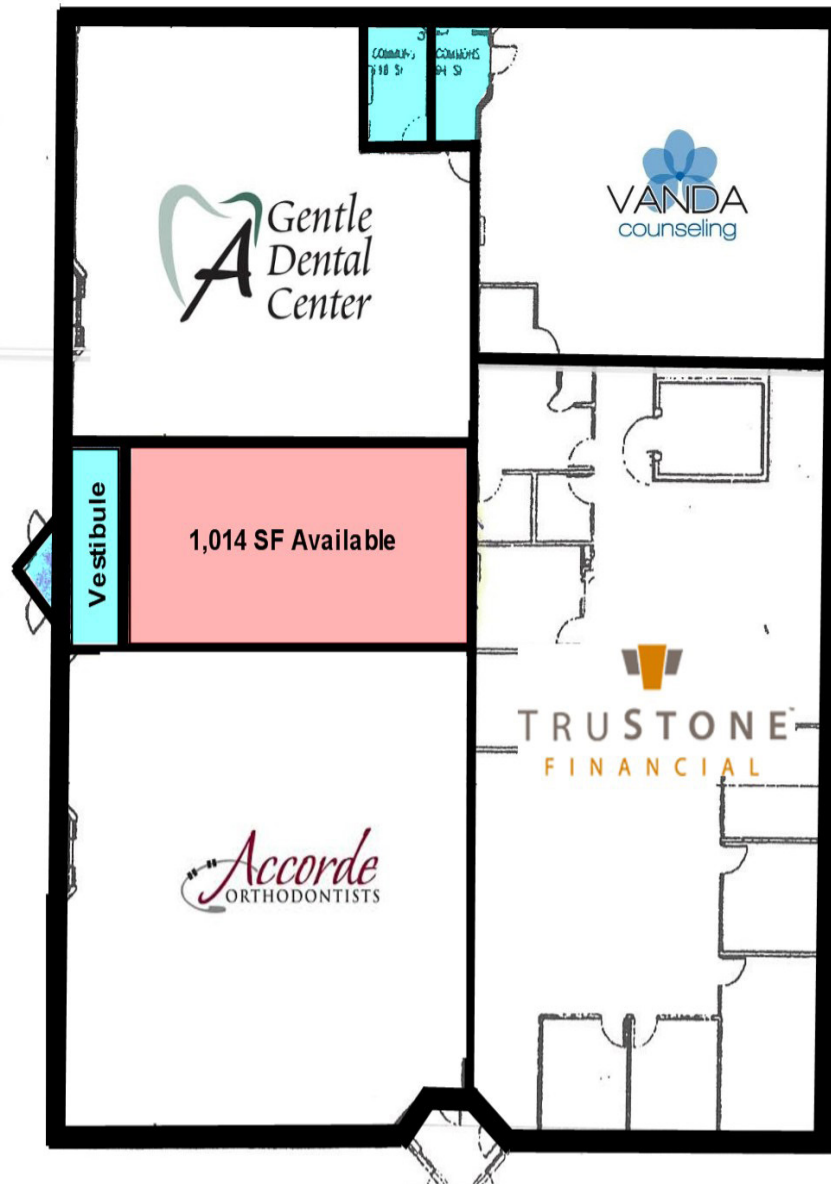
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FLOOR PLAN

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SITE PLAN

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