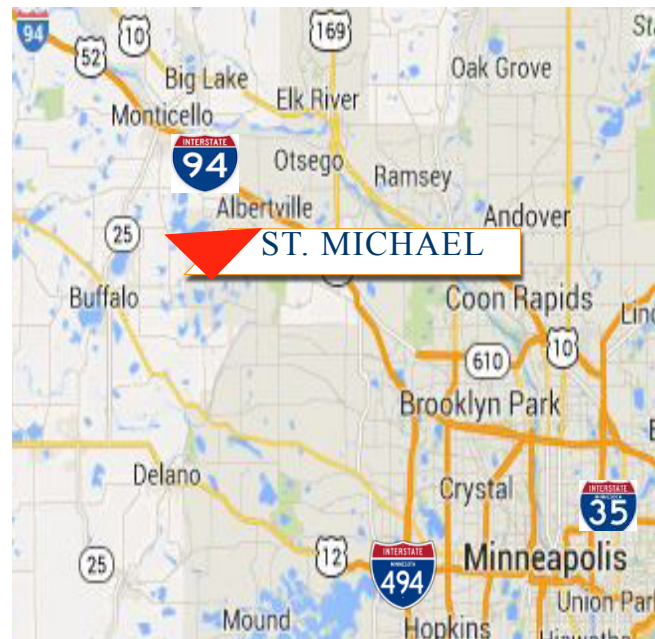


# For Pre-Lease Office Building Expansion 12725 43rd St - St Michael MN 55376



## PROPERTY INFORMATION

- \* Lease Rate **\$13.00/psf** NNN
- Operating Expenses \$12.50/psf
- \* Existing Building: 18,000/sf Expansion: 10,400/sf (divisible)
- \* Available:
  - 1st Floor (4,054/sf)
    - \* Suite 100 - 1,026/sf
    - \* Suite 104 - 1,134/sf
    - \* Suite 105 - 1,894/sf
  - 2nd Floor (4,809/sf)
    - \* Suite 200 - 894/sf
    - \* Suite 203 - 1,741/sf
    - \* Suite 204 - 2,174/sf
- \* Original Building Built: 2002 Expansion: 2019
- \* Zoned: B-1 General Business



### Contact:

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### Contact:

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## PROPERTY INFORMATION

- \* Easy Access to I-94
- \* 2 Story Building
- \* Parking: Existing 68 + 60 New
- \* Existing Tenants: Community Development Bank, Ameriprise Financial, Gries Lenhardt Allen PLLP, Zachman Insurance, Title Specialists, Northwest Family Dentistry
- \* Businesses in Area:  
JB Meats, US Water, Pellco Machine, Holiday, Marksman Metals, Rachel Contracting and more.



## TRAFFIC COUNTS - 2019

- \* Highway 241 - 22,000 VPD
- \* Melby Ave. - 1,600 VPD

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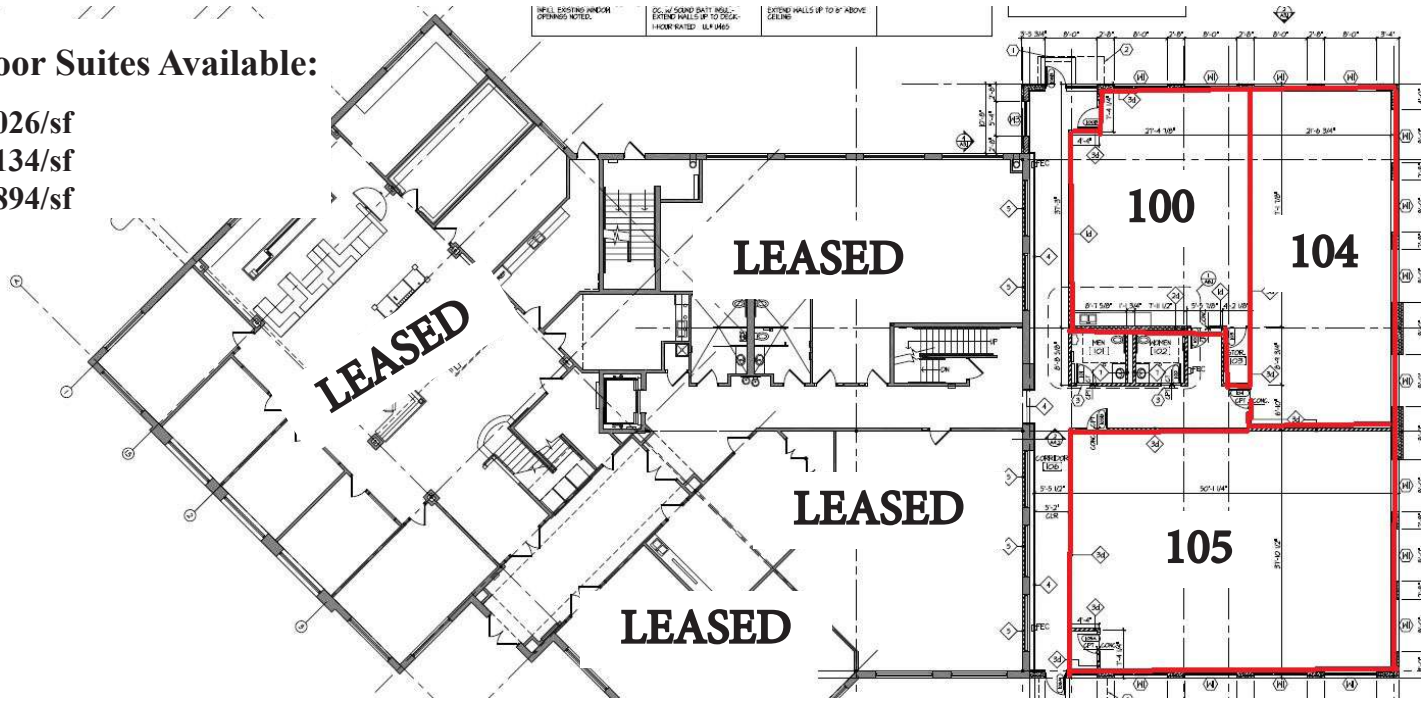


