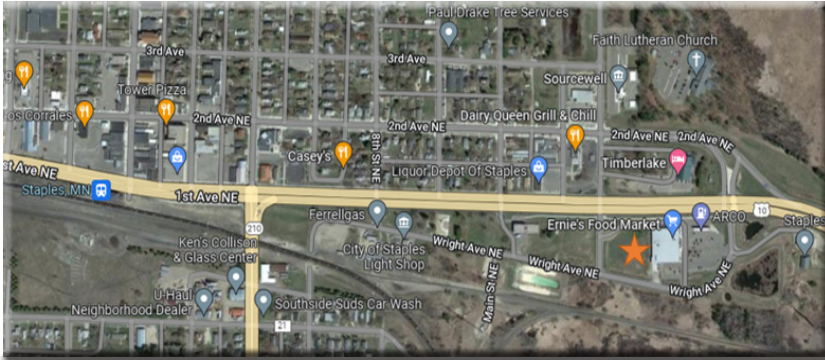


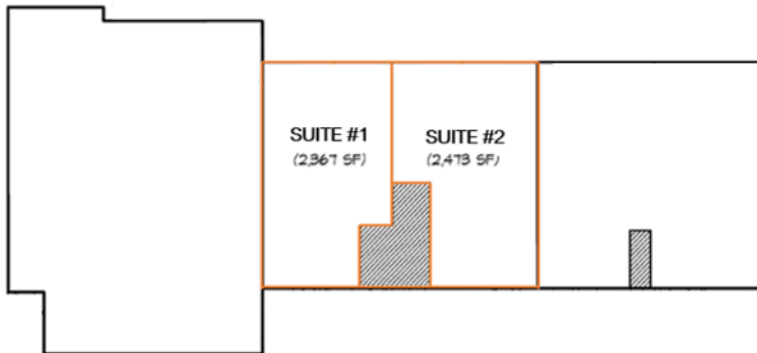
The Plaza

1210 US 10 E - Staples, MN 56479

- High visibility, high traffic location on Highway 10 on the east end of Staples



- Build to suit - two lease spaces remain available:
 - Suite #1 is 2,367 sq. ft.; \$2,761.50 per month base rent
 - Suite #2 is 2,473 sq. ft.; \$2,885.17 per month base rent



- Base lease rate (includes a finished basic shell and restroom): \$14.00/sq. ft.
- CAM (includes common area maintenance, lawn, snow removal, real estate taxes): \$5.00 sq. ft.
- Adjacent tenant is Twin Cities Orthopedics Therapy and Sports Performance Center
- Residential apartments located on the second level
- Highway 10 average daily traffic (ADT) of between 8,500 and 10,900



CONTACT: Brad Anderson | 218-894-8587 | bradanderson@lakewoodhealthsystem.com

