

EDUCATIONAL/CLASSROOM SPACE FOR LEASE

MONTICELLO TRAINING CENTER - 406 E 7TH STREET, MONTICELLO, MN 55362



EASY ACCESS AND GREAT
VISIBILITY TO I-94!

PROPERTY DETAILS

- Building Size – 42,429 SF
- Vacancy – 20,714 SF
- Rates
 - Education/Classroom – \$15 PSF
 - CAM – \$4 PSF
 - Tenant Improvements – Turnkey, not to exceed \$35 PSF

THE OPPORTUNITY

- Easy access from I-94
- Great visibility from I-94
- Opportunity for newly remodeled educational/classroom space
- Easy access to local amenities and restaurants
- Immediate availability
- Economic lease rates
- Low operating costs
- Ample parking
- 19' clear ceiling height
- Local management
- Expansion capabilities


VANTAGE POINT
PARTNERS

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MONTICELLO TRAINING CENTER – MONTICELLO, MN



KEY PROPERTY DETAILS

TRAFFIC COUNTS — 2006

- I-94 – 56,000 vehicles per day
- Hwy 25 – 25,900 vehicles per day

Demographics - 2006	3 Mile	5 Mile	10 Mile
Population	14,919	25,443	87,315
Avg Age	33	33	33
Avg HH Inc.	\$63,022	\$66,320	\$75,526
Median HH Inc.	\$56,929	\$60,022	\$66,789