COMMERCIAL REALTY SOLUTIONS

# For Pre-Lease Office Building Expansion 12725 43rd St - St Michael MN 55376

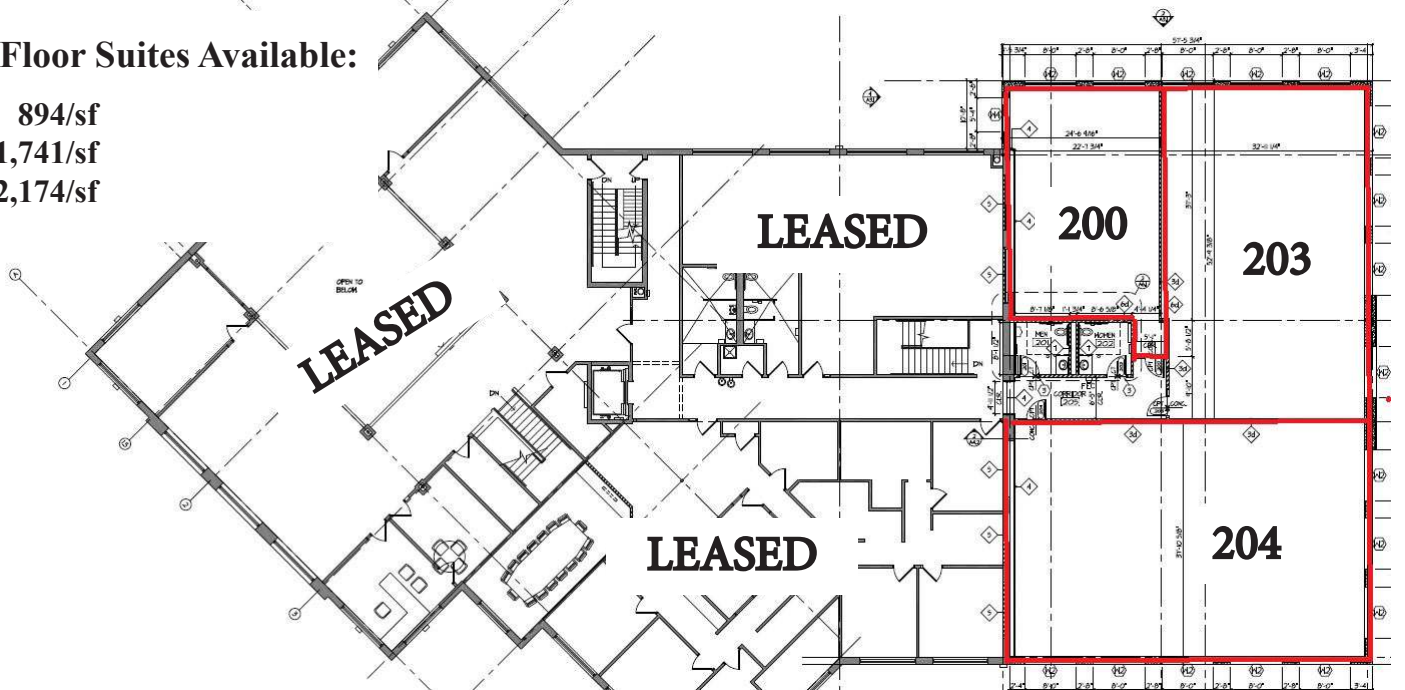
## 1st Floor Suites Available:

- 100 1,026/sf
- 104 1,134/sf
- 105 1,894/sf



## 2nd Floor Suites Available:

- 200 894/sf
- 203 1,741/sf
- 204 2,174/sf



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