

# FOR LEASE

RIVER VALLEY PROFESSIONAL  
1701 CURVE CREST BLVD  
STILLWATER, MN

**GENEROUS TI  
INCENTIVES OFFERED!**



**1,750 - 3,585 SF**

**Build-to-suit Office Space Available**

***Aggressive Gross Rental Rates***



COMMERCIAL REAL ESTATE SERVICES

**Jon Whitcomb** Broker / Owner

1950 Northwestern Ave N #101  
Stillwater, MN 55082

Cell 651.283.4884  
Office 651.351.5005

Email Jon@MetroEastCRE.com  
Web [www.MetroEastCRE.com](http://www.MetroEastCRE.com)



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Professional office building conveniently located on Curve Crest Boulevard in Stillwater. Featuring easy access to Hwy 36 and County Road 5, nearby many area amenities including HealthPartners Stillwater Medical Group and Lakeview Hospital.

## Property Information

Building Size:	17,100 SF
Available SF:	3,585 SF* *Divisible to Approximately 1,750 SF
Asking Rate:	Below Market Gross Lease Rate
TI Allowance:	Generous TI Package Available
Year Built:	1980
Stories:	One (1)
Parking:	105 surface stalls
Lot Size:	3.08 Acres
Class:	B
Signage:	Monument and Directory
Co-Tenants:	<ul style="list-style-type: none"><li>Northway Academy</li><li>Carlson Dental Group</li></ul>



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**Common Area / Main Entrance**



**Suite Entrance**



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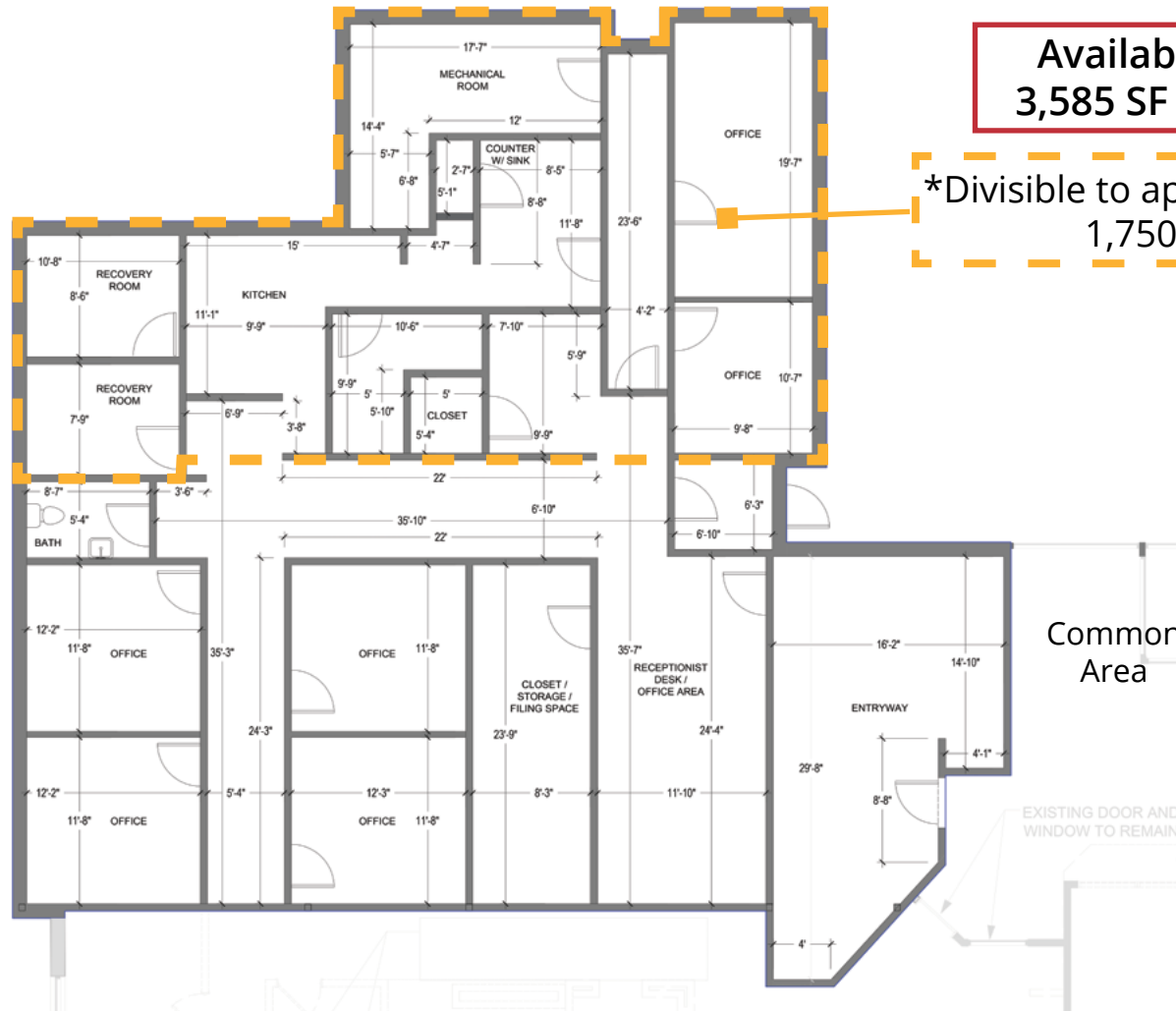
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## Floor Plan



