

# Bohn Well Drilling Building

18190 Dairy Lane | Jordan, MN

FOR LEASE | OFFICE



## Highlights

- Office / Showroom Space for Lease
- 1,203 – 3,193 SF
- Attractive Newer Building
- Economical & Energy Efficient  
Geothermal
- 36 Surface Parking Spaces
- On-site management
- Less than 1 mile West of Hwy 13,  
Hwy 17 (Marschall Road) and Hwy  
282

## Surrounding Area



### Average Daily Traffic Volumes:

- |                                    |
|------------------------------------|
| ▪ Hwy 13: 7,000 VPD                |
| ▪ Hwy 282: 5,600 VPD               |
| ▪ Hwy 17/Marschall Road: 6,000 VPD |
| ▪ Combined: 18,600 VPD             |

### Demographics:

Miles	1	3	5
Population	83	3,545	21,838
Avg Income (\$)	150,870	147,561	136,501
Households	27	1,210	7,968

High Visibility

High Traffic

High Demand

For more information, please contact:

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REAL ESTATE | CONSTRUCTION | PROPERTY MANAGEMENT

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## Year Built / Renovated:

- 2006

## Zoning:

- I-1 Rural District

## Floors:

- 2

## Total Building Rentable Area:

- 44,710

## Suites Available:

- 3,193 SF
  - 1,203 SF
  - 1,990 SF

## Net Rate (\*annual escalations):

- \$10.00 per SF Office, Annual, NNN

## Operating Expenses & Real Estate Taxes:

- \$3.20 per SF, estimated
- (excludes Geothermal climate control, metered utilities, phone, cable, internet, janitorial, and rubbish removal)

## Terms of Lease:

- 5 year term preferred

## Parking:

- 36 surface parking spaces in common with other building tenants

## Fire / Life / Safety

- Wet fire system

## Building & Roof Construction:

- Pre-cast / Masonry structural steel building

## Building Climate Control:

- Geothermal Heating / Cooling

## Utility Services:

- Xcel / Voyant Communications

## Building Amenities:

- Building signage available
- On-site building management

## City of Jordan:

"The foundation of Jordan is built on a small town historic presence that supports quality services, collaboration, leadership and a well-planned future."

Mission Statement

"Living along the wooded bluffs and rolling hills of Scott County, the community of Jordan enjoys that warm country feeling of a small-town while being only minutes from the Twin Cities metropolitan area. High quality schools for your kids and great businesses to provide your services. People come here and become part of a community."

City of Jordan Facebook Page



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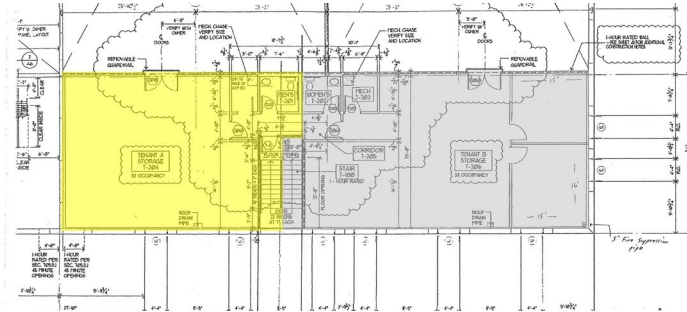
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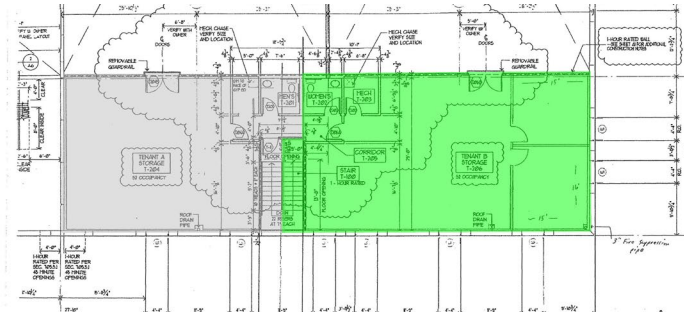
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## Floor Plan

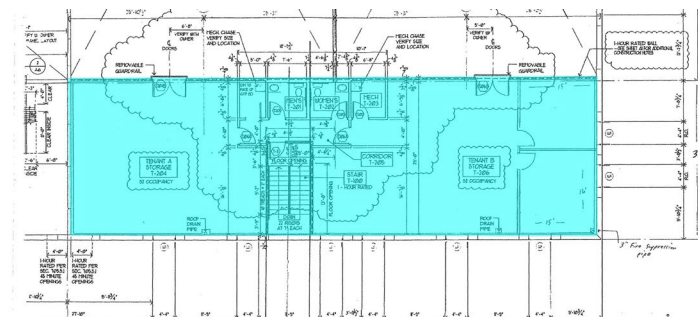
Option 1



Option 2



Option 3



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