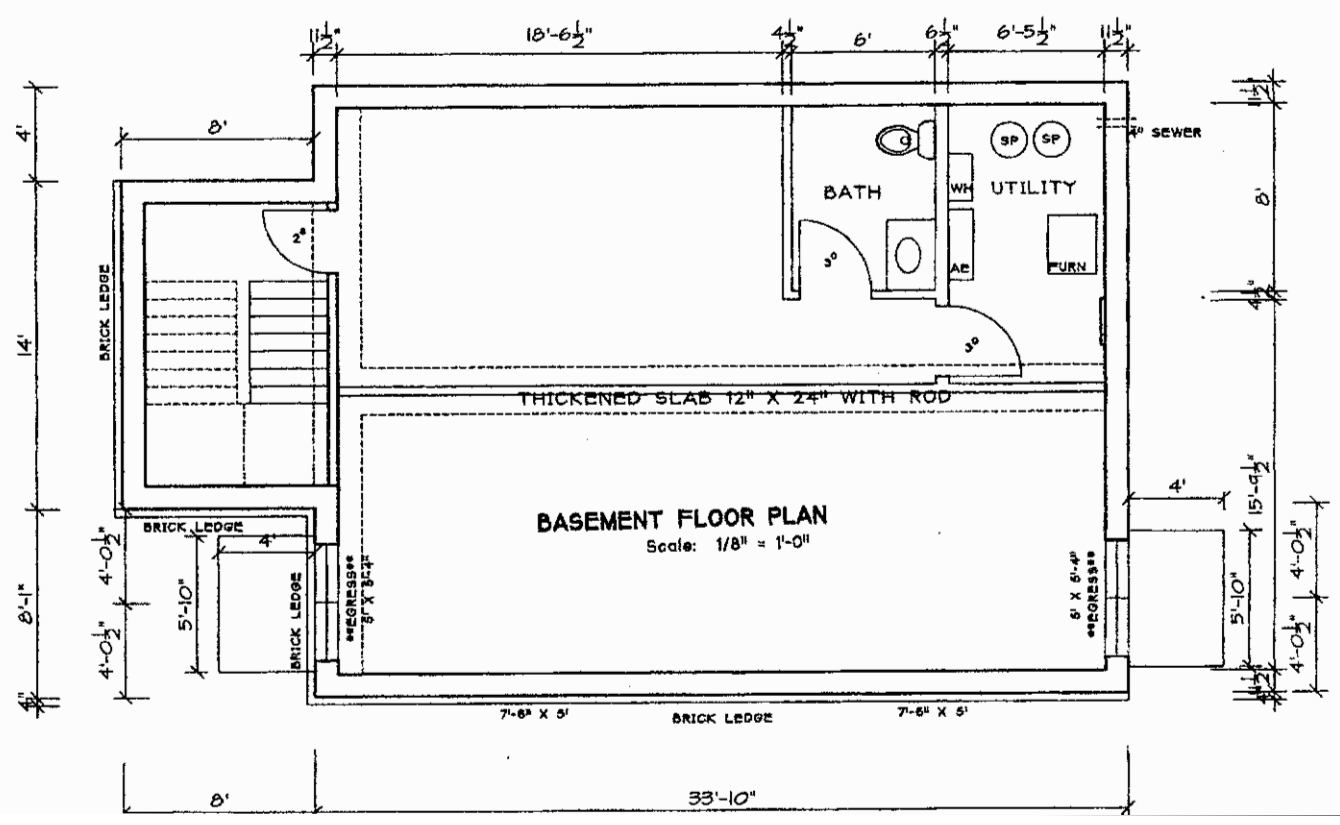
