



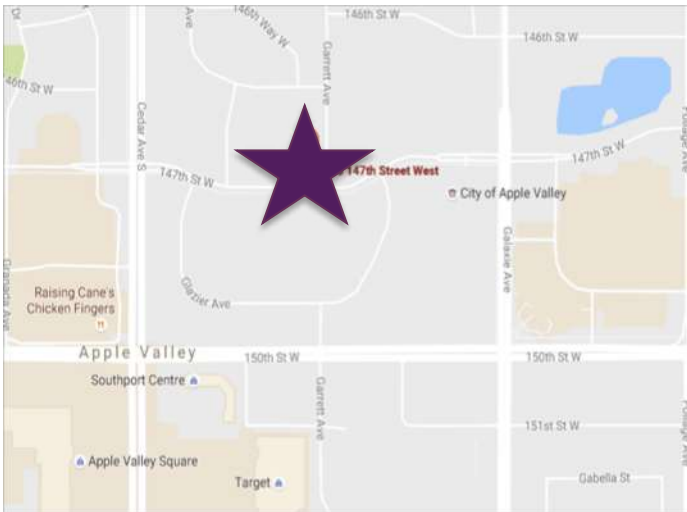
APPLE SQUARE PROFESSIONAL BUILDING

7275 147th Street | Apple Valley, MN 55124

Fantastic Single Story Medical/Professional Office Space For Lease In Apple Valley

The Apple Square Professional Building is a single story professional and medical office building in the heart of Apple Valley just off Cedar Avenue. Easy access, ample parking, large windows, and multiple entrances make this an attractive asset.

The property is located across the street from FIT Academy, near the Dakota County Government Western Service Center, City of Apple Valley Department Offices, Apple Valley Medical Center, Galaxie Library, American Hotel & Suites, Bogarts Place, Trustone Financial Credit Union, Buffalo Wild Wings, Caribou Coffee, The Valley Tap House and more.



Highlights and Features:

- Year built: 1988
- Building and monument signage is available
- Number of Parking Spots: 49
- Co-tenants: Hands On Health Chiropractic, Un Mundo Nuevo Spanish Immersion Children's Academy and C.R.E.A.T.E. Inc
- Traffic Counts: 45,400 vpd on Cedar Avenue, 9,000 vpd east of Cedar Avenue and 8,000 vpd west of Cedar Avenue

Space Available:

- Suite 103B: 802 sf (sublease thru 3/31/19)
- Suite 102: 2,089 sf (current dental office - available May 2019)
- 2019 CAM: \$3.87 psf and Tax: \$2.85 psf



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com

LAURA GILL
612.310.5399

laura@christiansonandco.com

LISA CHRISTIANSON
952.393.1212

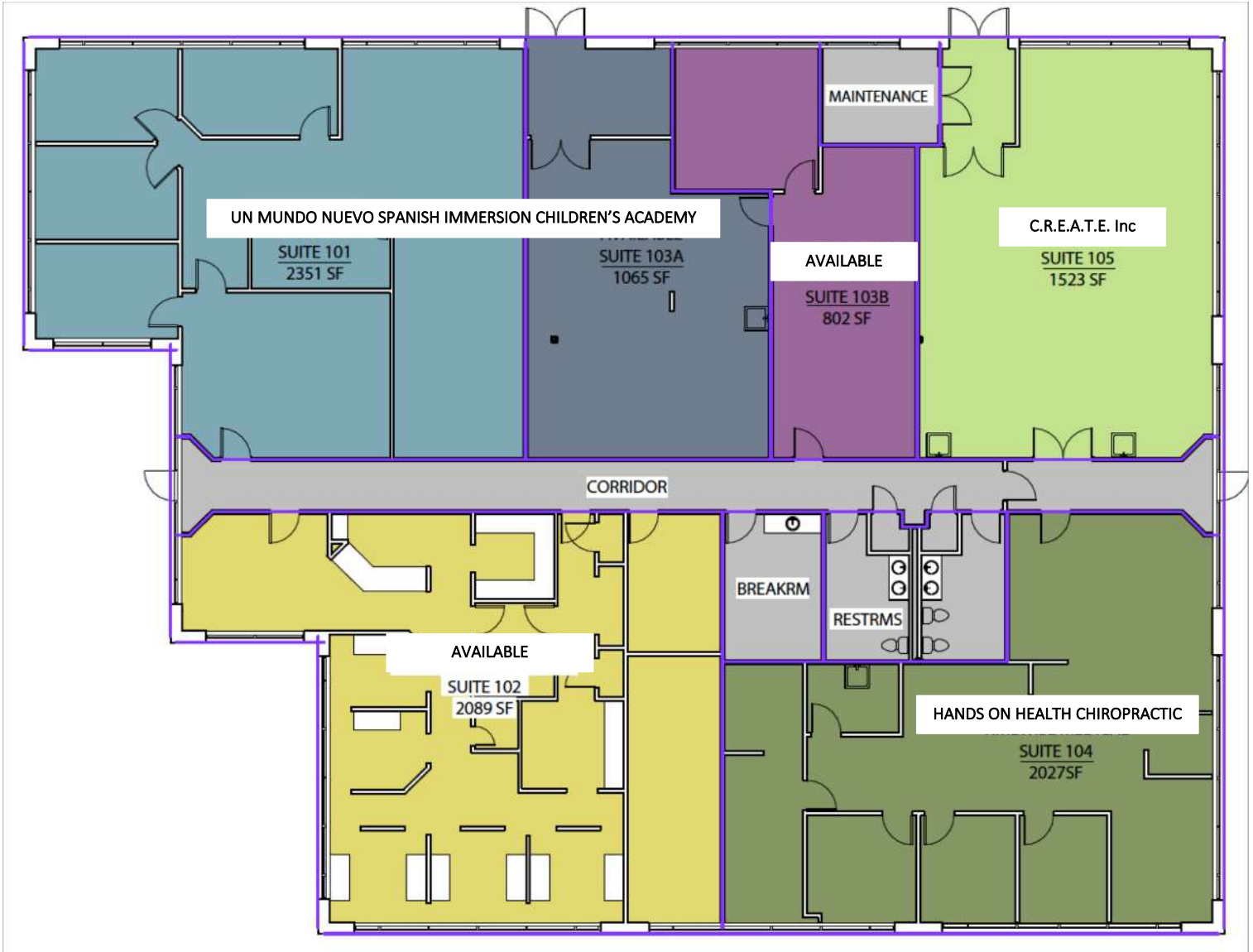
lisa@christiansonandco.com

This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

www.SpaceAvailableMN.com

Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.

Site Plan



This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

Interior Photo



Interior Photo



This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.