Virtual  
Walkthrough



Available SF:  
3,585 SF Total\*

\*Divisible to approximately  
1,750 SF

Common  
Area



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## Area Demographics



### Total Population:

1 Mile:	3 Miles:	5 Miles:
7,064	32,458	47,207



### Workday Population:

1 Mile:	3 Miles:	5 Miles:
7,880	28,165	41,109



### Total Households

1 Mile:	3 Miles:	5 Miles:
3,117	12,507	18,058



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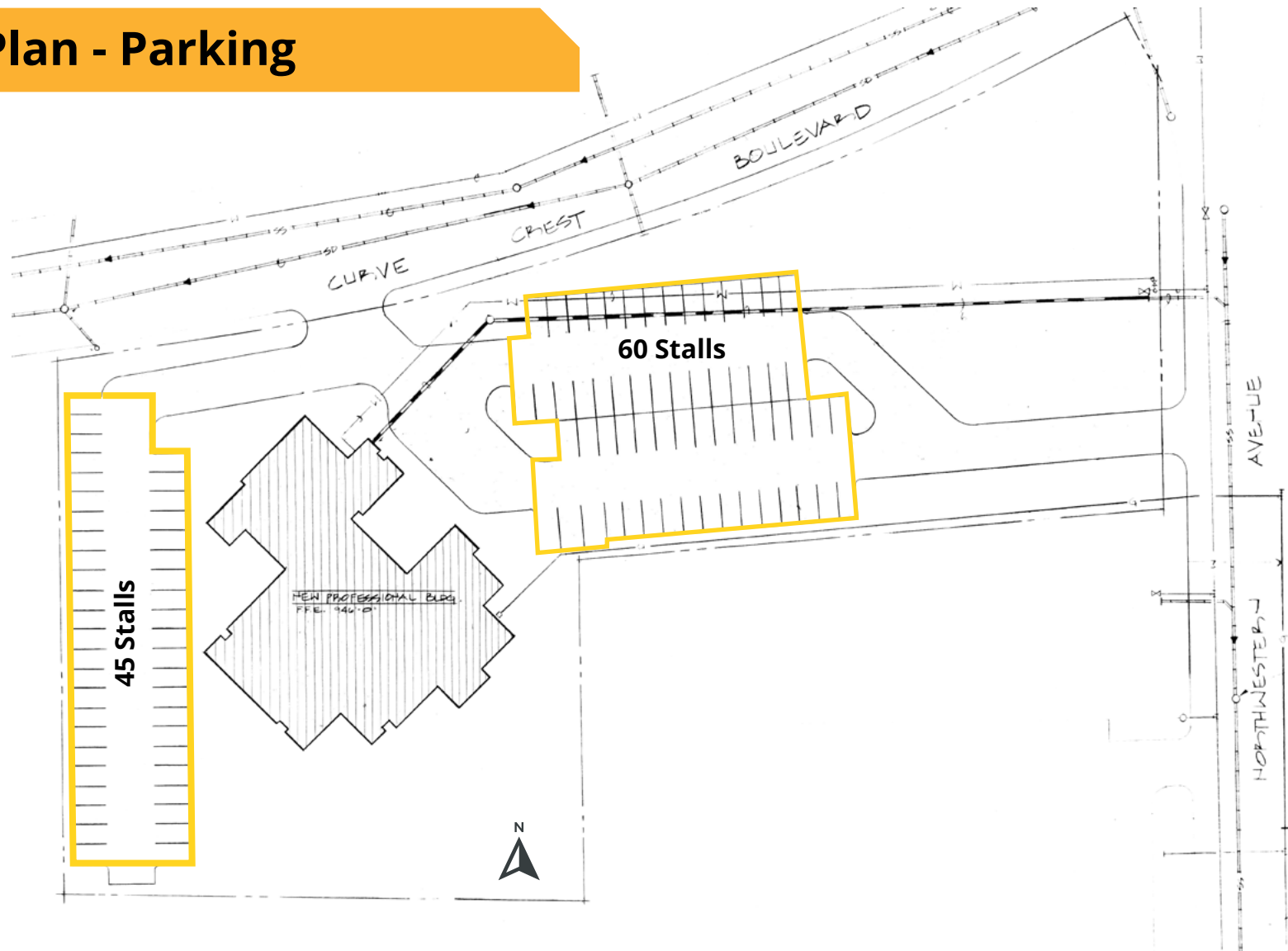
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## Site Plan - Parking



