

FOR SALE



28,460 SF Available
HILLWIND OFFICE CENTER
941 Hillwind Road NE | Fridley, MN 55432

Office center with fantastic access to entire metro area

Four-story building in convenient suburban location; built in 1987

Total building: 38,152 SF

Office: 28,460 SF

Garage: 5,679 SF

Storage, utilities & vertical penetration: 4,013 SF

Parking: 16 first floor, indoor/climate controlled spots and 74+ outside

On frontage road near I-694 and Hwy 65; across from Medtronic World Headquarters

Near Target, Petco, Lifetime Fitness, restaurants, hotels and more amenities



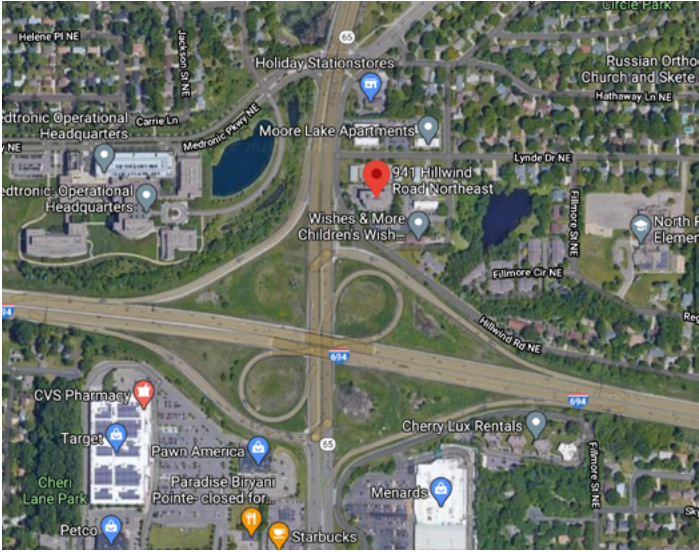
Jeff Salzbrun
612-788-1552

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CEGspaces.com

Commercial Equities Group
— Investment Real Estate Services

Price: \$3,200,000
2020 Est. Op. Expense: \$11.50 PSF

Office Building in a Convenient Suburban Location with Beautiful Setting

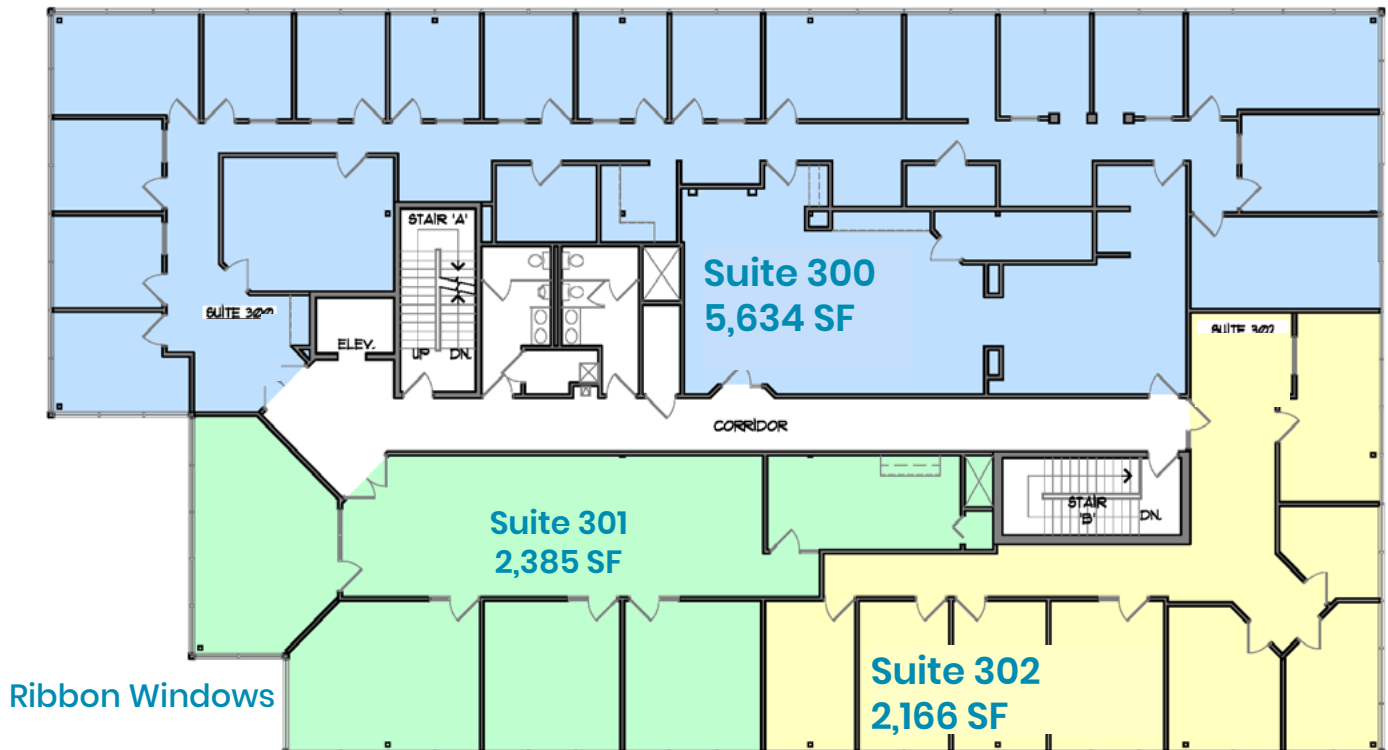
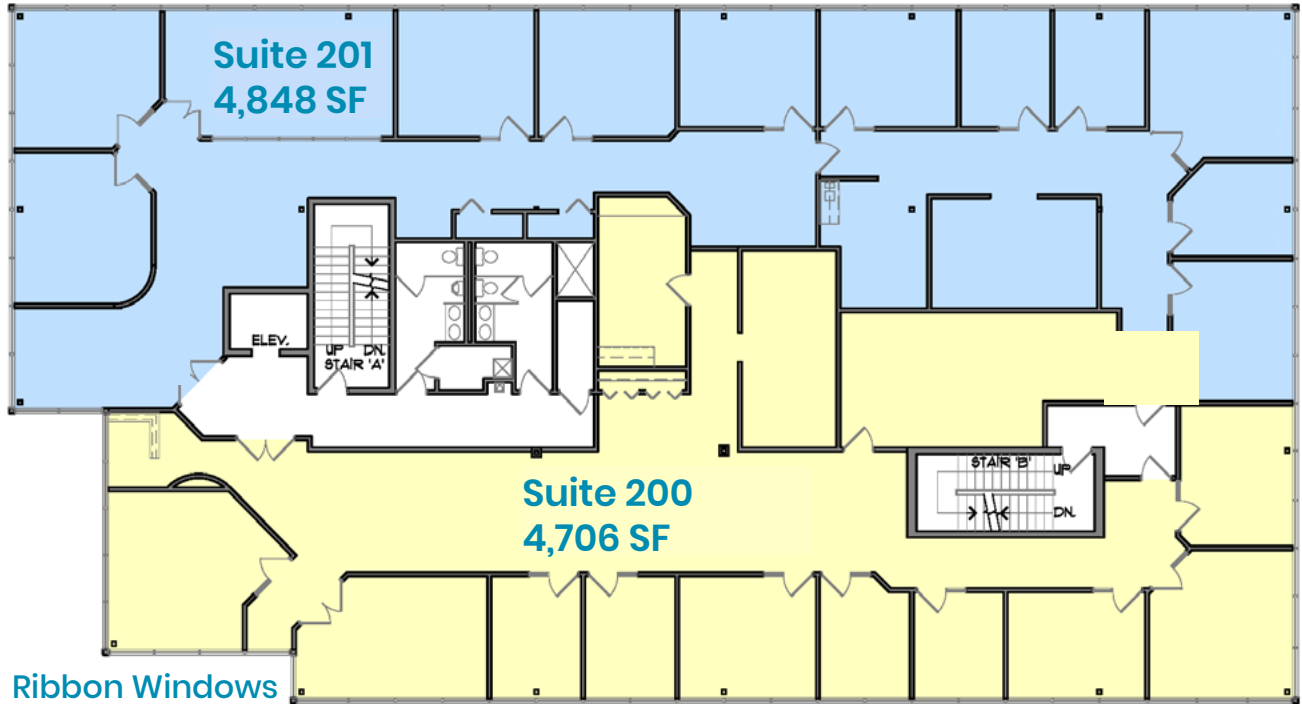


