



## Medical/Office Building

21395 John Milless Drive

Rogers, MN 55374

**FOR LEASE** - 1,535 SF to 5,211 SF



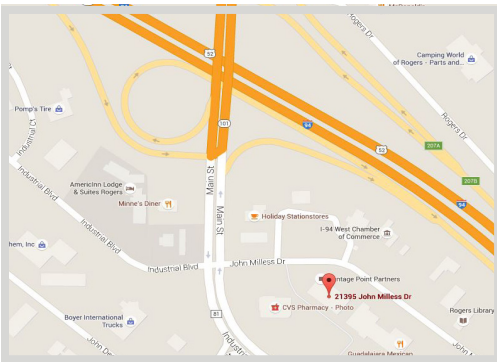
### FEATURES:

- Great location on County Road 81 near the corner of Hwy 101
- Location with high traffic counts and a population projected to increase
- Anchored by CVS Pharmacy
- Ideal space for any dental, podiatrist, radiology or chiropractor!!!

Lease Rate

**\$15.00 NNN**

Operating Expenses: \$9.07/psf



### FACTS:

- ▲ Building Size: 15,900 SF
- ▲ Min Divisible: 1,535 SF
- ▲ Max Divisible: 5,211 SF

Overview .....	1
Aerial Maps .....	2
Site Plans .....	3-4
Floor Plans .....	5-6



**Chad Weeks**

612.619.9911

cweeks@arrowcos.com



**Steve Fischer**

612.619.9991

sfischer@arrowcos.com

### Contact

Phone: 763.424.6355

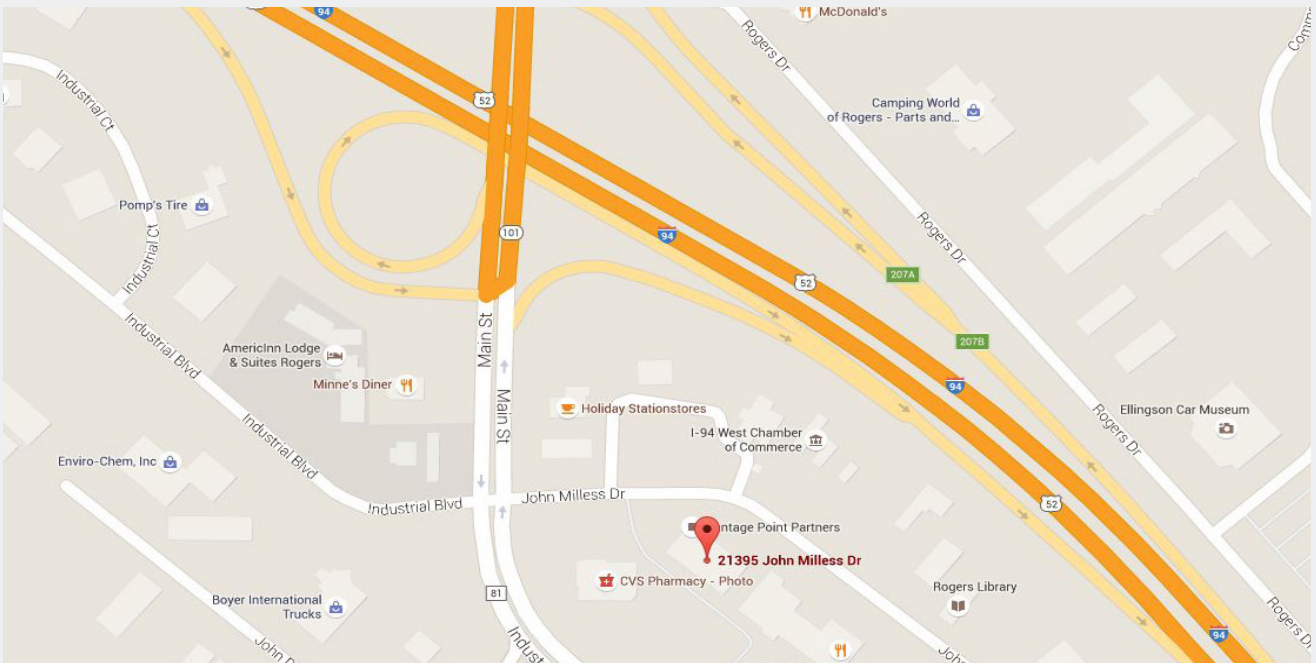
Fax: 763.424.7980

### Arrow Companies

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

