

# For Lease: River Valley Professional Building

1701 CURVE CREST BLVD | STILLWATER, MN 55082



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:	Negotiable
Year Built:	1980
Stories:	One (1)
Parking:	105 surface stalls
Lot Size:	3.08 Acres
Class:	B
Signage:	Monument and Directory



**Jon Whitcomb** Broker / Owner

1950 Northwestern Ave N #101  
Stillwater, MN 55082

Cell 651.283.4884  
Office 651.351.5005

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

The information contained herein has been provided by the property owner or obtained from sources deemed reliable. Although the information is believed to be accurate, it is not guaranteed. The property is subject to price change, prior sale or lease and withdrawal from the market, without notice. Buyer is responsible to conduct its own due diligence, as this offering contains no representations or warranties.



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**Common Area / Main Entrance**



**Suite Entrance**



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## Area Demographics



### Total Population:

<b>1 Mile:</b>	<b>3 Miles:</b>	<b>5 Miles:</b>
7,064	32,458	47,207



### Workday Population:

<b>1 Mile:</b>	<b>3 Miles:</b>	<b>5 Miles:</b>
7,880	28,165	41,109



### Total Households

<b>1 Mile:</b>	<b>3 Miles:</b>	<b>5 Miles:</b>
3,117	12,507	18,058



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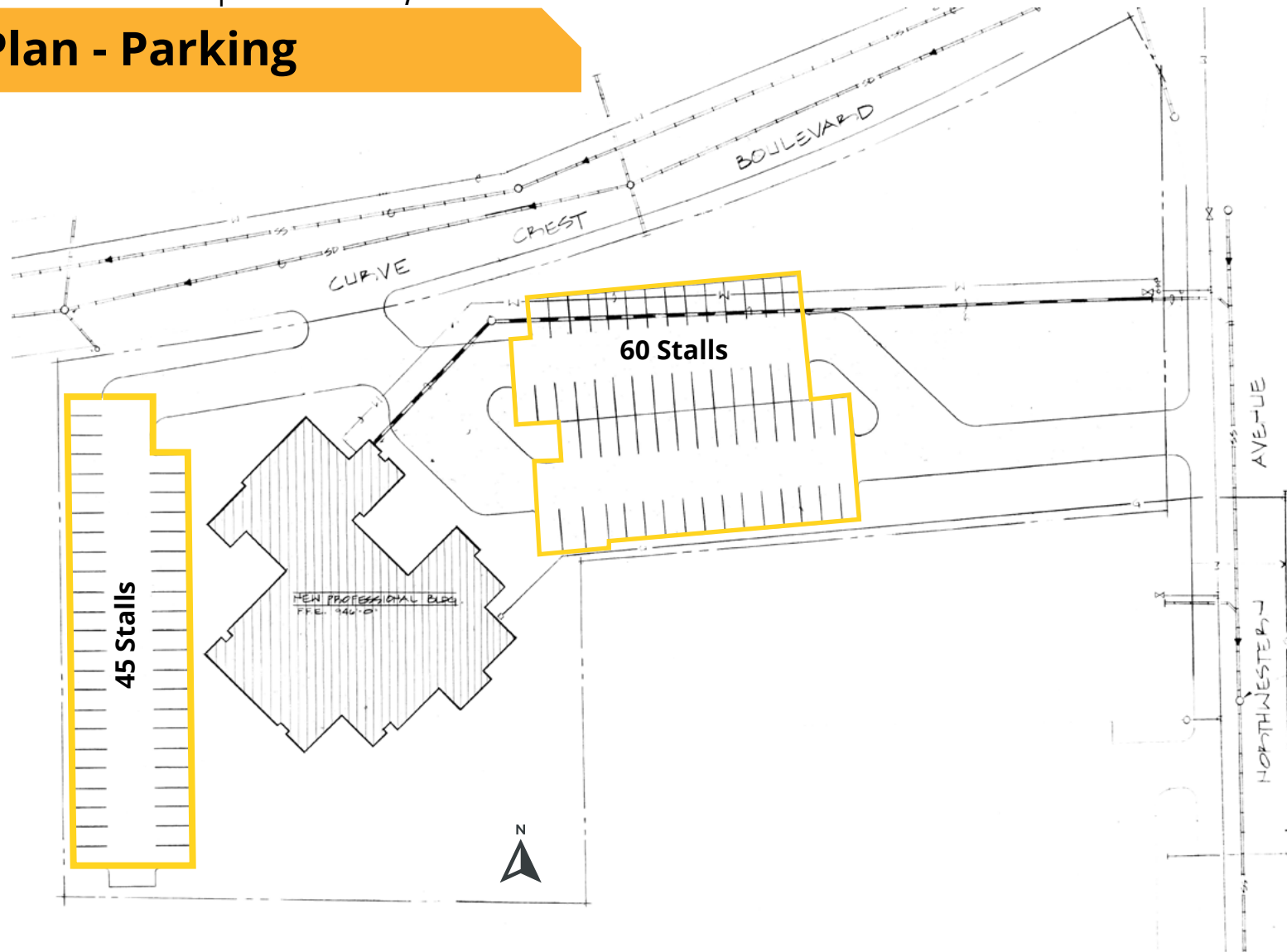
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## Site Plan - Parking



