



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.
- Owner / User can occupy 2,500 sf - 5,000 sf or lease the remainder.
- Great for any small business to own with rental income in place!

Sale Price:

\$1,100,000

Taxes: \$21,549.81 (2020)

Association Dues: \$1,250 / mo.



Overview:

- ▲ Suite 400 - 2,850 SF (Available to occupy)
- ▲ Suite 500 - 2,150 SF (Available to occupy)
- ▲ Suite 600 - 2,500 sf (Leased)

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Arrow Companies

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

www.arrowcos.com

AERIAL & MAP

FOR SALE
7,500 SF Office Condo



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PROPERTY FACTS

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BUILDING SIZE	7,500 SF (3 units)
YEAR BUILT	2004
2020 REAL ESTATE TAXES	\$21,549.81 (23-120-23-11-0020) Hennepin County
ASSOCIATION DUES	\$1,250.00 per month
SIGNAGE	Each suite has available signage.
PARKING	Ample Parking
RENT ROLL	Suite 600 - Leased (Available upon request).

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SITE PLAN

FOR SALE
7,500 SF Office Condo



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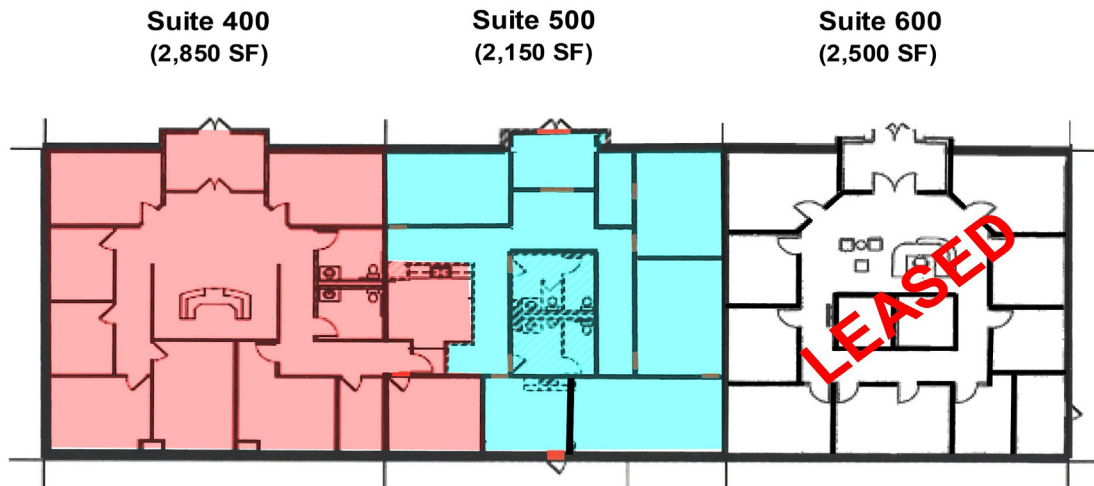
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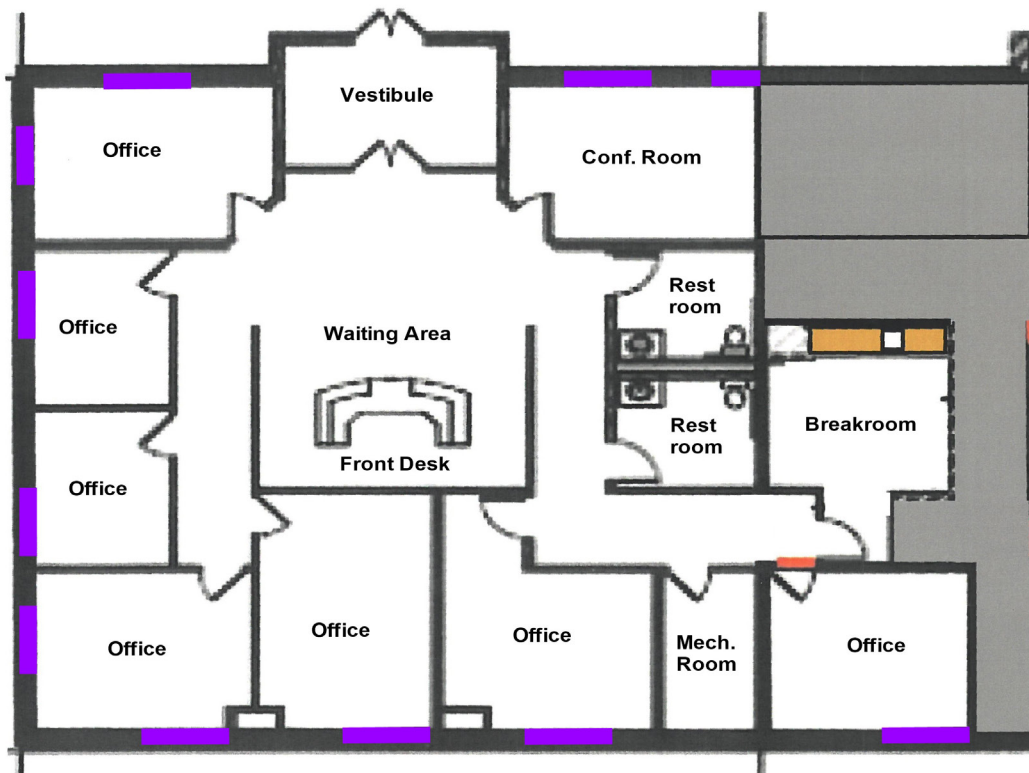
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FLOOR PLAN

