

**FOR LEASE**



**1,500–7,800 SF Available**  
**HILLWIND OFFICE CENTER**

941 Hillwind Road NE | Fridley, MN 55432

**Class A office building with fantastic access to entire metro area**

On frontage road near I-694 and HWY 65

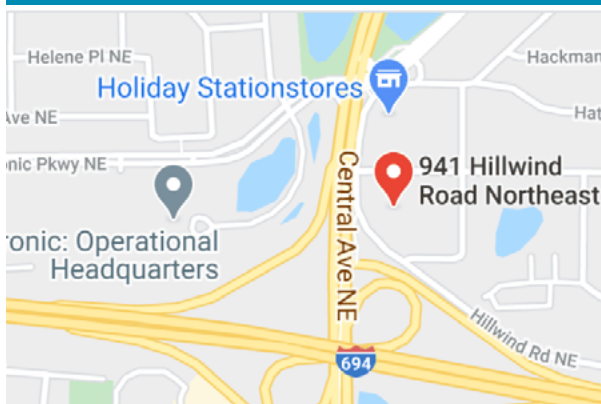
Convenient suburban location

Across from Medtronic World Headquarters

Near Target, Petco, Lifetime Fitness, restaurants, hotels and more amenities

Will build to suit

First floor above ground level, indoor and climate controlled parking



**Jeff Salzbrun**

612-788-1552

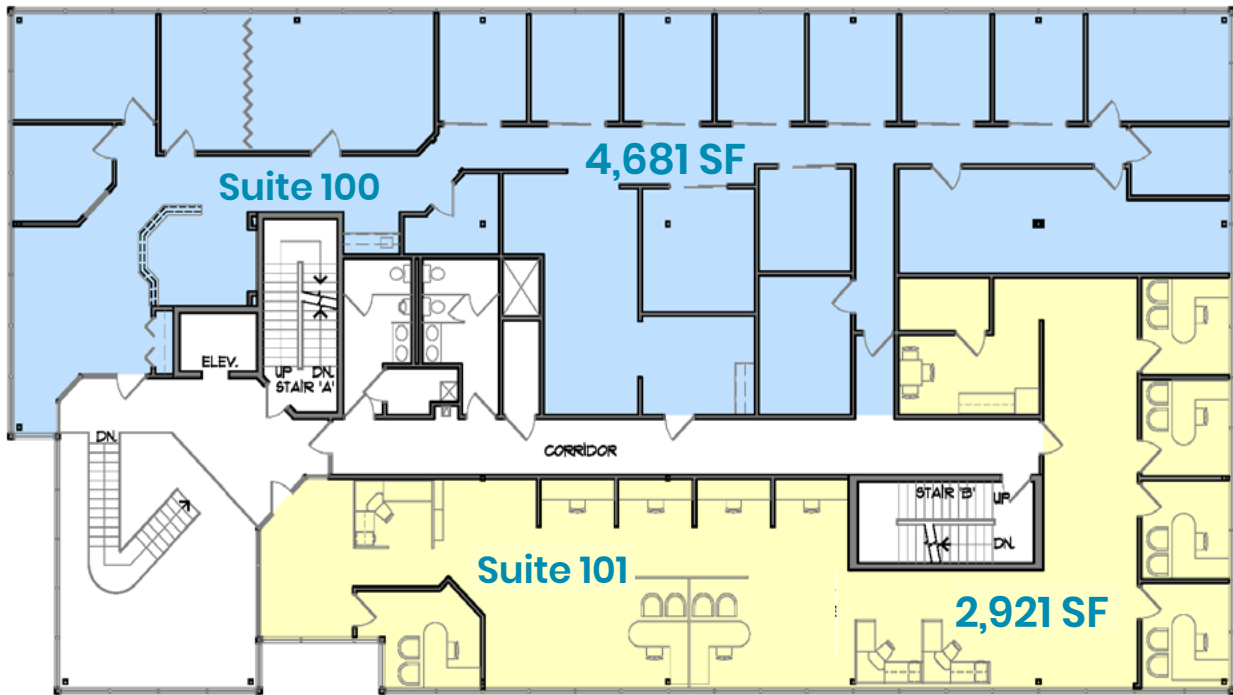
[jeff@CEGspaces.com](mailto:jeff@CEGspaces.com)

[CEGspaces.com](http://CEGspaces.com)