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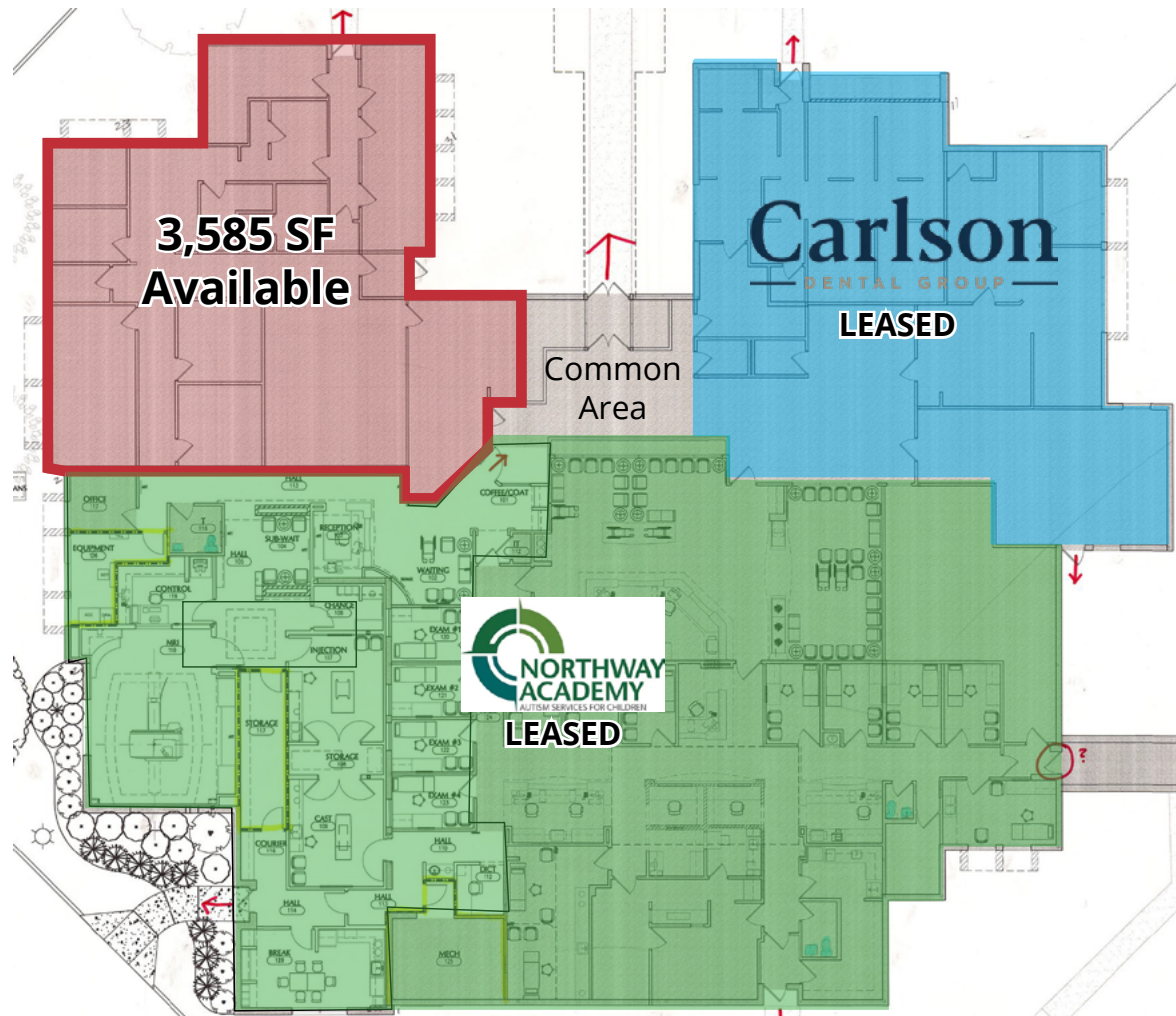
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## Site Plan - Neighbor Tenants



