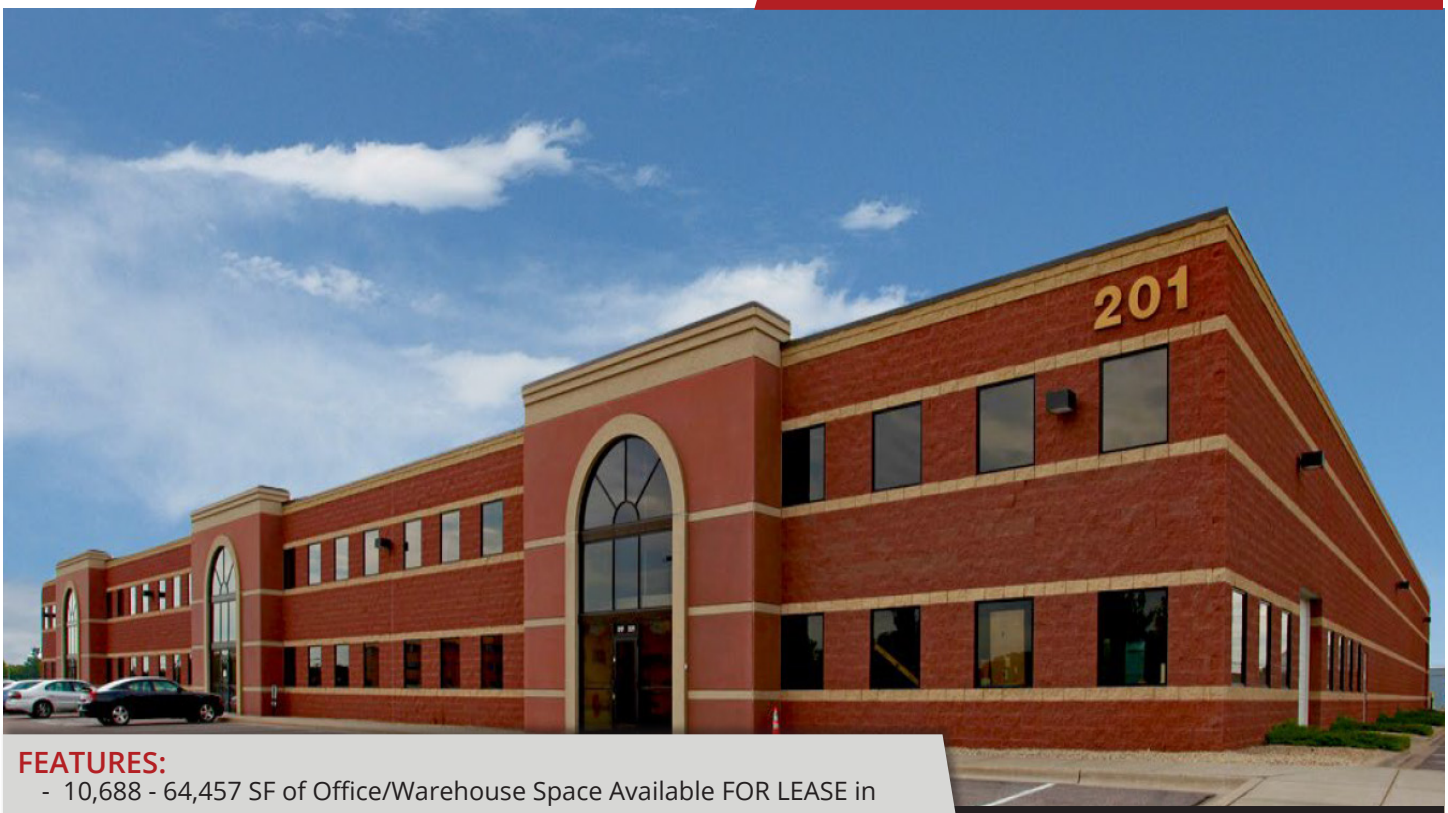
Bell Tower Commerce

201 Broadway Street W
Osseo, MN 55369

FOR LEASE
10,688 - 64,457 SF

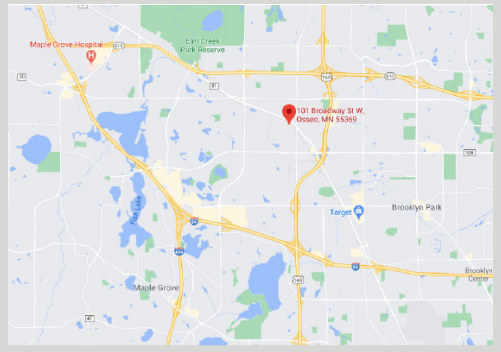


FEATURES:

- 10,688 - 64,457 SF of Office/Warehouse Space Available FOR LEASE in Osseo, MN.
- Easy Access via US -169, MN-610, & I-94/I-694
- Conveniently located directly off County Rd 81 with great traffic flow and exposure.
- Monument & building signage available
- Warehouse includes Mezz., (3) sets of Restrooms, Breakroom, Training Room, & Office/Work Areas

Lease Rate

Office - $9.50/psf
Warehouse - $5.50/psf
Tax: $2.09 & CAM: $1.48



FACTS:

- Clear Height is 21'
- 40' x 45' Column Spacing
- (6) Dock Doors, & (3) Drive- Ins
- ESFR Fire Protection
- Electronic Secured Access
- 100% Air Conditioned

Overview 1
Aerial Maps 2
Floor Plans/Site Plans 3-4
Photo Gallery 5-7
Demographics 8
Traffic Count 9

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Maple Grove, MN 55369

www.arrowcos.com

All information is from sources judged to be reliable. However, no warranty or representation is made as to its accuracy or completeness.

AERIAL & MAP

FOR LEASE
10,688 - 64,457 SF

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ARROW COMPANIES

FLOOR PLAN

FOR LEASE
10,688 - 64,457 SF

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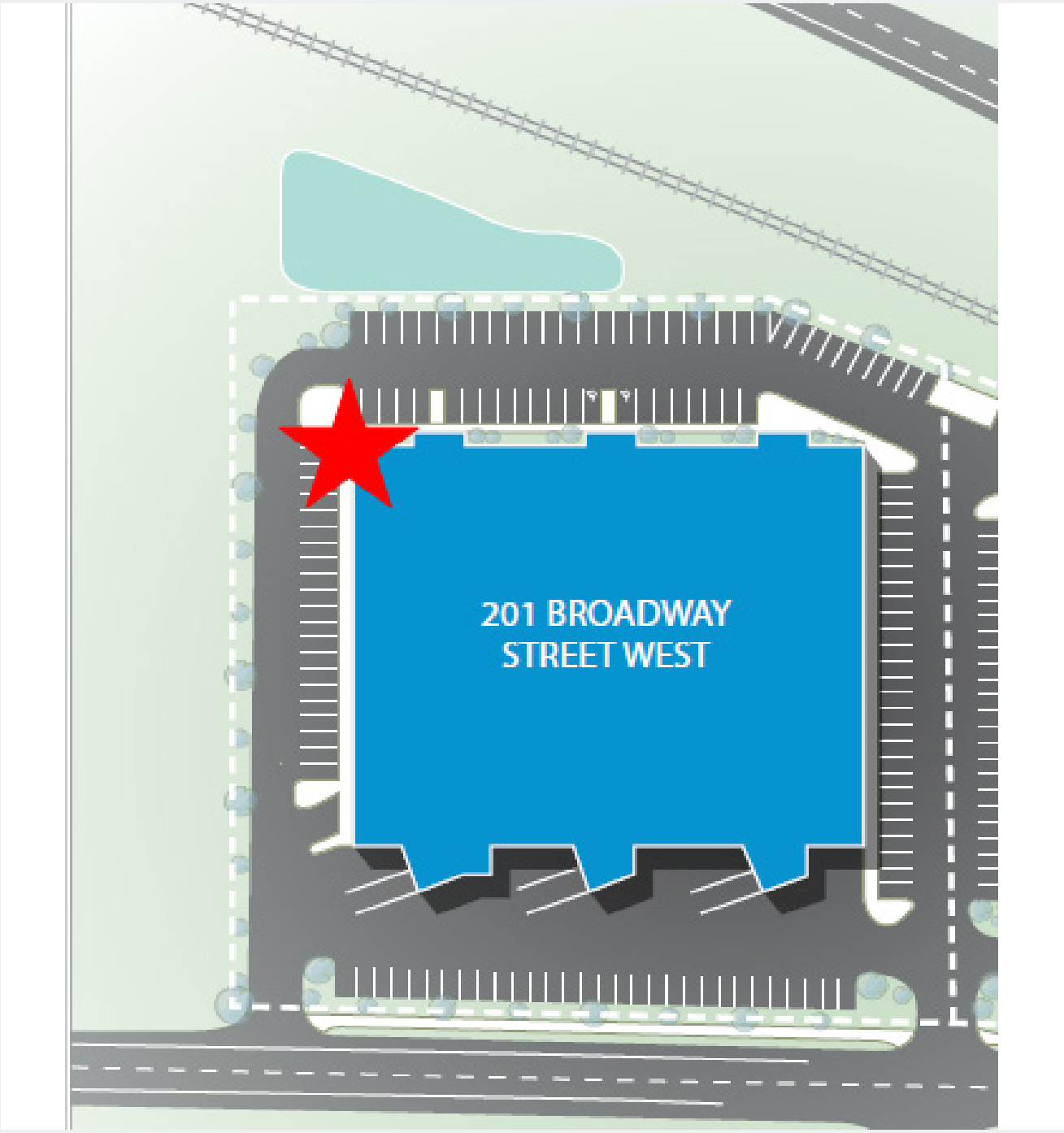
SITE PLAN

