



For Lease

Monticello Dental Specialty Building - LEASE

3880 Deegan Avenue, Monticello, MN 55362



PROPERTY DESCRIPTION

This is a rare opportunity to occupy a medical office building ideally located just minutes from the I-94 interchange for exceptional regional connectivity. Currently home to a dental clinic, the property offers 3,614 SF of turn-key space. Positioned within a professional business park, the building benefits from high visibility along Minnesota State Highway 25, with over 15,000 vehicles per day (AADT, 2024), ensuring convenient access for patients and visitors from surrounding communities such as Becker, Big Lake, and St. Michael.

2026 Est. Tax & Ops
\$19.45 psf Total (includes in-suite utilities and in-suite janitorial). Tenant responsible for telecommunications.

PROPERTY HIGHLIGHTS

- Single-story layout: with three suites and a common area lobby.
- Established Co-Tenants: Dentistry For Children and Central MN Orthodontics.
- Modern Construction: Built in 2017, designed for medical use.
- Zoning: B-4 - Regional Business District.
- Ample Parking: 53 dedicated stalls for staff and visitors.

OFFERING SUMMARY

LEASE RATE:	\$25.00 SF/yr (NNN)
AVAILABLE SF:	3,614 SF
BUILDING SIZE:	10,555 SF



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NOTABLE SUITE ATTRIBUTES FOR 3,614 SF:

- Multiple patient rooms equipped with sinks
- Spacious lobby with ample seating
- Dedicated lab space
- Generous storage areas
- Quality craftsmanship and modern finishes
- Efficient, well-designed layout
- Ample natural light throughout
- Wide, accessible hallways



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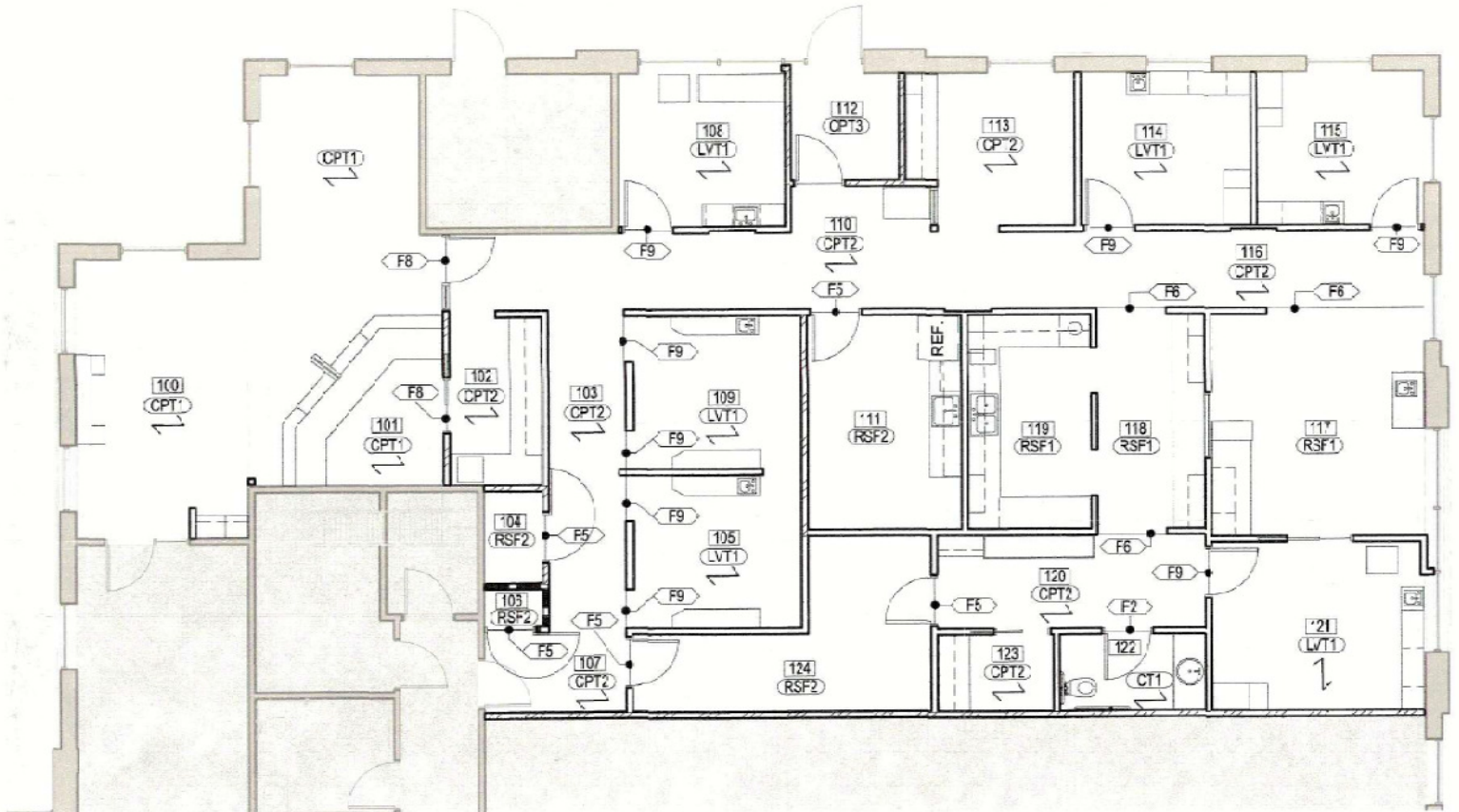




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