

## Commercial Building Lease Available

### Property Overview:

- Property Type: Commercial Building
- Square Footage: 2176 sq ft
- Location: 200 East Bowler Street, Le Center, MN 56057
- Available for Lease: Immediately

**Description:** Welcome to a prime commercial space perfect for your business needs. This 2176 square feet commercial building is strategically located and offers a well-designed layout to cater to a variety of business activities. The property features a spacious lobby, seven offices/rooms, and two bathrooms.

### Key Features:

1. **Large Lobby:** A welcoming and spacious 450 sq ft lobby area that can be customized to suit your business's unique needs.
2. **Seven Offices:** The building includes seven separate offices/rooms, providing ample space for your team and various business operations. One at 70 sq ft, three at 100 sq ft, one at 108 sq ft, one at 120 sq ft and one at 140 sq ft.
3. **Supply Room:** A dedicated supply room for storage and organization of your business supplies.
4. **Bathrooms:** Two well-maintained bathrooms are conveniently located within the building.
5. **Parking:** One handicap and nine off-street parking options are available, as well as on-street parking.

### Lease Terms:

- **Lease Type:** Commercial Lease
- **Lease Duration:** Minimum one year lease, longer lease periods are available.
- **Rent:** \$850 per month
- **Utilities:** Gas and electricity are included; lessee will pay city utility bill.

**Contact Information:** For more information or to schedule a viewing, please contact Dan Evans at (507) 357-4450 or [dan.evans@cityoflecenter.com](mailto:dan.evans@cityoflecenter.com). Additional information and photos are available, upon request.

