

MVK EQUITIES

COMMERCIAL REAL ESTATE • OWNER / OPERATOR

106

FOR LEASE

6939 Pine Arbor
Lane S, Suite 106

Cottage Grove, Minnesota 55016

3,503
SF

RENTABLE
AREA

\$17.25
BASE RENT
PSF

5.1.26
AVAILABLE

AVAILABLE FOR LEASE

South Washington County
Telecommunications
Commission

106



Class A suite at 70th & Hinton

6939 PINE ARBOR LN S • STE 106
COTTAGE GROVE, MN 55016

3,503 SF
RENTABLE AREA

May 1, 2026
SPACE AVAILABLE

Office / Medical
PERMITTED MIX

PROPERTY HIGHLIGHTS

- 01 **Well-kept grounds and Class A finishes** throughout a professionally managed multi-tenant building.
- 02 **Prominent corner location at 70th & Hinton** with strong visibility and access.
- 03 **Adjacent to Junction 70 Restaurant and Primrose School**, anchoring daily traffic to the node.
- 04 **Mixed development of office, medical and retail** with complementary co-tenancy.
- 05 **Private parking lot** serving the building directly.



AERIAL • 70TH & HINTON, COTTAGE GROVE

LEASE ECONOMICS • PER SF

Base Rent	\$17.25
CAM 2025 RATES	\$7.81
Real Estate Tax 2025 RATES	\$7.55
Insurance 2025 RATES	\$0.66
NNN Subtotal CAM + RET + INS	\$16.02

All-In Total PSF

\$33.27

SUBDIVISION OPTION

Option to subdivide into two smaller suites of approximately **1,600 SF** and **1,900 SF** should a tenant prefer a smaller footprint. Lease rate negotiated based on size required — reach out for more information.

Site & exterior

6939 PINE ARBOR LN S • STE 106
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AERIAL • SITE CONTEXT



BUILDING FACADE



AERIAL • ACCESS & PARKING

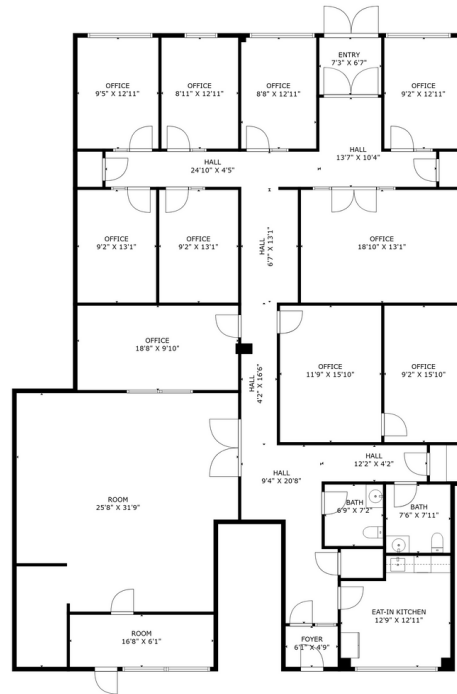


FRONT ELEVATION

Suite 106 *interior*

6939 PINE ARBOR LN S • STE 106
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Suite 106 *layout*6939 PINE ARBOR LN S • STE 106
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ESTIMATED AREAS

GLA FLOOR 1: 3459 sq. ft. EXCLUDED AREAS 0 sq. ft.
Total GLA 3459 sq. ft, total area 3459 sq. ft

Measurements Deemed Highly Reliable But Not Guaranteed

GLA • FLOOR 1

3,459 sq ft

RENTABLE AREA

3,503 sq ft

PRIVATE OFFICES

10

OPEN ROOMS

2 + Kitchenette

RESTROOMS

2 Half Baths

SUBDIVISION OPTION

±1,600 / ±1,900 SF

Estimated areas per floor plan: GLA Floor 1 — 3,459 sq ft,
excluded areas 0 sq ft. Measurements deemed highly reliable
but not guaranteed.

Tour the *suite*

6939 PINE ARBOR LN S • STE 106
COTTAGE GROVE, MN 55016



Caleb Carlton

PROPERTY MANAGER • MVK EQUITIES

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RENTAL APPLICATION

CLICK HERE →



SCAN FOR DIRECT CONTACT • CALEB CARLTON
PHONE • EMAIL • VCARD