



**HAMILTON**  
REAL ESTATE GROUP



# FOR SALE

## The 100 Building

109 N Main Street Austin, Minnesota 55912

### ABOUT THE PROPERTY

- Fully Leased, Multi-Tenant Office Building in the Heart of Downtown Austin, MN
- Premier Location with a Generous Combination of Surface, Covered and Underground Parking
- 15,742 sq feet of Office Space on Two Floors with an Elevator
- Triple Net Leases in place for the next 5 years with Reputable, National Companies
- Many Upgrades in the last 5 years including Structural Improvements and New Heating and Cooling Units
- Walking Distance to the County/City Offices and the Newly Built Public Library and \$30 million dollar Rec Center

**\$2,100,000**

**FOR MORE INFORMATION:**

[VISIT OUR WEBSITE](#)

### CONTACT

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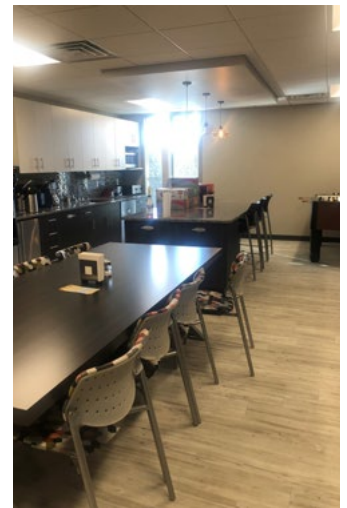
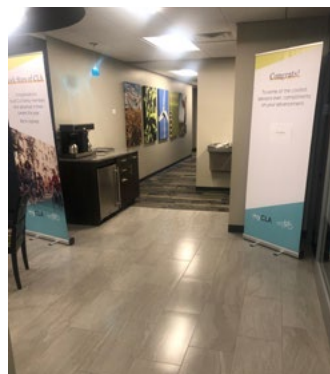
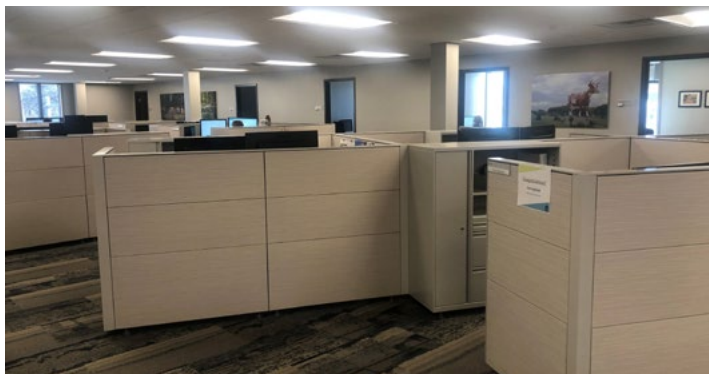
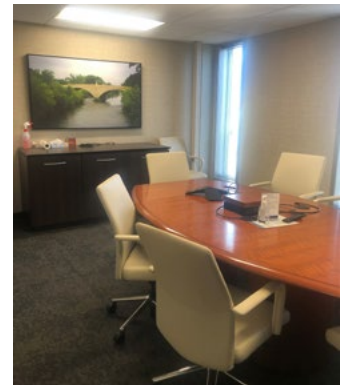
### FIRST FLOOR

- Currently leased by Cooperative Response Center for 5 years with option for renewal
- Office Square Footage totals 5,542 sq ft and includes a meeting room and a kitchen area
- Covered, Ground Level Parking totals 4,500 sq ft



### SECOND FLOOR

- Currently leased by Clifton, Larson, and Allen for 10 years with renewal options
- Office Square Footage totals 10,200 sq ft
- Office includes several conference and meeting rooms as well as a large open office, reception area, and employee breakroom



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## AUSTIN STATS

- The city of Austin is in Mower County, Minnesota, only 45 minutes from Rochester, MN and less than 100 miles from Minneapolis.
- The 2020 population was 25,143 and is trending upward with a growth rate of 1.75% since 2010.
- Hormel Foods was founded in Austin over 100 years ago and is still Austin's largest employer.
- The city is the Fortune 500 Hormel Foods' global headquarters and home to the well-known Spam Museum as well as The Hormel Institute, the University of Minnesota's globally recognized cancer research center.
- The 100 Building is located in the center of downtown less than 5 minutes from The Hormel Foods Corporation and The Hormel Institute.
- The City of Austin is the retail & cultural center for the SE Minnesota Submarket.

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