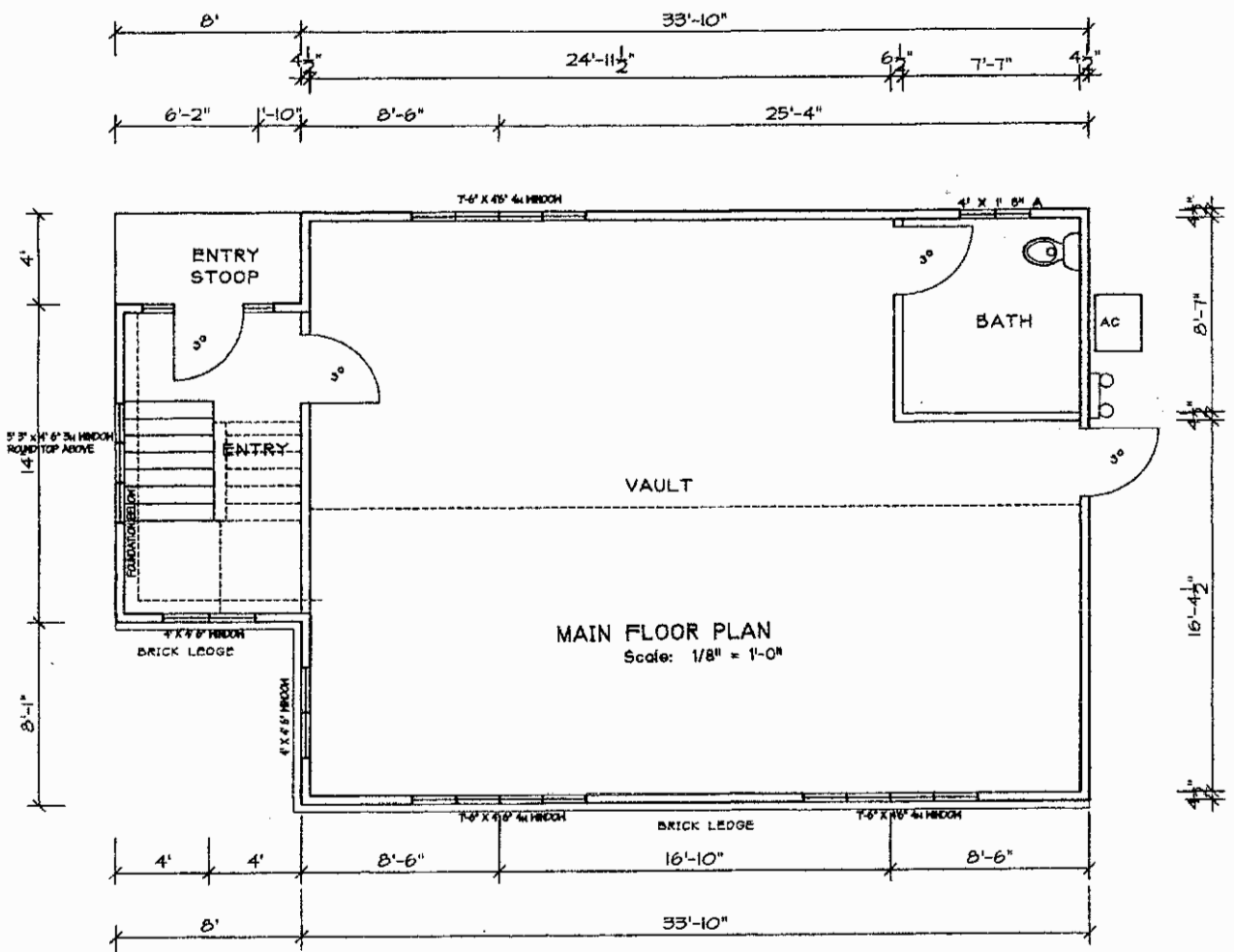


