







BUILDINGS WITH VACANCY

BUILDING NAME ADDRESS	CONTACT INFORMATION	BUSINESSES	BUILDING SIZE (Sq Ft)	YEAR BUILT	ZONING	AVAILABLE SQ FT	LEASE RATE	SIGNAGE & AMENITIES
 16511 ANNA TRAIL 16511 Anna Trail Prior Lake, MN 55372	Mark Schmidtbauer Creative Graphics (952) 447-5044 mark@cgpl.com	Creative Graphics Insurance Company	8,088	1979	C-2	1,200 sq. ft.	-	Faces Highway 13 Great Signage Great Access to Hwy 13 Near banks and shopping
 CROSSROADS PROFESSIONAL BUILDING 6880 Boudin Street Prior Lake, MN 55372	Mike Whalen EFH Company (952) 890-6450 mwhalen@efhco.com	NAPA Buffet Palace Kids Count Daycare Atune Chiropractic Rosie Posie Ivy Nails	30,000	2010	C-2 General Business	9,000 sq. ft. divisible to 1,200 sq. ft.	-	Tenant improvement allowance Signage as permitted by code
 RIVER BLUFF PROFESSIONAL BUILDING 14033 Commerce Avenue Prior Lake, MN 55372	Bob PO Box 369 Prior Lake, MN 55372 (952) 440-0927	Prior Lake State Bank State Farm Insurance Allina Medical Clinic	10,000	1985	C-1 Neighborhood Commercial	5,000 sq ft	-	Building signage available
 14070 COMMERCE AVE 14070 Commerce Ave Prior Lake, MN 55372	Deno Howard (612) 210-1593	Susan Block DDS Farmers Insurance Group Prior Lake-Spring Lake Watershed District	6,040	1999	C-1 Neighborhood Commercial	(1) 1,424 usable sq. ft.. 1,650 rentable sq. ft.. (2) 900 usable sq. ft. 1,043 rentable sq. ft.	-	Monument signage Great parking & visibility Close to Hwy 13 and Co. Rd. 42
 CROSSROADS PROFESSIONAL BUILDING 14120 Commerce Ave Prior Lake, MN 55372	Dr. Wayne Hines Dr. Charles Puffer (952) 447-2020	Crossroads Optometry Clinic Charles Puffer DDS	7,000	2005	C-1 Neighborhood Commercial	1,000 sq. ft.	-	Building signage available
 NORTHLAKE OFFICE CENTER III 14162 Commerce Ave Prior Lake, MN 55372	David Stalsberg Krause Anderson Realty Co (952) 948-9393 dstalsberg@karealty.com	ExoStat Medical, Inc. Lifestyle Counseling Services	9,341	1997	C-1 Neighborhood Commercial	3,120 sq. ft. 1,245 sq. ft. 1,880 sq. ft.	\$13.00 NNN	Flexible on uses as permitted by code. Pylon/monument signage is available. Flexible on lease terms.





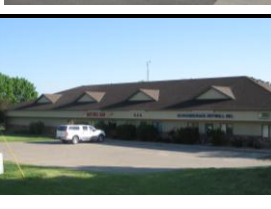
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 <p>NORTHLAKE OFFICE CENTER I 14198 Commerce Ave Prior Lake, MN 55372</p>	David Stalsberg Krause Anderson Realty Co (952) 948-9393 dstalsberg@karealty.com	Edina Realty Learning Power Academic AB&B Insurance	10,982	1987	C-1 Neighborhood Commercial	895 sq. ft. 708 sq. ft. 1,352 sq. ft.	\$13.00 NNN	Great visibility from Hwy 13 Boulevard & building signage High traffic area Easy access Flexible on lease terms.
 <p>PRIOR LAKE STATE BANK 16677 Duluth Ave Prior Lake, MN 55372</p>	Debbies Holmes PO Box 369 (952) 440-0946	Prior Lake State Bank Prior Lake State Agency		1979	C-2 General Business	200 sq. ft. 200 sq. ft. 50 sq. ft.	-	Signage available
 <p>PRIOR LAKE LIBRARY 16210 Eagle Creek Ave SE Prior Lake, MN 55372</p>	Kelly Meyer Assistant City Manager (952) 447-9802 meyer@cityofpriorlake.com	City of Prior Lake Library		2006	TC Town Center	490 sq. ft.	-	Storage space Ancillary meeting room as available
 <p>REMAX BUILDING 16268 Eagle Creek Ave SE Prior Lake, MN 55372</p>	Richard Gross ReMax Home Realty 952-440-7653	ReMax Home Realty	2,187	1969	TC Town Center	5 private offices: 110 sq. ft.	-	Utilities paid (tenant would be responsible for phone & internet) 11 contract parking spaces available Entire building also for sale
 <p>PRIOR LAKE BUSINESS CENTER 16873 Fish Point Road Prior Lake, MN 55372</p>	Ryan Krzmarzick Welsh Companies (952) 897-7872 rlk@welshco.com		46,549	1995	C-3 Business Park	OPTION 1: 4,385 sq. ft. office 32,348 sq. ft. warehouse 9,816 sq. ft. mezz, 2 drive-ins 3 docks with levelers OPTION 2: 4,500 sq. ft. mezz 4,500 sq. ft. production 12,900 sq.ft. warehouse 1 dock with leveler, 1 drive in	\$8.50 psf (office) \$4.50 psf (warehouse) CAM & Taxes \$2.50 psf	19' ceiling height
 <p>GATEWAY PROFESSIONAL BUILDING 15870 Franklin Trail Prior Lake, MN 55372</p>	Howard Olson Vonnie Gateway Dental Center (952) 440-1212	Olson Dental Realty House Ivex Mortgage	6,732	1974	C-2 General Business	400+ sq. ft. 2 office & reception	-	
 <p>LAKE PARK PLACE</p>	Chad Dill	Refund Partners	10,367	1960	C-2	4,000	Contact us for	Window offices w/ great views

