



## Rogers Office Condo

20980 Rogers Drive

Rogers, MN 55374

### FOR SALE

7,500 SF Office Condo



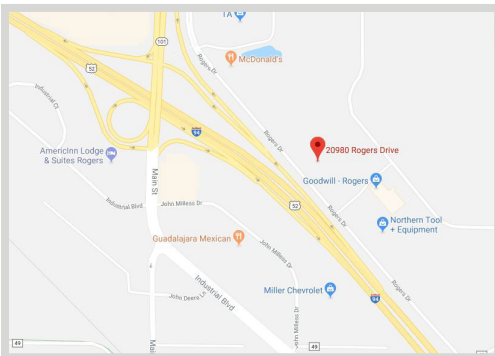
#### FEATURES:

- 7,500 SF office condo - located on south end cap (near I-94 side).
- Ideal visibility off Hwy 94.
- 3,300 SF to 5,000 SF Office Space available to occupy.
- Great for any small business to own!

#### Sales Price:

**\$790,000**

Tax: \$20,837.52 (2018)



#### Rental Income:

- ▲ Tenant 1 - 1,700 sf (Lease term - 2019)
- ▲ Tenant 2 - 2,500 sf (Lease term - 2020)

#### Available Office Space:

- ▲ 3,300 SF to 5,000 SF Available to owner.

Overview .....	1
Aerial Maps .....	2
Floor Plan .....	3
Site Plan .....	4
Photo Gallery .....	5



**Chad Weeks**

612.619.9911

cweeks@arrowcos.com



**Steve Fischer**

612.619.9991

sfischer@arrowcos.com

#### Contact

Phone: 763.424.6355

Fax: 763.424.7980

#### Arrow Companies

7365 Kirkwood Court N. Suite 335

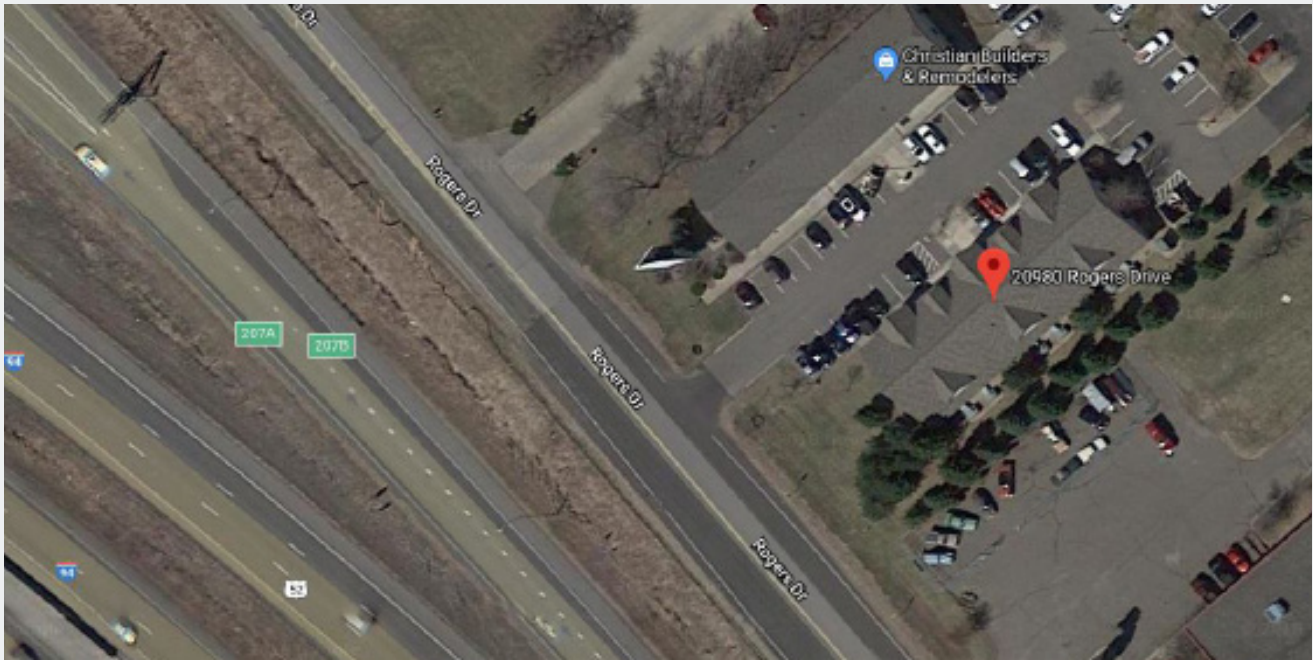
Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)