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



**Contact**

Phone: 763.424.6355

Fax: 763.424.7980

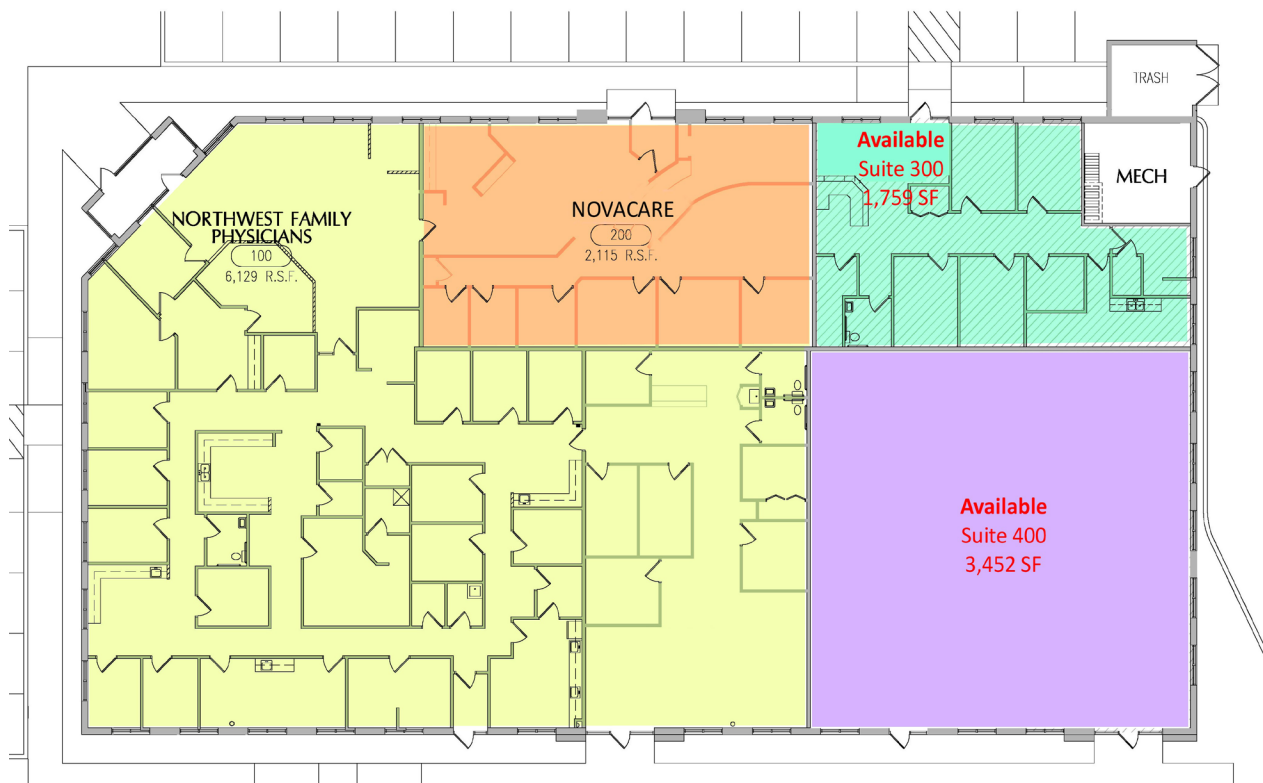
**Arrow Companies**

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

**SITE PLAN**

**FOR LEASE - 1,535 SF to 5,211 SF**



**Contact**

Phone: 763.424.6355

Fax: 763.424.7980

**Arrow Companies**

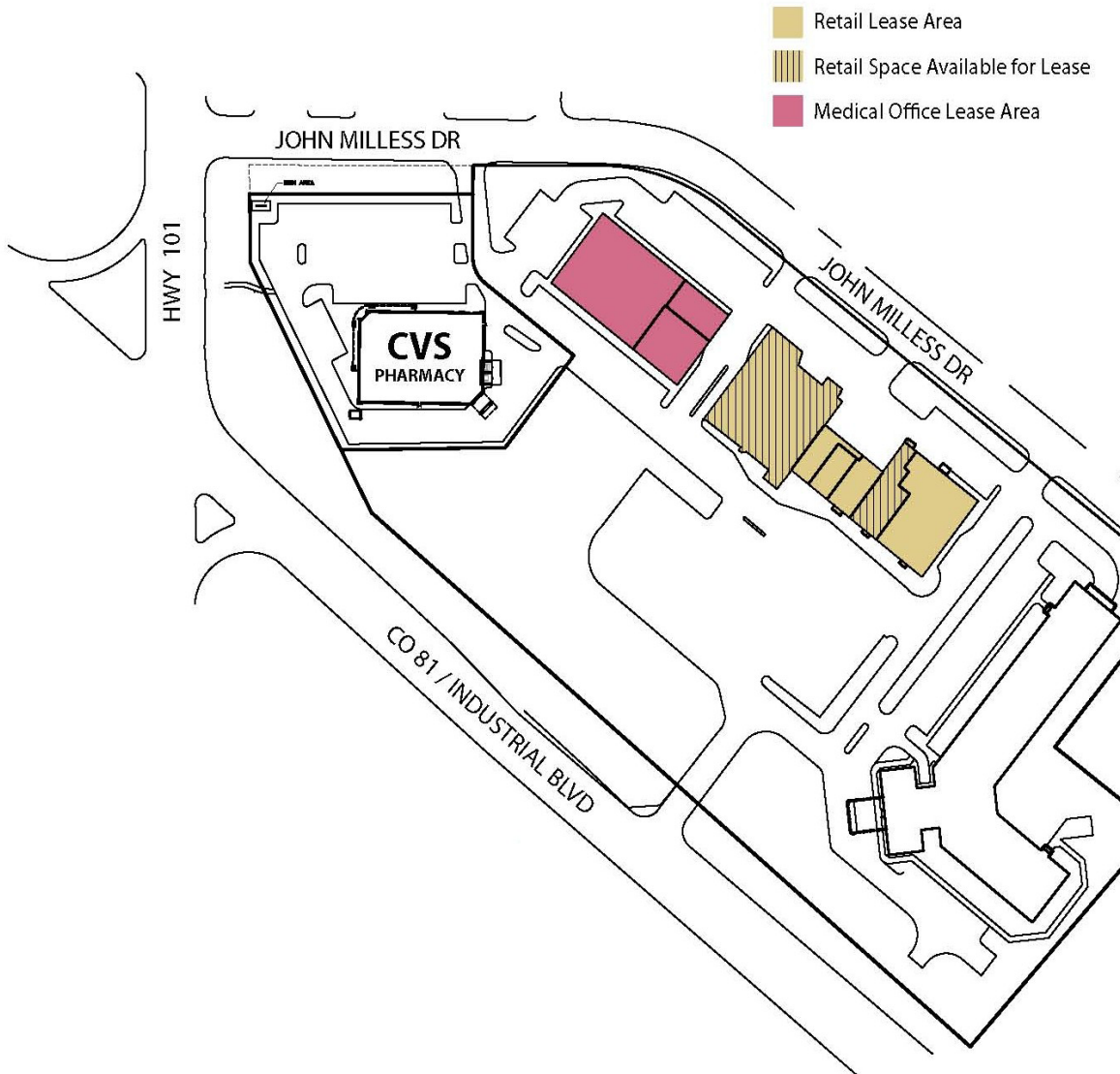
7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