**Commercial** Equities Group  
— Investment Real Estate Services

**Office Net Rent: \$10.50 PSF**  
**2020 Est. Op. Expense: \$11.50 PSF**

## First Floor | Build to Suit



Ribbon Windows

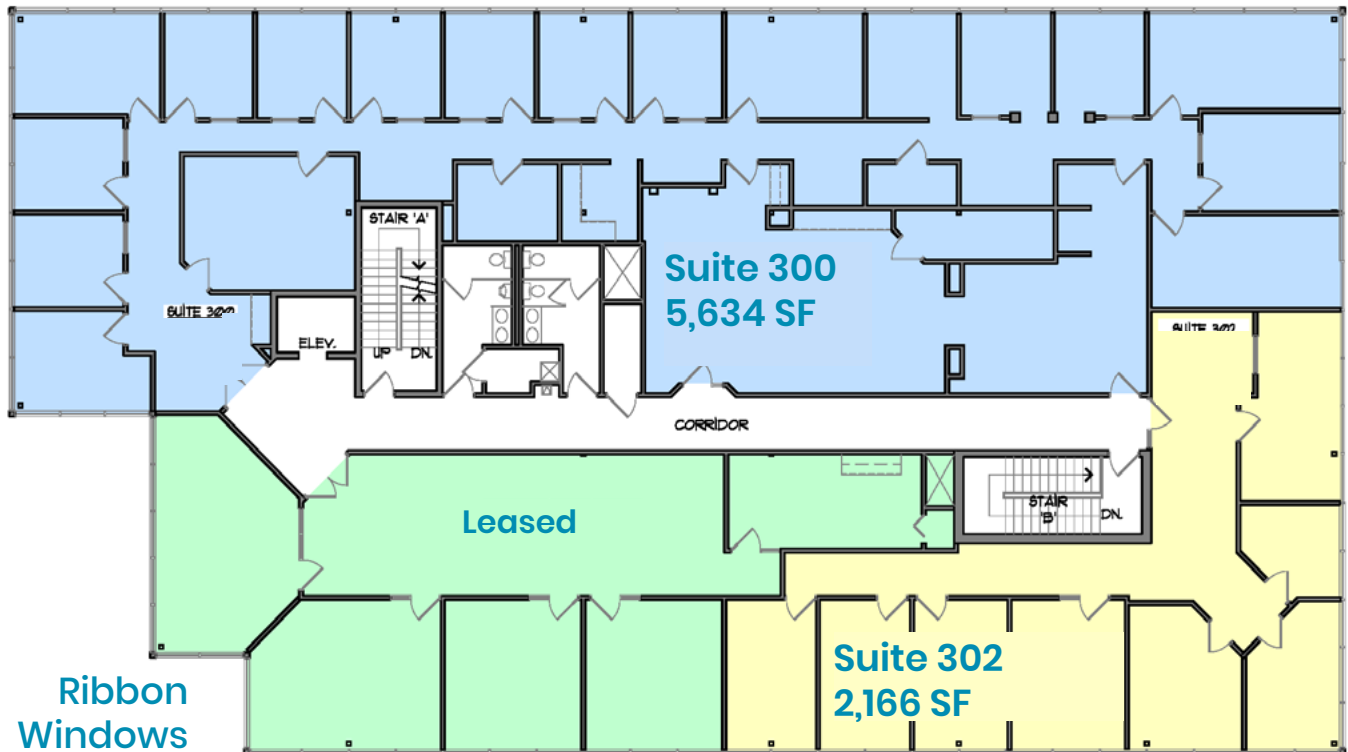


## HILLWIND | 2,166–7,800 SF

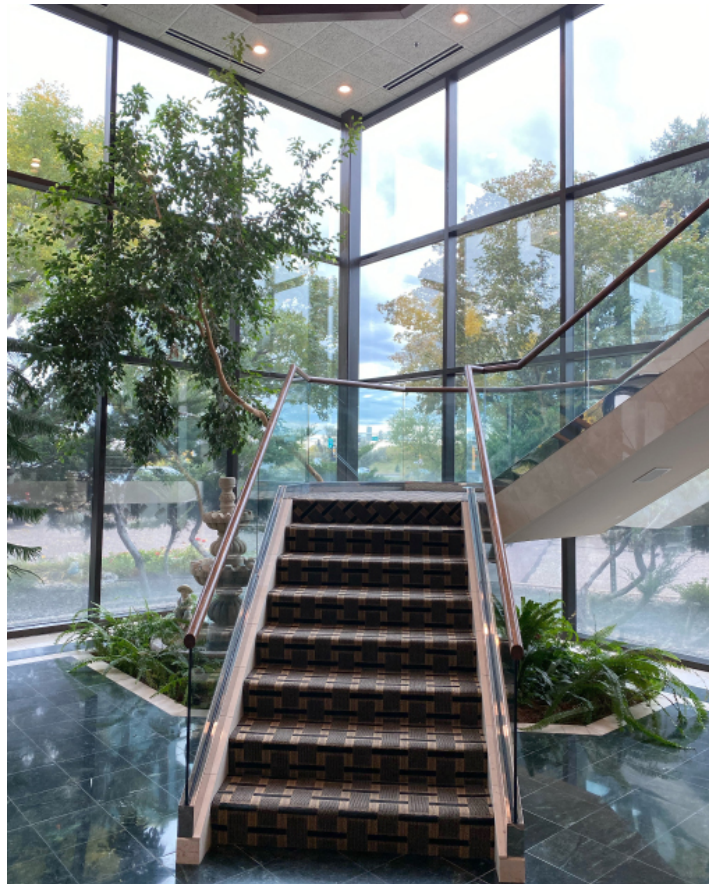
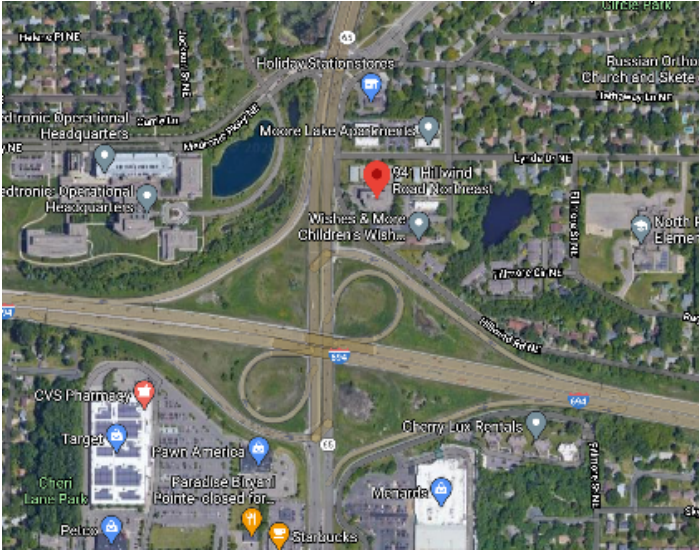
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## 3rd Floor Contiguous Space: 1,500–7,800 SF Options | Build to Suit



## Office Building in a Convenient Suburban Location with Beautiful Setting



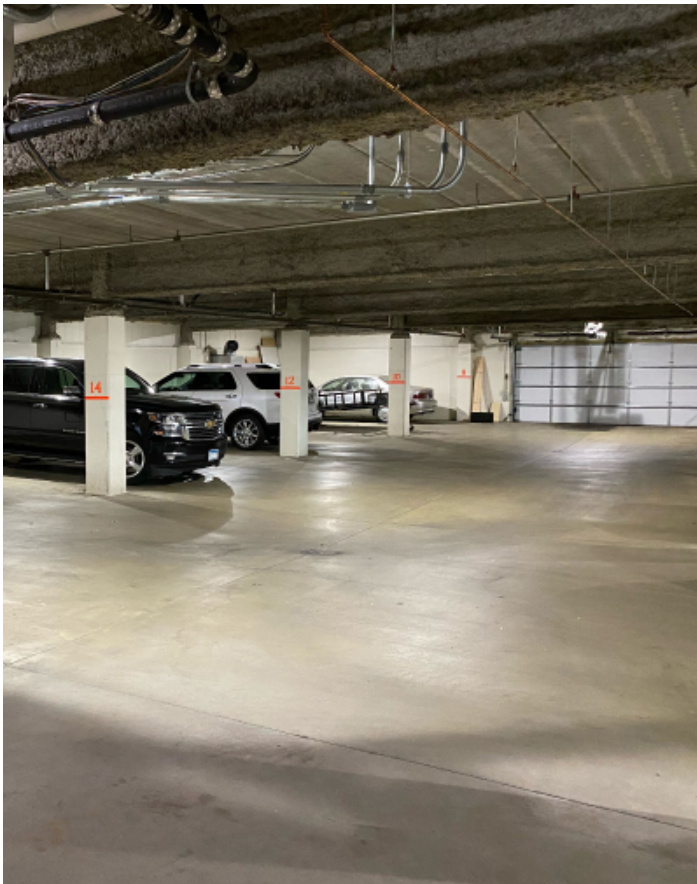
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## Welcoming Entrance, Landscaped Grounds and Offices with Views



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## Ground Level Indoor Parking Garage and Outdoor Parking Lot



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## Marble Lobby with Natural Light and Lovely Reflections



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## More Building Views



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