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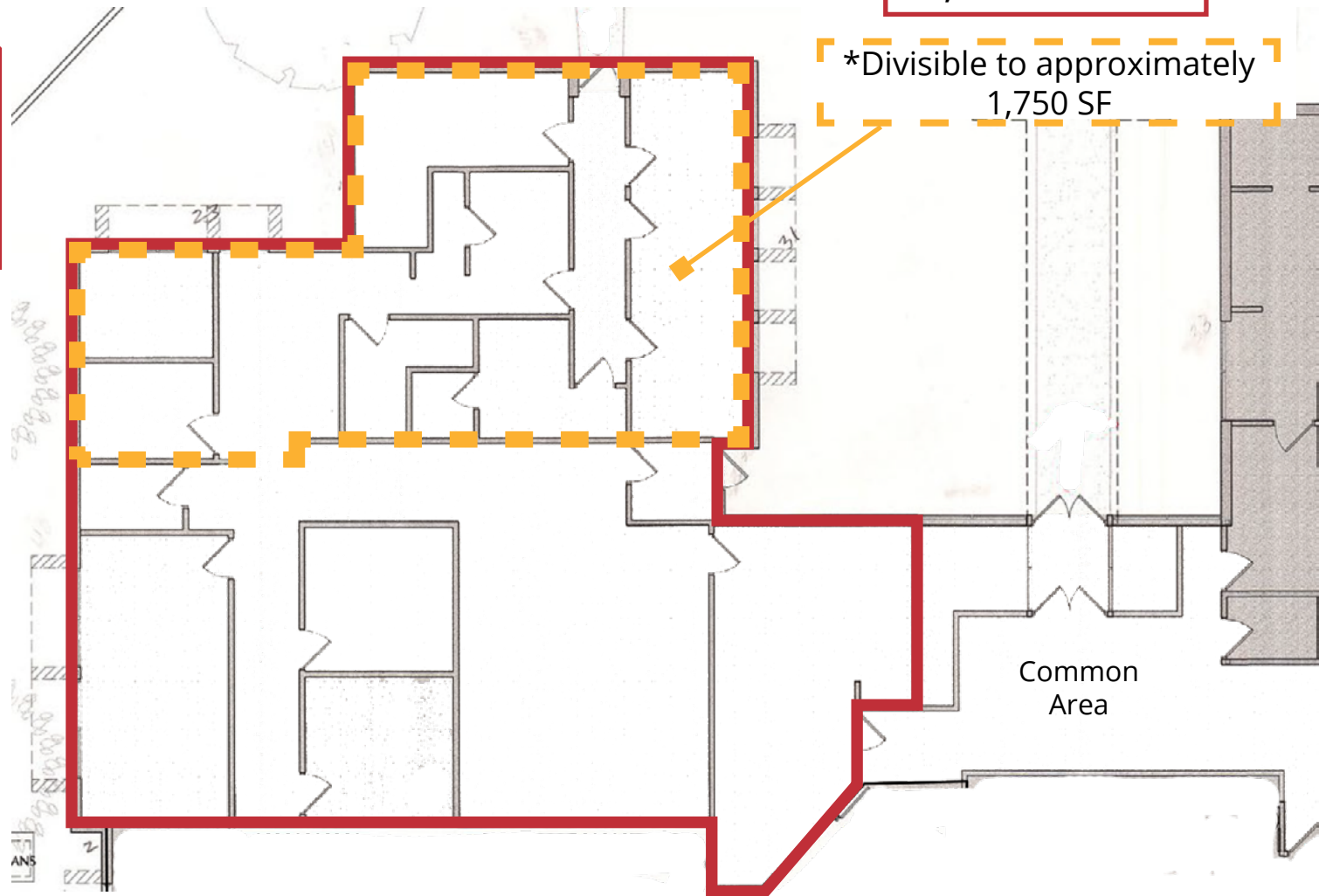
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## Floor Plan



