

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:** \$9.64 / \$5.99

Anchor Tenants:

Health East Clinic
Optimum Rehabilitation
Key Family Dental
Advanced Vision

Rentable Space:

Total 4,023 SF
Max Contiguous 4,023 SF
Min Divisible 1,475 SF



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KW Commercial
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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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| Housing | 2015 | | | 2016 Projection | | |
|------------------------------|----------|-----------|-----------|-----------------|-----------|-----------|
| | < 1 Mile | < 3 Miles | < 5 Miles | < 1 Mile | < 3 Miles | < 5 Miles |
| Total Estimated Households | 3,102 | 17,928 | 56,556 | 3,268 | 18,272 | 56,703 |
| Total Census 2010 Households | 2,934 | 18,621 | 56,270 | 2,934 | 18,621 | 56,270 |
| Average Household Size | 3.2 | 2.6 | 2.6 | N/A | N/A | N/A |
| Total Housing Units | 3,272 | 19,361 | 62,238 | 3,564 | 20,324 | 64,871 |
| Owner | 3,089 | 14,707 | 44,785 | 3,379 | 15,499 | 46,786 |
| Renter | 169 | 4,364 | 16,034 | 171 | 4,527 | 16,552 |
| Vacant Housing Units | 14 | 287 | 1,414 | 14 | 297 | 1,530 |

| Income | 2015 | | | 2016 Projection | | |
|-----------------------------|---------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| | < 1 Mile | < 3 Miles | < 5 Miles | < 1 Mile | < 3 Miles | < 5 Miles |
| Median Household Income | \$72,945 | \$56,791 | \$52,485 | \$73,627 | \$56,849 | \$52,534 |
| Aggregate Household Income | \$243,092,251 | \$1,141,806,192 | \$3,475,649,239 | \$260,208,107 | \$1,166,442,985 | \$3,519,812,812 |
| Average Household Income | \$79,212 | \$63,448 | \$60,353 | \$79,179 | \$63,315 | \$60,338 |
| Per Capita Household Income | \$25,165 | \$24,136 | \$22,817 | \$24,787 | \$23,962 | \$22,755 |

| Household Expenditures | 2015 | | | 2016 Projection | | |
|--------------------------|---------------|---------------|-----------------|-----------------|---------------|-----------------|
| | < 1 Mile | < 3 Miles | < 5 Miles | < 1 Mile | < 3 Miles | < 5 Miles |
| Total Annual Household | \$180,550,526 | \$892,576,704 | \$2,677,518,005 | \$193,659,749 | \$919,247,684 | \$2,720,165,207 |
| Average Annual Household | \$58,568 | \$48,716 | \$46,372 | \$59,060 | \$49,035 | \$46,684 |
| Food | \$7,142 | \$6,133 | \$5,889 | \$7,177 | \$6,123 | \$5,872 |

| Population By Age Group | 2015 | | | 2016 Projection | | |
|-------------------------|----------|-----------|-----------|-----------------|-----------|-----------|
| | < 1 Mile | < 3 Miles | < 5 Miles | < 1 Mile | < 3 Miles | < 5 Miles |
| 4 Years Old and Younger | 588 | 2,735 | 8,671 | 587 | 2,637 | 8,266 |
| 5 - 9 Years Old | 750 | 3,300 | 10,417 | 702 | 3,120 | 9,689 |
| 10 - 14 Years Old | 809 | 3,414 | 10,631 | 766 | 3,269 | 9,965 |
| 15 - 19 Years Old | 811 | 3,459 | 10,714 | 849 | 3,493 | 10,594 |
| 20 - 24 Years Old | 716 | 3,325 | 10,425 | 839 | 3,524 | 10,637 |
| 25 - 29 Years Old | 539 | 2,886 | 9,410 | 718 | 3,213 | 9,930 |
| 30 - 34 Years Old | 497 | 2,764 | 9,055 | 588 | 2,846 | 8,992 |
| 35 - 39 Years Old | 620 | 3,076 | 9,683 | 564 | 2,856 | 9,019 |
| 40 - 44 Years Old | 841 | 3,793 | 11,380 | 712 | 3,368 | 10,238 |
| 45 - 49 Years Old | 876 | 3,900 | 11,559 | 814 | 3,627 | 10,720 |
| 50 - 54 Years Old | 763 | 3,599 | 10,714 | 835 | 3,646 | 10,734 |
| 55 - 59 Years Old | 595 | 3,018 | 9,184 | 738 | 3,370 | 9,955 |



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1099 Helmo Avenue N, Oakdale MN 55128

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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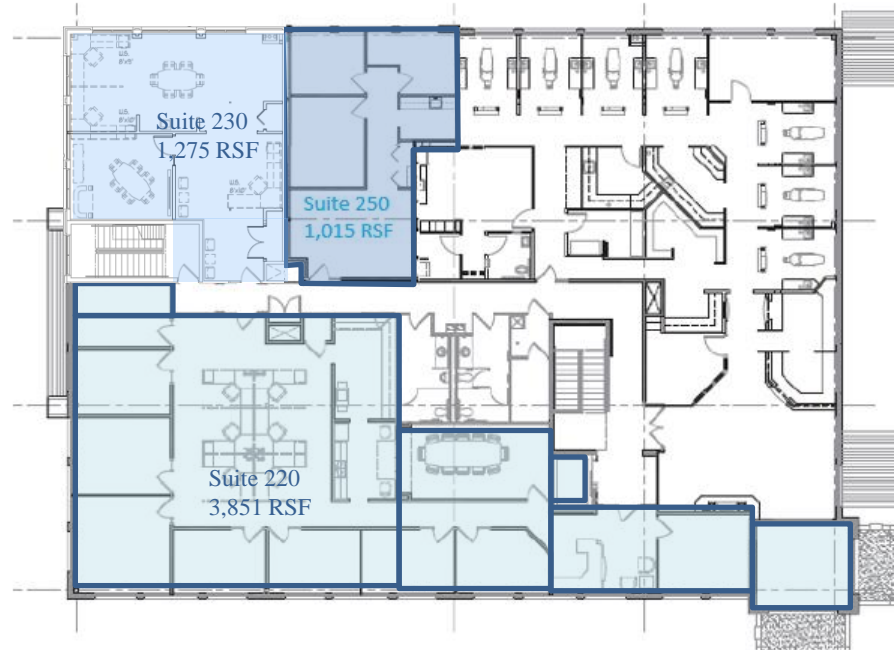
Total 2nd Floor Space => 6,151 RSF

Suite 230 – 1,275 SF

Each Suite has Water

Suite 250 – 1,015 SF

Suite 220 – 3,861 SF



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

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