

The only thing we overlook... is the Lake.

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HAWTHORNE VILLAGE

NOW LEASING

Hawthorne Village of Alexandria

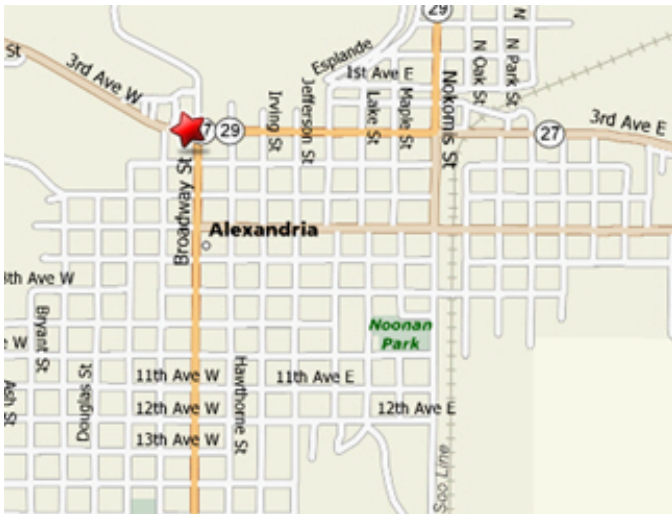
Designed and located in the heart of Alexandria for the image conscious business.

Purposeful synergy of professional, retail and restaurant within an easy walk to Broadway, the retail and service "Main Street" of Alexandria, and a bonus – also an easy walk to beautiful Lake Agnes.

Lake views, inviting landscape, generous parking, balconies and patio. 10 mile radius population: 35,000. Highest quality visibility and accessibility. Traffic count: 18,000/day.

Leasing opportunities now available in **The Bedman**.

12,000 SF, two levels of Class A space in the first of three village buildings (total 32,000 SF).



At the forefront of greater Minnesota communities, Alexandria has become a regional center for manufacturing, retail, and service businesses, education and the arts, medicine and wellness. Alexandria is strategically located in the heart of West Central Minnesota along the I-94 transportation corridor. Close proximity to Fargo-Moorhead and the Twin Cities, and a well-educated labor force; Alexandria is a vibrant community for business and residential growth.

Site Information

Location: Just East of main roadway Broadway on North side of 3rd Avenue at Hawthorne Street

The Bedman Total G.L.A. - 12,000 SF
Available - 3,241 SF 2nd Floor
Available - 2,029 SF 1st Floor

3rd Avenue Site.....Total G.L.A. available - 5,000 SF +/-

Lake Agnes Site.....Total G.L.A. available - 15,000 SF +/-

Extra value location note: An easy walk to Broadway, the retail and service "Main Street" of Alexandria -- and a bonus: a view of and a easy walk to beautiful Lake Agnes and her new walking path. Yes, a pier has been approved.

Projected Availability: *The Bedman* - Available Now!
3rd Avenue & Lake Agnes – Summer 2010

Traffic Count: 18,000/day

Target Area Population (2007 estimates):

City of Alexandria.....12,415
Alexandria Township4,139
Carlos Township2,054
Hudson Township723
LaGrand Township4,374
Lake Mary Township.....1,093
Douglas County35,476

Douglas County Projection:
Year 201539,360
Year 202041,700

All above information has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy; however, we do not guarantee it.



www.hawthornevillageofalex.com