FOR LEASE
10,688 - 64,457 SF



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WAREHOUSE

FOR LEASE
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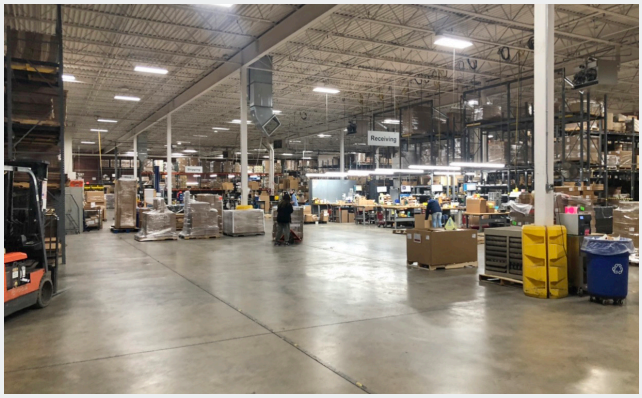

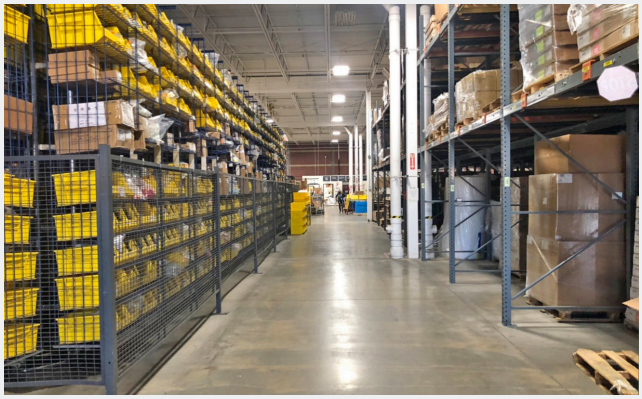

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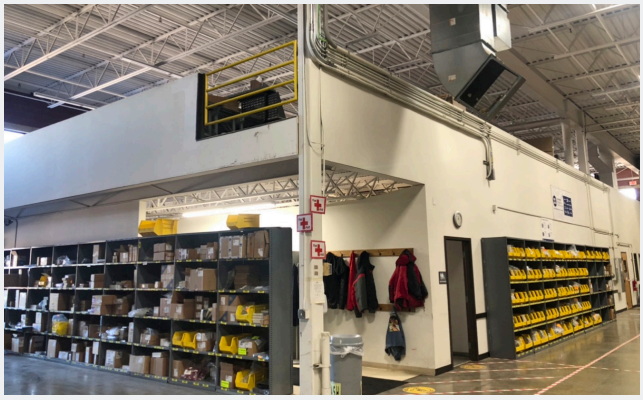
OFFICE SPACE

