

# HILLWIND OFFICE CENTER

941 HILLWIND ROAD NE., FRIDLEY, MN 55432

FOR LEASE

BUILD TO SUIT



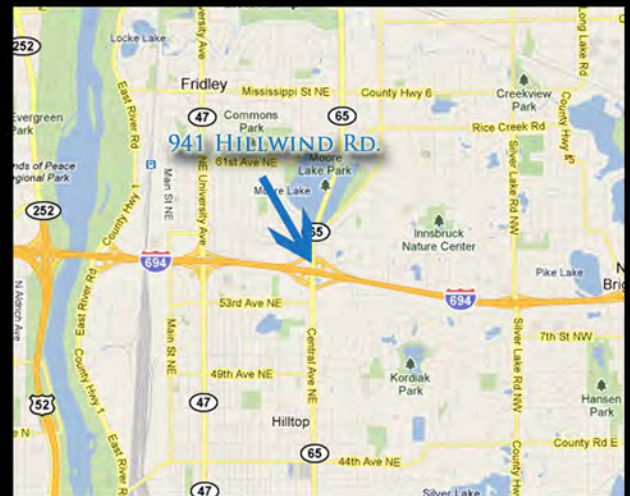
## LEASE RATES

NET LEASE RATE \$10.50 SF

2017 EST. OPERATING EXPENSE \$11.50 SF

(EXCLUDES GAS, ELECTRIC AND CLEANING)

- 1,648 - 12,706 S.F AVAILABLE
- WILL "BUILD TO SUIT"
- EXCEPTIONAL CLASS A BUILDING
- FANTASTIC ACCESS TO ENTIRE METRO AREA
- ACROSS FROM MEDTRONIC WORLD HEADQUARTERS
- FRONTAGE ON I-694 & HWY 65
- MANY AREA AMENITIES INCLUDING: TARGET, PETCO, RESTAURANTS, HOTELS AND LIFETIME FITNESS



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# ERSI

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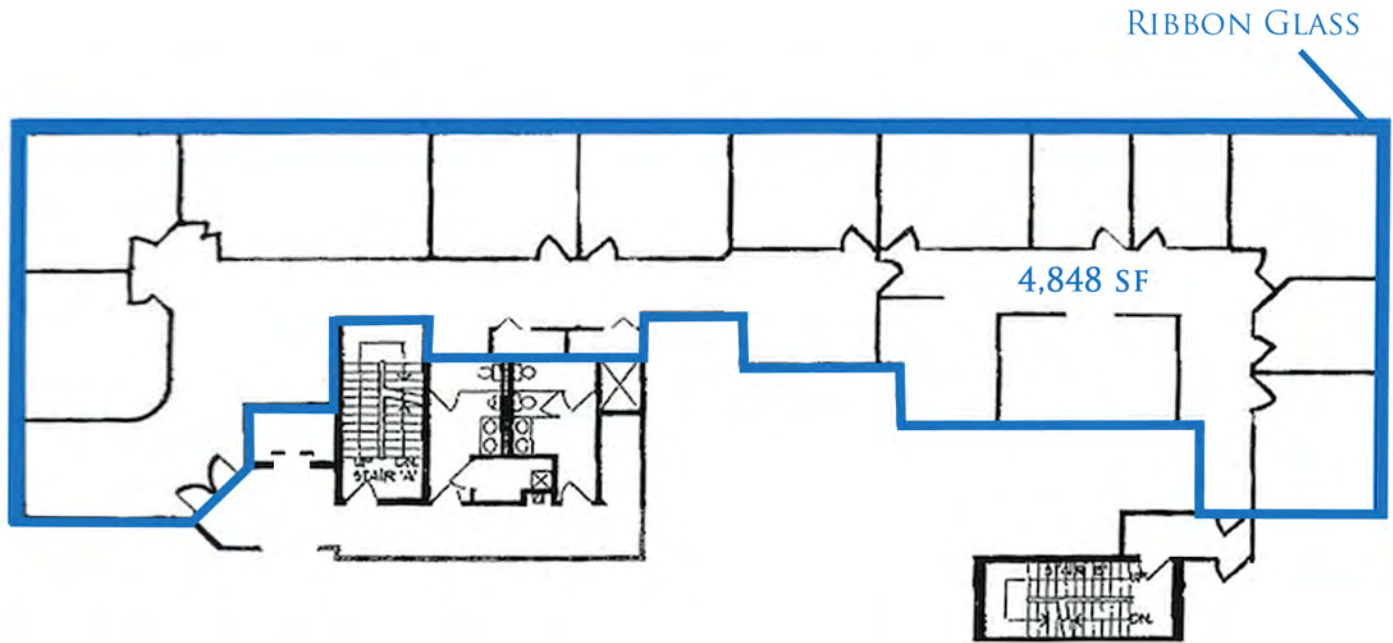