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

**SITE PLAN**

**FOR LEASE** - 1,535 SF to 5,211 SF



**Contact**

Phone: 763.424.6355

Fax: 763.424.7980

**Arrow Companies**

7365 Kirkwood Court N. Suite 335

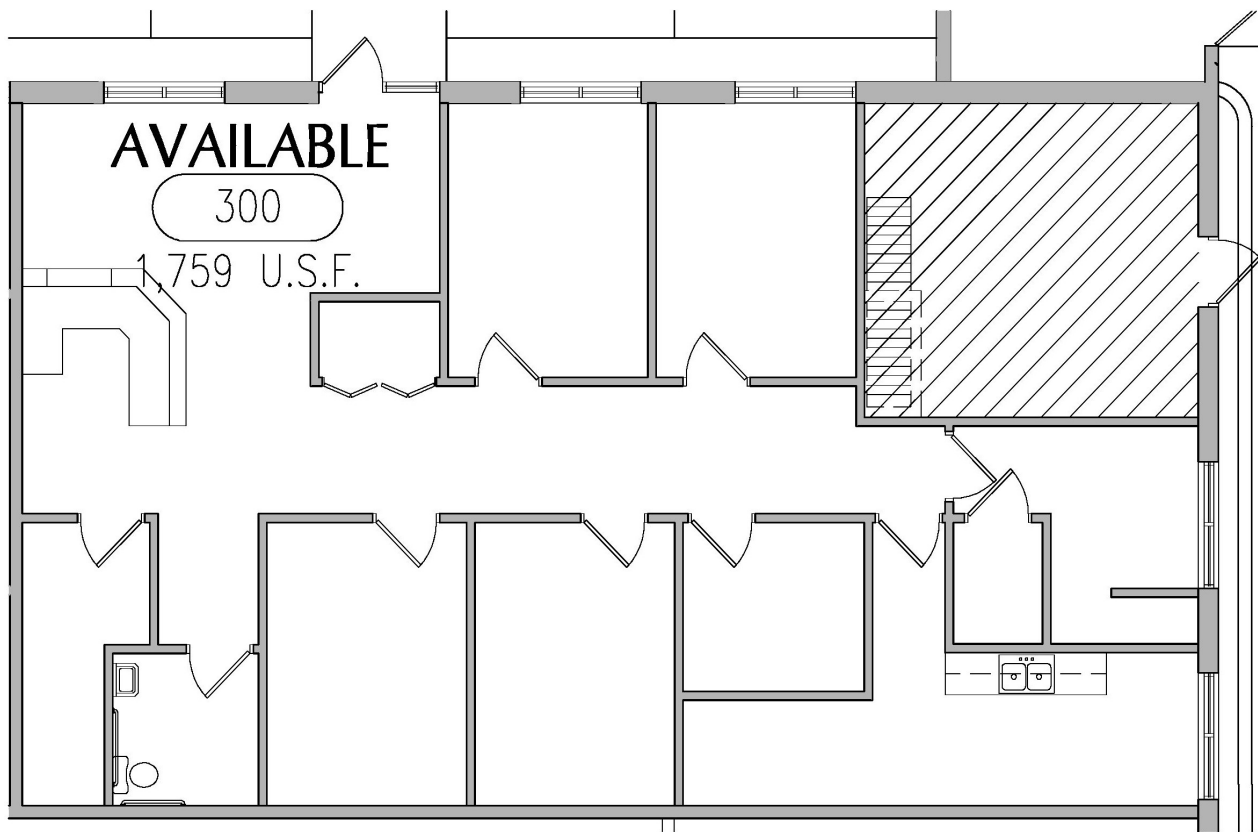
Maple Grove, MN 55369

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

**FLOOR PLAN**

**FOR LEASE** - 1,535 SF to 5,211 SF

**Suite 300**  
Total 1,759 SF



**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)

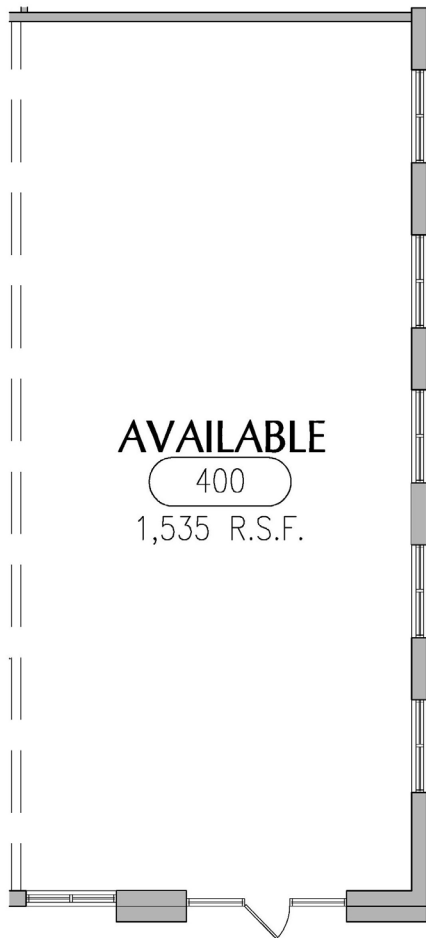
**FLOOR PLAN**

**FOR LEASE** - 1,535 SF to 5,211 SF

**Suite 400**

Total 3,452 SF


**\*\*Min. Divisible 1,535 SF**



**AVAILABLE**

400

1,535 R.S.F.

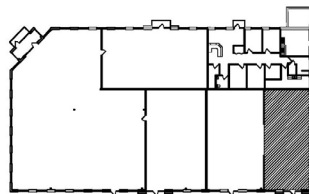
 **SUITE 400 FLOOR PLAN**  
1/8" = 1'-0"



**AVAILABLE**

400

3,452 R.S.F.



 **KEY PLAN**  
N.T.S.

**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)