First Floor



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2nd & 3rd Floor



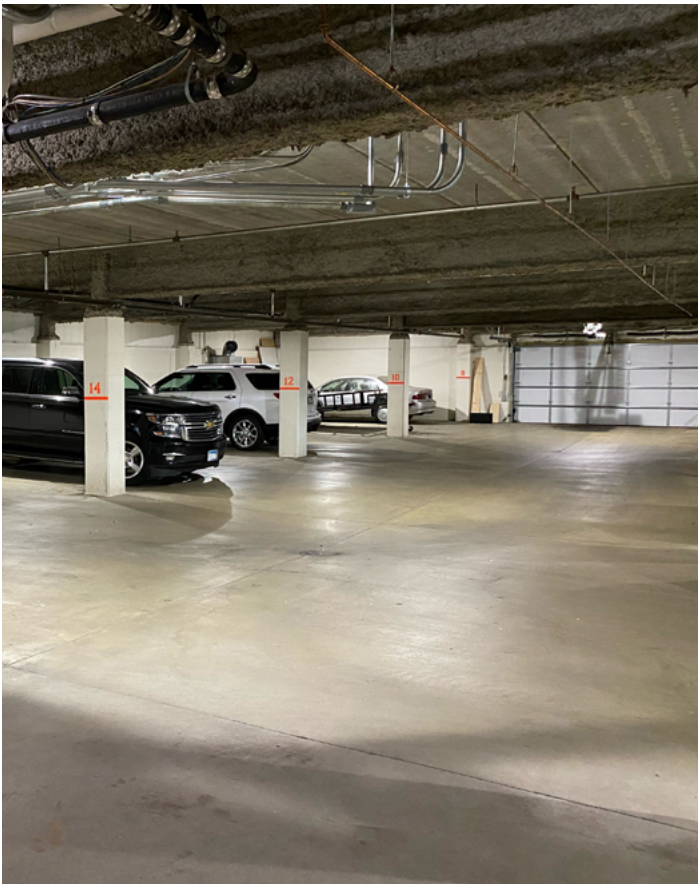
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Well-Lit Lobby and Ground Level Indoor Parking Garage



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Landscaped Grounds and Offices with Natural Light



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Interior Views



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