

For Lease Office / Medical: Tessar Professional Building

Address: 1099 Helmo Avenue North, Oakdale, MN 55128

8,763 Rentable Square Feet Available

Rent: \$16.00 **Ops/Taxes:** \$7.83 / \$6.25

Anchor Tenants:

M Health Fairview
Key Family Dental
Advanced Vision

Rentable Space:

Total 8,763 RSF
Max Contiguous 6,151 RSF
Min Divisible 1,475 RSF



Robert (RJ) Wolf
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Developed & Managed By:



mspcommercial.com

Gross Square Footage	28,727
Square Feet Leasable	8,763
Vacant	Yes
Operating Exp & Taxes*	15.63/SF
* Excludes Utility & Cleaning	
TI Allowance	Negotiable
Direct / Sublease	Direct
Controlled Intersection	NO
Space Condition	2nd Generation



LOCATION:

Building offers great access to 694 just off 10th street.
Four Locations for Signage.

Area Businesses:

Animal Emergency Clinic
Cimarron Golf Course
Oakmarsh Golf Course
IHOP, Pizza Man & Quiznos
Burger King, Papa Murphy's

PROPERTY INFORMATION:

- Ideal for General Clinic of Specialty Practice
- Two Story Building with Elevator
- Handicap Accessible
- Ample Parking
- Near Numerous Restaurants Close By
- Tenant Improvement Allowance Available
- Developed and Managed by MSP Commercial
- Well Apportioned Suites for Smaller Tenants
- Card Key Access

Tessar Professional Building
 1099 Helmo Avenue N.
 Oakdale, MN 55128

Can you find the Yellow Line?

Picture your new office in
 the Tessar Professional
 Building!

Suites Available:

- Suite 110 – 2,612 RSF
- Suite 230 – 1,275 RSF
- Suite 220 – 3,861 RSF
- Suite 250 – 1,015 RSF
- Combined – 8,763 RSF



Building From Parking

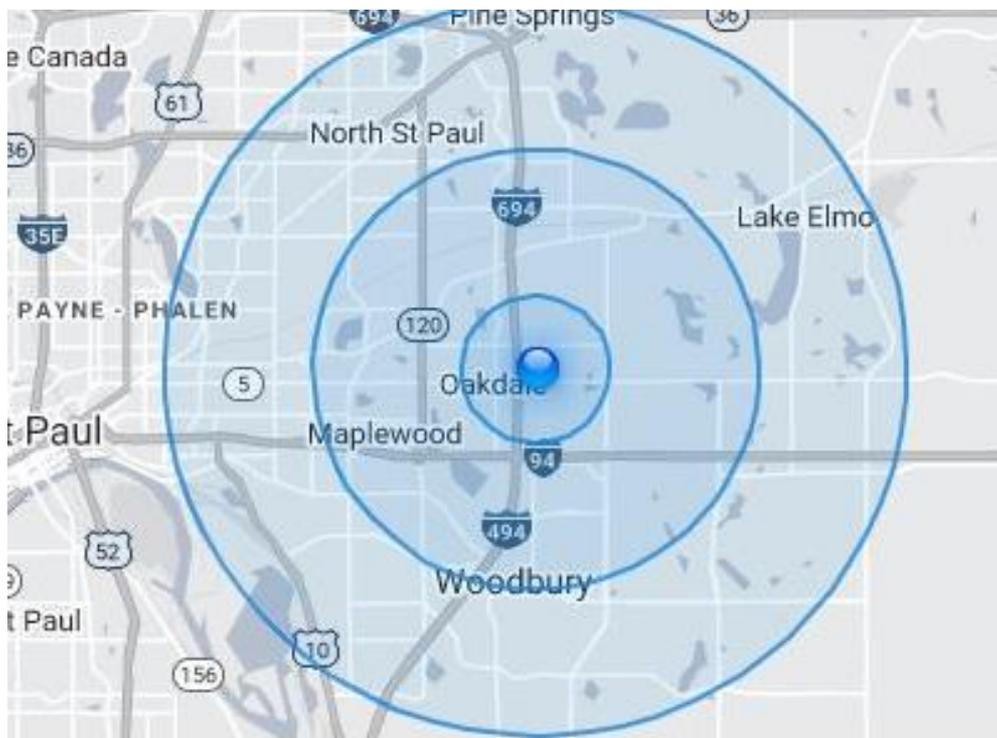
Building Lobby



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Demographics Data

	1 Mile	3 Miles	5 Miles
Total Households	3,370	20,763	62,111
Total Population	8,669	51,603	162,258
Population White	7,113	42,336	127,271
Population Black	529	3,207	11,680
Population Hispanic	368	2,782	9,375
Population Asian	602	3,815	15,713
Population Pacific Islander	0	0	6
Population American Indian	27	104	604
Population Other	123	581	1,907
Persons Per Household	2.6	2.5	2.6
Average Household Income	\$84,096	\$82,245	\$83,197
Average House Value	\$209,009	\$246,793	\$261,736
Average Age	36.2	36.4	36.2
Average Age Male	35	35.2	34.6
Average Age Female	37.7	38	37.5



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Suite 130 – 2,612 RSF

Total 1st Floor Space => 2,612 RSF

Each Suite has Water



1400 New Houses approved for construction

Parking Lot – 220 Spaces



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Total 2nd Floor Space => 6,151 RSF

Suite 220 – 3,861 SF

Each Suite has Water

Suite 230 – 1,015 SF

Suite 250 – 1,275 SF



==> 6,151 2nd Floor Rentable Square Feet

CenturyLink fiber already in the building. 1 GB up & down



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