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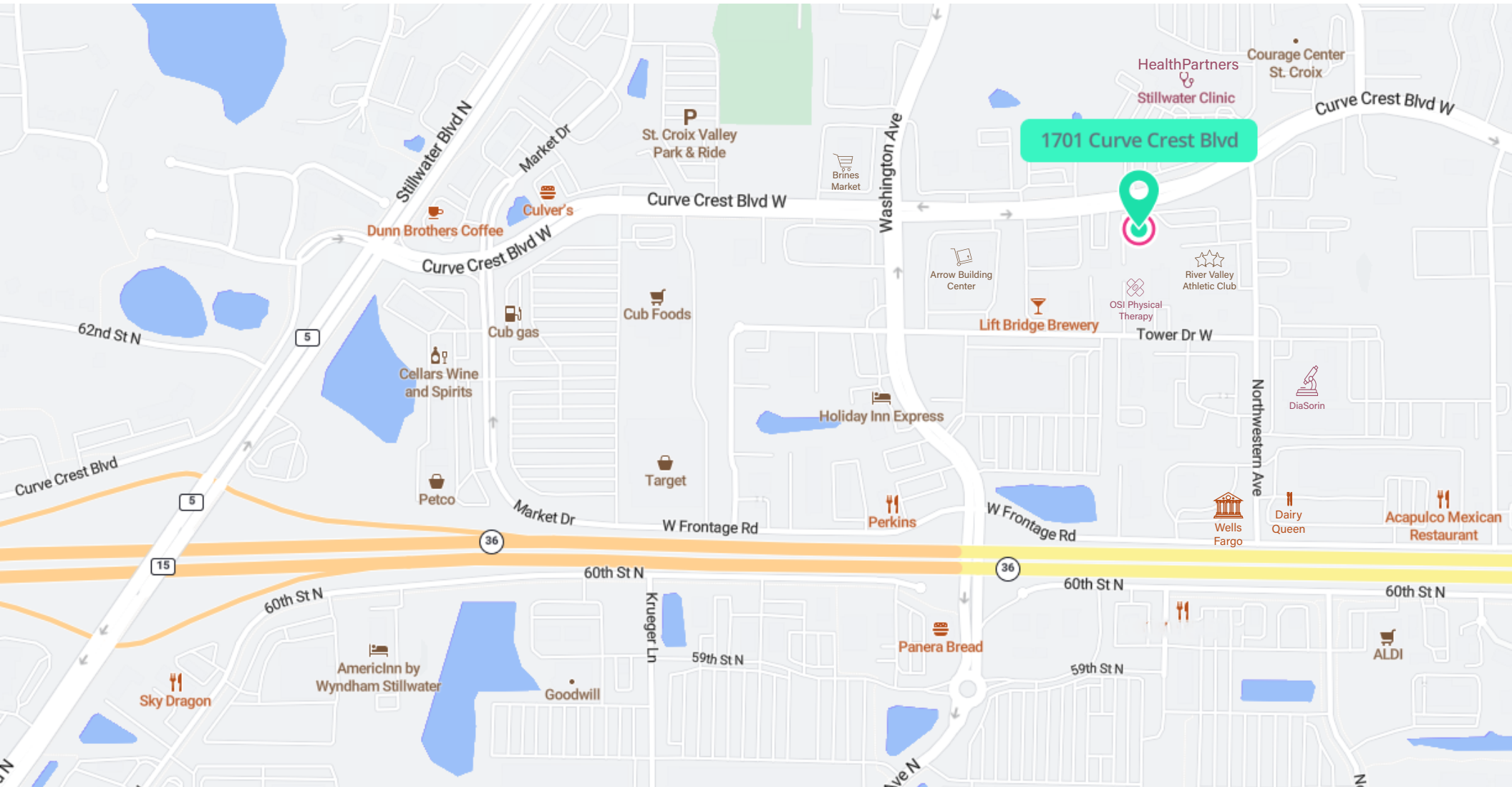
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