## AERIAL & MAP

## FOR SALE

7,500 SF Office Condo



### Contact

Phone: 763.424.6355

Fax: 763.424.7980

### Arrow Companies

7365 Kirkwood Court N. Suite 335

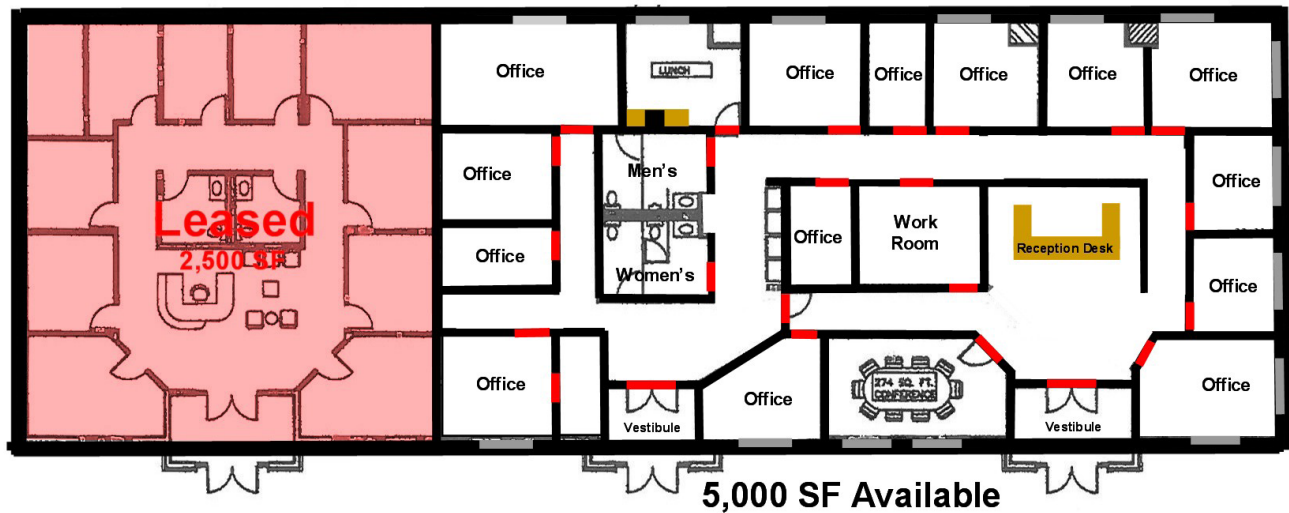
Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)