Available for Lease

829 Washington Ave. So. (Hwy. #197)



***GET NOTICED at this high visibility,
high traffic commercial property***



829 Washington Avenue So. (Hwy. 197)

Location: Only a short distance south of the Lueken's South grocery store and First National branch bank.

- Very high traffic count: Situated near the entrance to the busy industrial park and transfer station. Highway #197 is the major artery through town and the stretch from 7th Street to Carr Lake Road (directly fronting the property) is scheduled, according to MnDot, to become a five-lane road in 2010 (two travel lanes and center turn lane).
- A "transition area". This part of town is currently a combination of small businesses and older residential homes gradually disappearing and replaced with new businesses.
- An emerging growth area. The south end will be taking on a new look. With the Events Center just built on the south Lake Bemidji shore, a possible shopping development off #197 South by the bypass, the continuously expanding Irvingboro residential project just to the west on Lake Irving, another new residential plat south of Horace May school, big church expansions at Evangelical Free and Calvary Lutheran, new car wash investment up the street, even a new Mexican "cantina" next door, all together indicate that this street will be a good place for business in the coming years. Perhaps not a "big-box" store area, but nonetheless a solid commercial location.
- Less competition here! The northwest (mall side) of town has high traffic and lots of people, but it also has a substantial level of business competition. Sometimes it makes sense to set a business apart, and this location can do it!

Property: A very deep rectangular shaped parcel with 75' of street frontage and over 350' depth on the west side of Washington Avenue South. It is flanked by older residential homes on both sides. Only about half the property toward the highway is developed currently and the back half could be garages, warehouse, equipment storage, etc.

The lot is fairly level but has good drainage away from the building, which was relocated to preserve a huge 100+ year old white oak just to its rear. A 20' asphalt entry drive lies along the south edge of the lot with unlimited parking behind the structure, along with a private street light for security. Other property improvements include:

- ◆ Completely new city sewer and water lines underground
- ◆ Paul Bunyan, Qwest, and Charter cable all brought to the building for phone, TV, and internet options
- ◆ New well drilled for planned spring irrigation system
- ◆ Sign base installed toward the highway (includes electric for lighting)

A total landscape package will highlight the building next May.

Building: Originally a small home that was lifted up, relocated further back, and placed on a new basement in fall '07. This was a COMPLETE REBUILD, not a remodel (only the floor and some of the walls remain). Current status: the wide open main level interior has been sheet rocked and a unisex restroom installed, ready for improvements to meet tenant needs. Approximate dimensions are 26' x 34' with a new 8' x 14' entry addition (main level about 1,000 square feet). This is upscale construction with highest quality components, well above normal commercial buildings.

Foundation and Full Basement:

- ◆ Insulated concrete forms (poured concrete into Styrofoam blocks)
- ◆ 9' clear height with two side egress windows for light
- ◆ Utility room (no wasted main level space) and second unisex restroom
- ◆ Warm floor heat creates dry, comfortable, fully usable rooms
- ◆ Ready to finish to tenant's requirements

Structural Features:

- ◆ Large, wide casement windows bring in plenty of light
- ◆ Exceptional insulation from polyurethane foamed (high R) walls and R60 blown in ceilings
- ◆ Vaulted ceiling (approximately 14' peak) on main level provides spacious, open feel
- ◆ Ceiling fans and extensive recessed lighting accent the vault

Heating/Cooling (Dual fuel):

- ◆ Heat pump on "off peak" electric (reversed for central air)
- ◆ Backed up by high efficiency natural gas forced air furnace
- ◆ Off peak electric cable in basement floor
- ◆ An air exchanger brings in fresh air to a system specially zoned to equalize comfort on both levels.
- ◆ The tight new building should be warm and very cost effective to heat

Exterior:

- ◆ Enjoys high street appeal with a unique, non-commercial cottage look. The eye-catching building achieves this appeal from a combination of color coordinated brick, cedar tone vinyl shake siding and designer red roof shingles (all with minimal exterior maintenance).
- ◆ To the rear, the entry walk from the parking area has colored concrete for a special flair that matches the landscape block around the oak tree nearby.

So, get noticed on the south side! Benefit by:

- The already very busy #197 South artery. The high traffic exposure means easy access and lots of people at your door
- More south end development poised to take off
- Less surrounding business competition—your business will be SEEN here by lots of people!

LEASE AVAILABILITY

- Ready today for tenant improvements to accommodate your specific needs.
- Ideal for business or government offices, service businesses, even light retail.
- Lease rate competitive in the Bemidji market, especially considering the less expensive basement space.

**Contact Mike Ettesvold
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