

New Heights Center Office Building



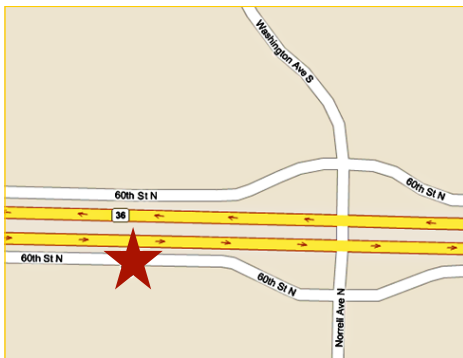
**13481-60th St N
Oak Park Heights, MN**

Landmark Structure With Underground Parking

Class A office/medical building with a total of 17,664 square feet including basement level.

This gorgeous building faces Highway 36 in the midst of a busy shopping area with easy access at Norrell Ave N.

Neighboring retail, restaurant and service providers include: Perkins, Applebee's, Herberger's, TJ Maxx, Michael's, Pier 1 Imports, Walmart Super Center, Discount Tire and Lane Bryant.



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Contact:

Ron Touchette Broker

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7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771

Busy Commercial Hub in Residential Area

**13481–60th St N
Oak Park Heights, MN**

Demographics

Community-at-a-Glance

County Seat:

Washington County

Population:
30,311

Median Age:
38.1

Average Family Size:
3.12

Median Single Family
Home Value:
\$174,600

Median Household Income:
\$67,776

Commute Time (minutes):
23.0

General Characteristics	Number	Percentage
Total population	30,311	—
<i>Male</i>	15,107	49.8
<i>Female</i>	15,204	50.2
Median age (years)	38.1	—
<i>Under 5 years</i>	1,890	6.2
<i>18 years and over</i>	21,819	72.
<i>65 years and over</i>	2,953	9.7
Average household size	2.67	—
Average family size	3.12	—
Total housing units	11,325	—
Social Characteristics	Number	Percentage
Population 25 years and over	19,964	—
<i>HS graduate or higher</i>	18,949	94.9
<i>Bachelor's degree or higher</i>	7,731	38.7
Male, now married	7,555	65.9
Female, now married	7,574	63.1
Economic characteristics	Number	Percentage
In labor force	16,440	71.5
Mean travel time to work (minutes)	23.0	—
Median household income (dollars)	67,776	—
Median family income (dollars)	80,329	—
Per capita income (dollars)	30,536	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	7,909	—
<i>Median value (dollars)</i>	174,600	—
Median of selected monthly owner costs with mortgage (dollars)	1,379	—

*2000 US Census Data

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Oak Park Heights Offices For SALE or LEASE

**13481-60th St N
Oak Park Heights, MN**

Site Data



Listing Price: \$1,677,777
Includes: Building, land
Lease Rate: Varies; please call 612-435-7777 to discuss your needs

Location: 13481-60th St. North, Oak Park Heights, MN 55082

PID Number: 353022430041

Legal Description: CIC No. 585 Harbor Pointe Office Unit No. 1

Zoning: Business/Commercial

Topography: Parking lot, sidewalk

Utilities: Water City water, connected
Sewer City Sewer, connected
Fuel Natural Gas
Heat Forced Air
DSL Available

Number of Buildings: 1

Number of Floors: 2

Number of Units: Commercial Up to two

Foundation Size: 5,888

Total SF 11,776
17,664 including underground garage/storage area

Acres 0.72

Building Type: Brick Exterior

Year Built: 2003

Parking: Lot with ~40 spaces, 10 underground garage spaces

Occupied: No

Neighboring: Commercial surrounded by residential

General: Monument signage on Highway 36

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High Traffic and Visibility On Highway 36

**13481-60th St N
Oak Park Heights, MN**

Traffic Counts

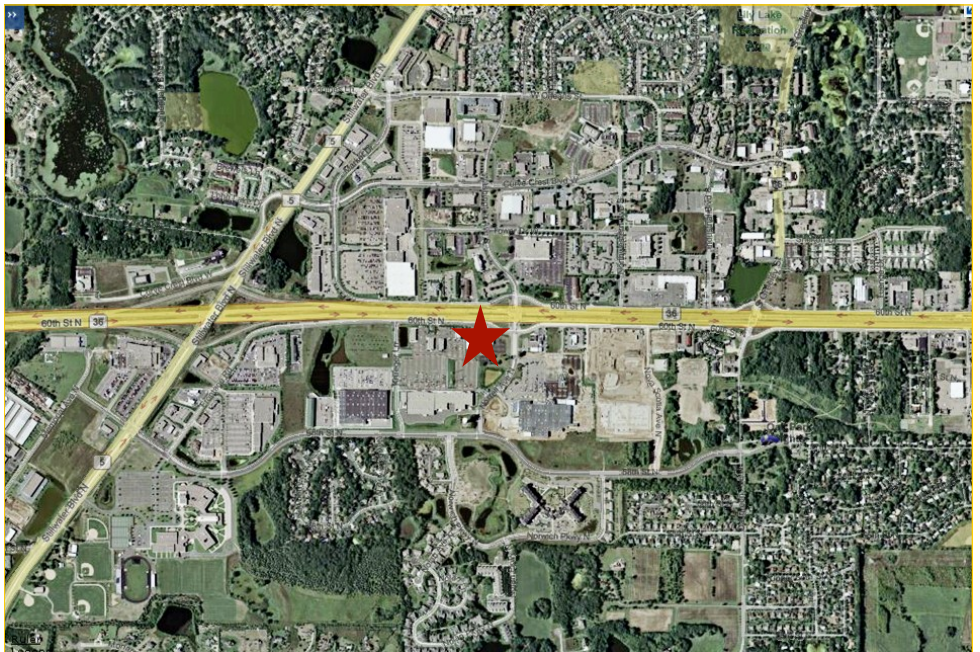
Great location with high traffic counts and visibility on frontage road at corner or Hwy 36 and Norrell Ave N.

This is a busy retail and service corner on an intersection leading to several surrounding residential neighborhoods. It's the perfect spot for a wide variety of medical or professional service offices.



The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions.

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