**FLOOR PLAN**

**FOR SALE**

7,500 SF Office Condo



**Contact**

Phone: 763.424.6355

Fax: 763.424.7980

**Arrow Companies**

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

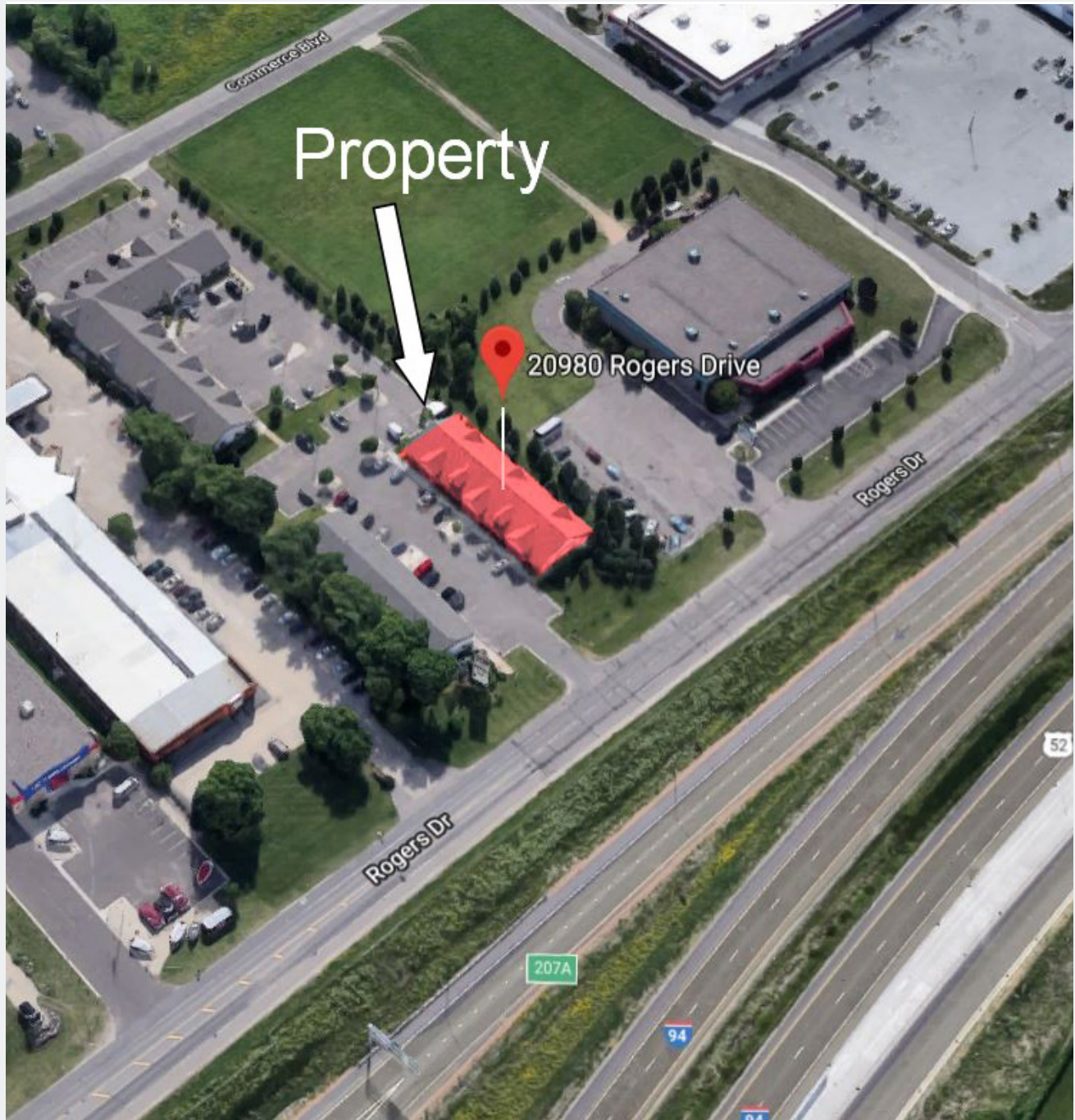
[www.arrowcos.com](http://www.arrowcos.com)



**SITE PLAN**

**FOR SALE**

7,500 SF Office Condo



**Contact**

Phone: 763.424.6355

Fax: 763.424.7980

**Arrow Companies**

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)



**PHOTO GALLERY  
SUITE 400**

**FOR SALE**

7,500 SF Office Condo



Reception/Lobby Area



Reception/Lobby Area



Office



Office



Storage Room



Kitchenette

**Contact**

Phone: 763.424.6355

Fax: 763.424.7980

**Arrow Companies**

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)