

# HILLWIND OFFICE CENTER

941 HILLWIND ROAD NE., FRIDLEY, MN 55432

FOR LEASE

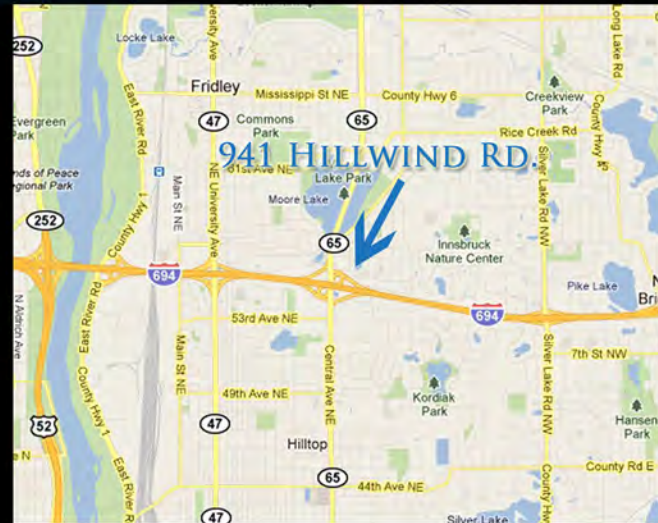
BUILD TO SUIT



## LEASE RATES:

OFFICE NET RENT \$ 10.50 SF  
2019 OP. EXP. \$ 11.50 SF

- 2,166 - 7,800 SF 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 INCLUDE: TARGET, PETCO, RESTAURANTS, HOTELS, LIFETIME FITNESS AND MORE.



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# ERSI

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REAL ESTATE  
SERVICES INC.

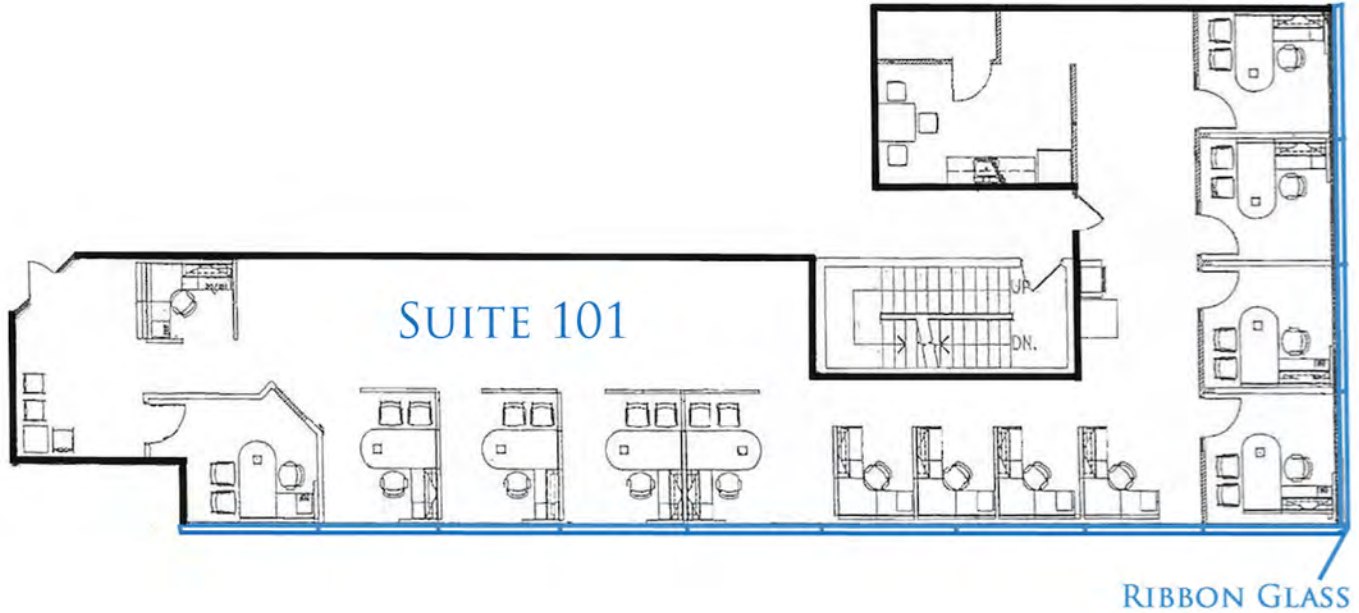
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FIRST LEVEL FLOOR PLAN



2,921 SF AVAILABLE



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FOR LEASE

THIRD LEVEL FLOOR PLAN

3RD FLOOR CONTIGUOUS SPACE 7,800 SF



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