

For Lease Office / Medical: Tessar Professional Building

Address: 1099 Helmo Avenue North, Oakdale, MN 55128

4,045 Rentable Square Feet Available

Rent: \$16.00 **Ops/Taxes:** \$14.73

Anchor Tenants:

Health East Clinic
Optimum Rehabilitation
Metro Dental

Rentable Space:

Total 4,045 SF
Max Contiguous 2,290 SF
Min Divisible 1,015 SF



Robert (RJ) Wolf
KW Commercial
O: 952/881-5900
C: 612/599-4323
E: rjwolf@kw.com

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Walking Tour [Click Here](#)
Inside Tour [Click Here](#)
LoopNet Listing [Click Here](#)

Gross Square Footage	28,727
Square Feet Leasable	4,045
Vacant	Yes
Operating Exp & Taxes*	12.54/SF
* Excludes Utility & Cleaning	
TI Allowance	Negotiable
Direct / Sublease	Direct
Controlled Intersection	NO
Space Condition	2nd Generation



LOCATION:

Building offers great access to 694 just off 10th street.

Two Locations for Signage.

Area Businesses:

Animal Emergency Clinic

Cimarron Golf Course

Oakmarsh Golf Course

IHOP, Pizza Man & Quiznos

Burger King, Papa Murphy's

PROPERTY INFORMATION:

- Ideal for General Clinic of Specialty Practice
- Two Story Building with Elevator
- Handicap Accessible
- Ample Parking
- Near Numerous Restaurants Close By
- Tenant Improvement Allowance Available
- Developed and Managed by MSP Commercial
- Well Apportioned Suites for Smaller Tenants
- Card Key Access

1099 Helmo Avenue N.
Oakdale, MN 55128

Can you find the Yellow Line?

Picture your new office in
the Tessar Professional
Building!

Suites Available:

- Suite 120 – 1,755 SF
- Suite 230 – 1,275 SF
- Suite 250 – 1,015 SF
- Combined – 2,190 SF



Building From Parking

Building Lobby



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Housing	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	3,102	17,928	56,556	3,268	18,272	56,703
Total Census 2010 Households	2,934	18,621	56,270	2,934	18,621	56,270
Average Household Size	3.2	2.6	2.6	N/A	N/A	N/A
Total Housing Units	3,272	19,361	62,238	3,564	20,324	64,871
Owner	3,089	14,707	44,785	3,379	15,499	46,786
Renter	169	4,364	16,034	171	4,527	16,552
Vacant Housing Units	14	287	1,414	14	297	1,530

Income	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Median Household Income	\$72,945	\$56,791	\$52,485	\$73,627	\$56,849	\$52,534
Aggregate Household Income	\$243,092,251	\$1,141,806,192	\$3,475,649,239	\$260,208,107	\$1,166,442,985	\$3,519,812,812
Average Household Income	\$79,212	\$63,448	\$60,353	\$79,179	\$63,315	\$60,338
Per Capita Household Income	\$25,165	\$24,136	\$22,817	\$24,787	\$23,962	\$22,755

Household Expenditures	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Annual Household	\$180,550,526	\$892,576,704	\$2,677,518,005	\$193,659,749	\$919,247,684	\$2,720,165,207
Average Annual Household	\$58,568	\$48,716	\$46,372	\$59,060	\$49,035	\$46,684
Food	\$7,142	\$6,133	\$5,889	\$7,177	\$6,123	\$5,872

Population By Age Group	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
4 Years Old and Younger	588	2,735	8,671	587	2,637	8,266
5 - 9 Years Old	750	3,300	10,417	702	3,120	9,689
10 - 14 Years Old	809	3,414	10,631	766	3,269	9,965
15 - 19 Years Old	811	3,459	10,714	849	3,493	10,594
20 - 24 Years Old	716	3,325	10,425	839	3,524	10,637
25 - 29 Years Old	539	2,886	9,410	718	3,213	9,930
30 - 34 Years Old	497	2,764	9,055	588	2,846	8,992
35 - 39 Years Old	620	3,076	9,683	564	2,856	9,019
40 - 44 Years Old	841	3,793	11,380	712	3,368	10,238
45 - 49 Years Old	876	3,900	11,559	814	3,627	10,720
50 - 54 Years Old	763	3,599	10,714	835	3,646	10,734
55 - 59 Years Old	595	3,018	9,184	738	3,370	9,955



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Tessar Professional Building

1099 Helmo Avenue North, Oakdale, MN 55128

Suite 120

1,755 RSF



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Tessar Professional Building

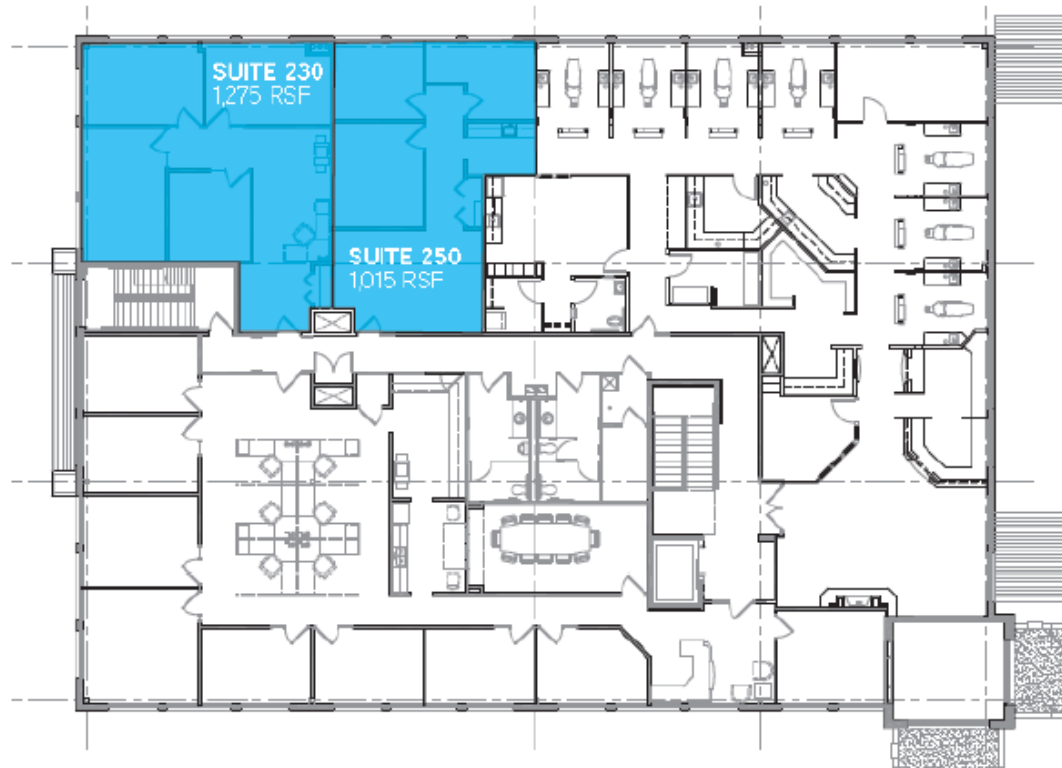
1099 Helmo Avenue North, Oakdale, MN 55128

Suite 230

Suite 250

1,275 RSF

1,015 RSF



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