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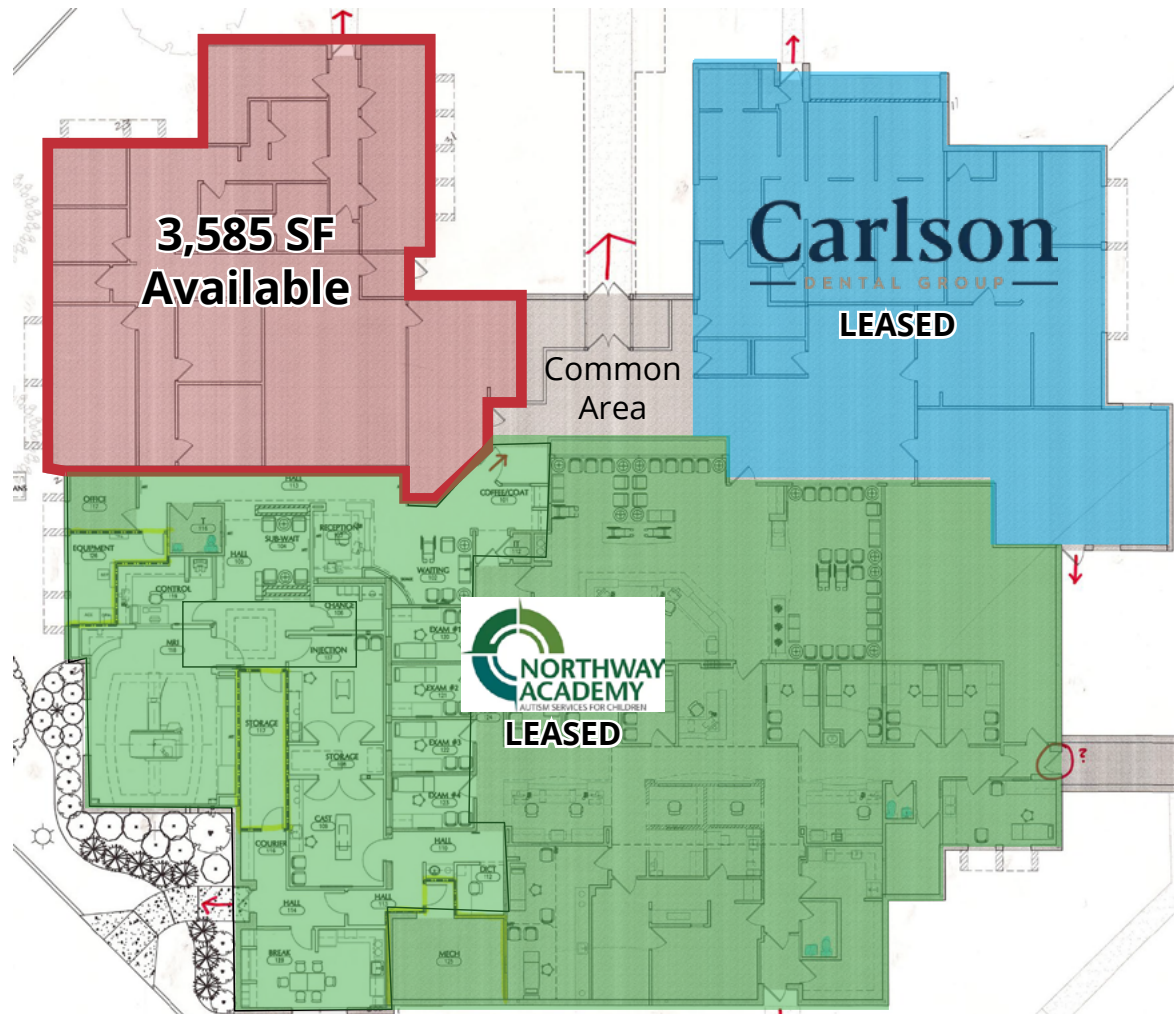
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## Site Plan - Co-Tenants



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