FOR SALE
7,500 SF Office Condo

Suite 400
(2,850 SF)



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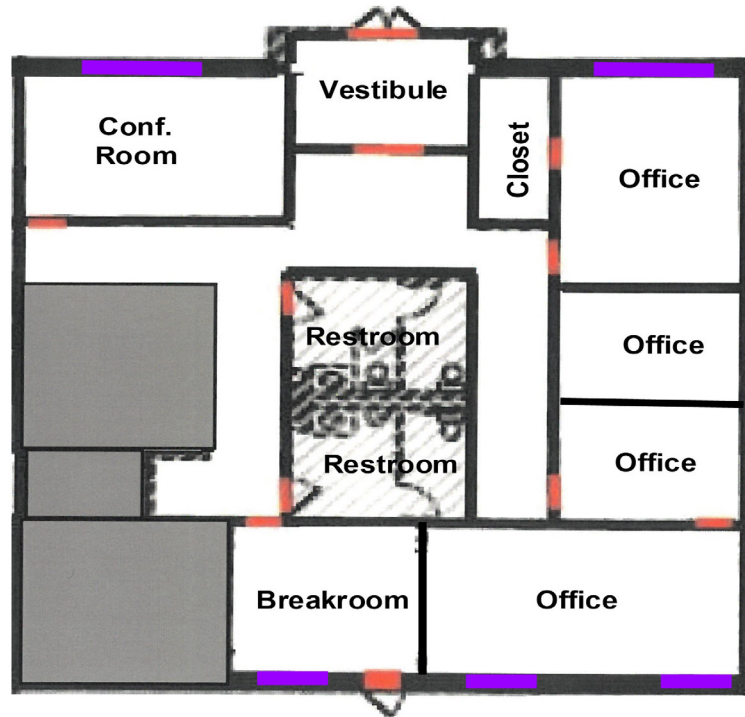
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FLOOR PLAN

FOR SALE
7,500 SF Office Condo

Suite 500
(2,150 SF)



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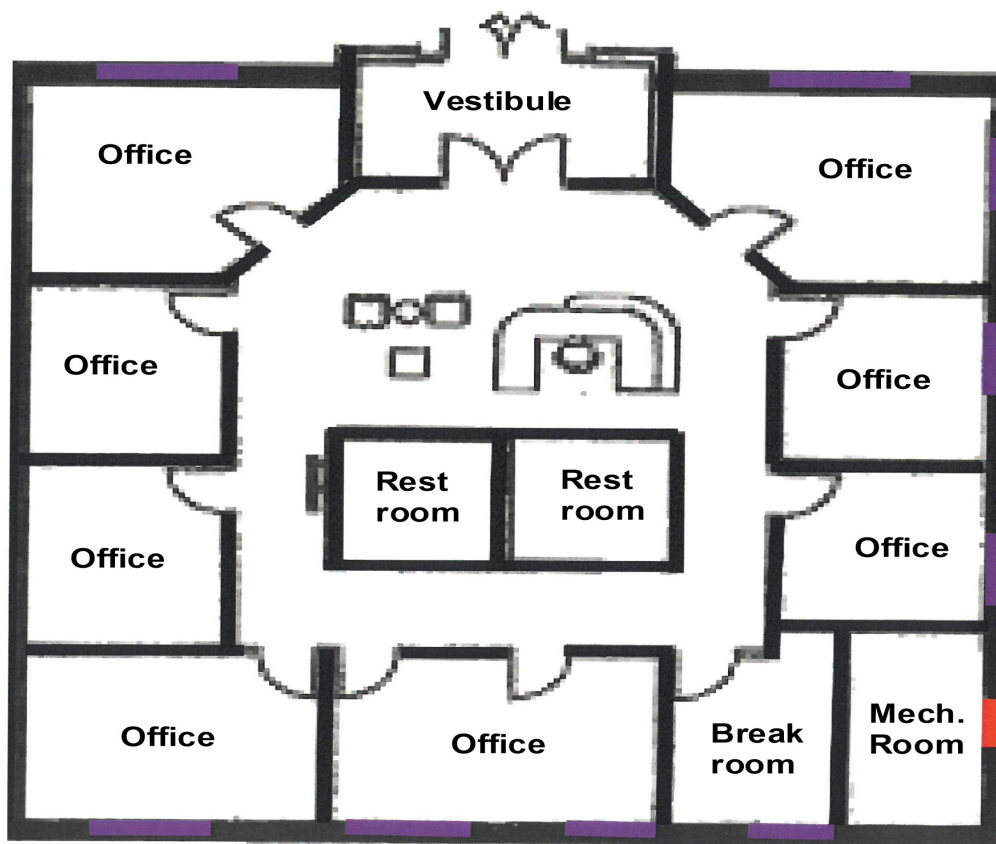
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FLOOR PLAN

FOR SALE
7,500 SF Office Condo

Suite 600
(2,500 SF)



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FLOOR PLAN

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Front Reception Area



Breakroom



Office



Office



Office



Office

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