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 PROFESSIONAL BUILDING 15815 Franklin Trail Prior Lake, MN 55372	chadd@norex.net (952) 447-8898 x274	Pivotal Advisors J.B. Woodfitters United Financial Planners, Dana Anderson Darlene Merchant, Licensed Psychologist		Additions & remodels 1985, 1987 1994	General Business		special promotions	Close to Lakefront Park Atrium, showers/lockers Lunch room, conference room Available signage Satellite wiring, fiber optic ready Heating zones
 NORTHGATE CENTER 15875 Franklin Trail Prior Lake, MN 55372	Kevin LaCasse Greystone Commercial (651)430-2024 klacasse@greystone-commercial.com	Salon Pacific Value Plus Cleaners Leeanns Dance & Fitness	15,214	1999	C-2 General Business	11,162 9,810 max 500 min	Contact Agent Tax/ops \$5.85 psf	Space will work for office, retail or showroom. Next to New elementary school Excellent condition Growing Prior Lake area
 5116 GATEWAY STREET 5116 Gateway Street Prior Lake, MN 55372	Paul Lemke Lemke Chiropractic (952) 440-2225 p.lemke@mchsi.com	Lemke Chiropractic Prior Lake Orthodontist Minnesota Eye Consultants Edward Jones Investments Montessori/Day Care Center	5,315	1997	C-2 General Business	1,220 sq. ft.	\$12 - \$14 NNN	Direct frontage on Hwy 13 Great visibility Independent door access
 GATEWAY CENTER 5119 Gateway Street Prior Lake, MN 55372	Matt Klein Colliers MN (612) 347-9362 mklein@ctmt.com	Pizza & Pasta McGeez Closet Prior Lake Shoe Repair Salon	24,937	1979	C-2 General Business	11,830	\$10.00 psf (net)	Signage: wall & pylon
 ROCK CREEK PLAZA 16180 Hastings Ave Prior Lake, MN 55372	Michael Kendall Property Manager (612) 644-3679 mikendall@comcast.net	D. Copperfield Jeweler Rock Creek Companies	17,124	2006	TC Town Center	1,500 sq ft/ main floor 4,500 sq ft/2nd floor Will subdivide the second floor space to accommodate smaller tenants	-	Great downtown location High traffic intersection High-end finishes Classy foyer/lobby Retail/general office
 16075 HIGHWAY 13 16075 Highway 13 Prior Lake, MN 55372	John Bizal Midwest Military Metals (952) 440-8778	Midwest Military Metals	8,400	1960	C-2 General Business	1.9 Acres 8,400 Sq. Ft.	-	

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 <p>SOUTH LAKE VILLAGE 16731 Highway 13 Prior Lake, MN 55372</p>	<p>Steve Dombrovski Suntide Realty (651) 603-0321 Steve@suntide.com</p>	<p>Village Market Dry Cleaning Station Fantastic Sams TJ Hooligans Minnesota Nails Village Liquor Wireless Depot</p>	70,925	1975 reconstructed 2004-2005	TC Town Center	<p>Suite 109: 1,386 sq. ft. Suite 110: 1,862 sq. ft. Suite 117: 1,008 sq. ft. Suite 118: 970 sq. ft. Suite 120: 5,427 sq. ft. Suite 125: Up to 10,000 sq ft</p>	\$12-16 psf, NNN	<p>Recent building renovation Grocery store anchored</p>
 <p>16189 MAIN AVENUE 16189 Main Avenue Prior Lake, MN 55372</p>	<p>Debbie McGahey Edina Realty (612) 750-0018 debbiemcgahey@edinarealty.com</p>	<p>Car Quest Auto Parts Chamber of Commerce Shadow Lights Primerica Financial Kala Counseling Services Ignite Sales Management Brand Construction</p>	10,353	1950	TC Town Center	<p>320 sq. ft. street level with half bath</p> <p>160 sq. ft. (private 1 room office)</p>	<p>\$450/month</p> <p>\$225/month</p>	<p>1 year lease required Lowest rents in downtown Locally owned and managed Rent includes utilities</p>
 <p>THE GALLEON 16221 Main Avenue Prior Lake, MN 55372</p>	<p>John Dennis Dennis Investments (612) 376-9744 dennisinv@aol.com</p>	<p>BLS Embroidery, Inc. Midwest Promotional Specialists Sauter Insurance Exchange Midwest Fabric Association</p>	9,714	1900	TC Town Center	<p>644 sq. ft. 168 sq. ft.</p>	<p>\$425/month \$75/month</p>	Rent includes utilities
 <p>VILLAGE COMMERCE 4719 Park Nicollet Av SE Prior Lake, MN 55372</p>	<p>Chad Anvary Welsh Companies (952) 897-7719 canvary@welshco.com</p>	<p>New Market Bank CPA Firm R James Investment Title Co.</p>	22,657	2006	C-2 General Business	<p>Suite 130: 2,622 sq. ft. Suite 150: 3,259 sq. ft. Suite 240: 1,469 sq. ft. Suite 230: 2,062 sq. ft. Suite 250: 3,548 sq. ft.</p>	\$11 psf	Class "A" Building
 <p>16980 WELCOME AVENUE 16980 Welcome Ave Prior Lake, MN 55372</p>	<p>Richard Swenson (218) 947-4129</p>	<p>Metro Air Shoenberger Drywall</p>	11,000	1990	I-1 General Industrial	<p>1,800 sq. ft. Total (300 sq. ft. office) (1,500 sq. ft warehouse)</p>	-	<p>Heated/lighted warehouse 1 service door 1 overhead door</p>