FOR LEASE
10,688 - 64,457 SF



Mezz. From Below

Mezz. From Above

Open Office Space

Breakroom

Training Room/Office

Restrooms

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OUTSIDE GALLERY

FOR LEASE
10,688 - 64,457 SF

Front of Building

Aerial Front View

Aerial Back View

Back of Building

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ARROW COMPANIES

DEMOGRAPHICS

FOR LEASE
10,688 - 64,457 SF

Demographic Summary Report

Bell Tower Warehouse
201-221 Broadway St W, Osseo, MN 55369

Building Type: **Industrial**
RBA: **64,457 SF**
Land Area: **3.8 AC**

Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	4,639		64,809		200,723	
2020 Estimate	4,417		61,588		192,531	
2010 Census	3,768		51,854		172,731	
Growth 2020 - 2025	5.03%		5.23%		4.25%	
Growth 2010 - 2020	17.22%		18.77%		11.46%	
2020 Population by Hispanic Origin	181		2,492		9,535	
2020 Population	4,417		61,588		192,531	
White	3,962	89.70%	43,697	70.95%	135,039	70.14%
Black	226	5.12%	9,176	14.90%	30,339	15.76%
Am. Indian & Alaskan	20	0.45%	307	0.50%	954	0.50%
Asian	114	2.58%	6,526	10.60%	20,129	10.45%
Hawaiian & Pacific Island	0	0.00%	69	0.11%	132	0.07%
Other	95	2.15%	1,813	2.94%	5,939	3.08%
U.S. Armed Forces	1		60		98	
Households						
2025 Projection	2,006		24,889		75,110	
2020 Estimate	1,911		23,585		71,864	
2010 Census	1,639		19,478		63,510	
Growth 2020 - 2025	4.97%		5.53%		4.52%	
Growth 2010 - 2020	16.60%		21.09%		13.15%	
Owner Occupied	1,282	67.09%	18,740	79.46%	55,139	76.73%
Renter Occupied	630	32.97%	4,845	20.54%	16,725	23.27%
2020 Households by HH Income	1,913		23,585		71,864	
Income: <$25,000	232	12.13%	2,118	8.98%	7,559	10.52%
Income: $25,000 - $50,000	433	22.63%	4,283	18.16%	12,846	17.88%
Income: $50,000 - $75,000	406	21.22%	4,401	18.66%	12,397	17.25%
Income: $75,000 - $100,000	261	13.64%	3,442	14.59%	9,663	13.45%
Income: $100,000 - $125,000	213	11.13%	3,054	12.95%	8,780	12.22%
Income: $125,000 - $150,000	185	9.67%	2,208	9.36%	6,649	9.25%
Income: $150,000 - $200,000	128	6.69%	2,258	9.57%	7,383	10.27%
Income: $200,000+	55	2.88%	1,821	7.72%	6,587	9.17%
2020 Avg Household Income	$81,711		$100,688		$103,642	
2020 Med Household Income	$67,157		$82,194		$83,098	

ARROW

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DEMOGRAPHICS

FOR LEASE
10,688 - 64,457 SF

Traffic Count Report

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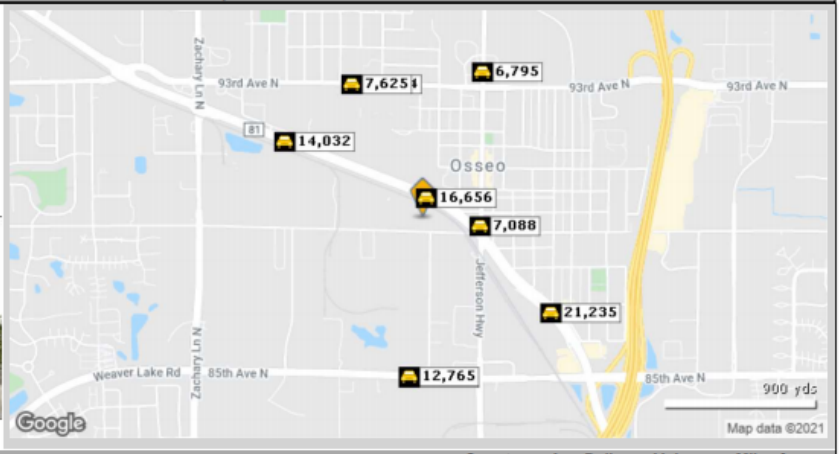

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Co Rd 81	1st Ave NW	0.13 SE	2020	16,656	MPSI	.08
2	Central Ave	Co Rd 81	0.03 S	2020	7,088	MPSI	.20
3	93rd Ave N	Revere Ln N	0.04 W	2020	12,344	MPSI	.52
4	93rd Ave N	Revere Ln N	0.04 W	2018	7,625	MPSI	.52
5	Co Rd 81	Wellington Ln N	0.06 W	2020	15,089	MPSI	.54
6	Co Rd 81	Wellington Ln N	0.06 W	2018	14,032	MPSI	.54
7	Weaver Lake Rd	Monticello Ln N	0.07 E	2018	13,075	MPSI	.54
8	Weaver Lake Rd	Monticello Ln N	0.07 E	2020	12,765	MPSI	.54
9	Co Rd 81	US Hwy 52 Access Rd	0.01 NW	2020	21,235	MPSI	.55
10	Jefferson Hwy	Fair Way	0.05 N	2018	6,795	MPSI	.55

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