# HILLWIND OFFICE CENTER

941 HILLWIND ROAD NE., FRIDLEY, MN 55432

FOR LEASE

SECOND LEVEL FLOOR PLAN



UP TO 12,700 SF AVAILABLE



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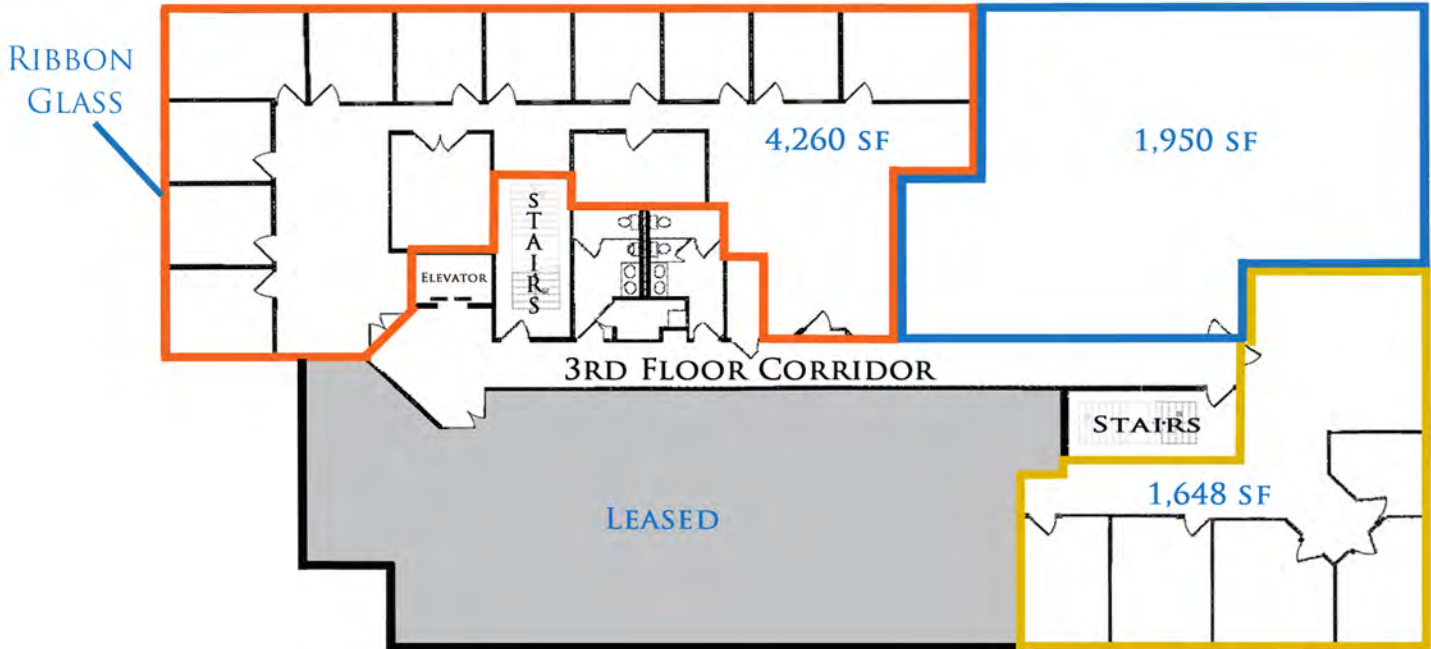


# HILLWIND OFFICE CENTER

941 HILLWIND ROAD NE., FRIDLEY, MN 55432

FOR LEASE

THIRD LEVEL FLOOR PLAN



UP TO 12,700 SF AVAILABLE



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