

Kandice Heights I



FOR LEASE

2885 Country Drive
Little Canada, MN

MIKE BRASS

952 837 3054 direct
612 750 4312 mobile
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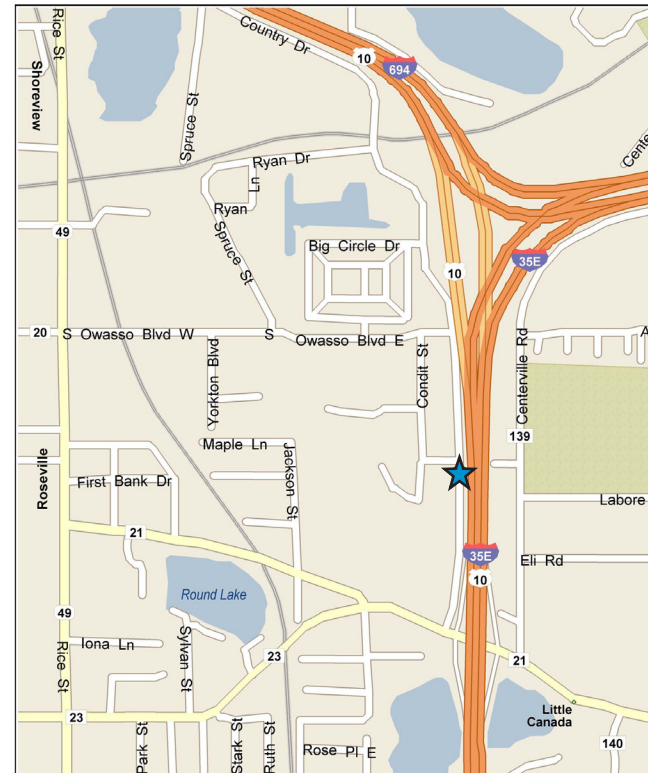
Key Features/Highlights

- › 32,670 square foot building
- › Dock and drive-in loading
- › 14'-16' clear height
- › 9' ceilings in office area
- › Ample parking spaces
- › Close to many amenities
- › Outstanding location with easy access to I-35E via Little Canada Road



FOR LEASE > Office Space

Property Address:	2885 Country Drive, Little Canada, MN	
Suite 100:	Office:	2,200 SF
	Warehouse:	0 SF
	Total:	2,200 SF
Suite 120	Office:	1,000 SF
	Warehouse:	0 SF
	Total:	1,000 SF
Building Specs:	Year Built:	1990
	Building SF:	32,670 SF
Net Rental Rates:	Office:	\$9.50 PSF
	Warehouse:	\$4.50 PSF
CAM & Taxes (2017):	\$3.25 PSF	
Amenities:	> Easy access to I-35E > Minutes from Downtown St. Paul	



Contact Info

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Suite	Total SF	Office SF Whse SF	Total Base per Month	Est. CAM & Tax	Total per Month
100	2,200	2,200 SF 0 SF	\$1,742	\$587	\$2,329
120	1,000	1,000	\$792	\$266	\$1,058



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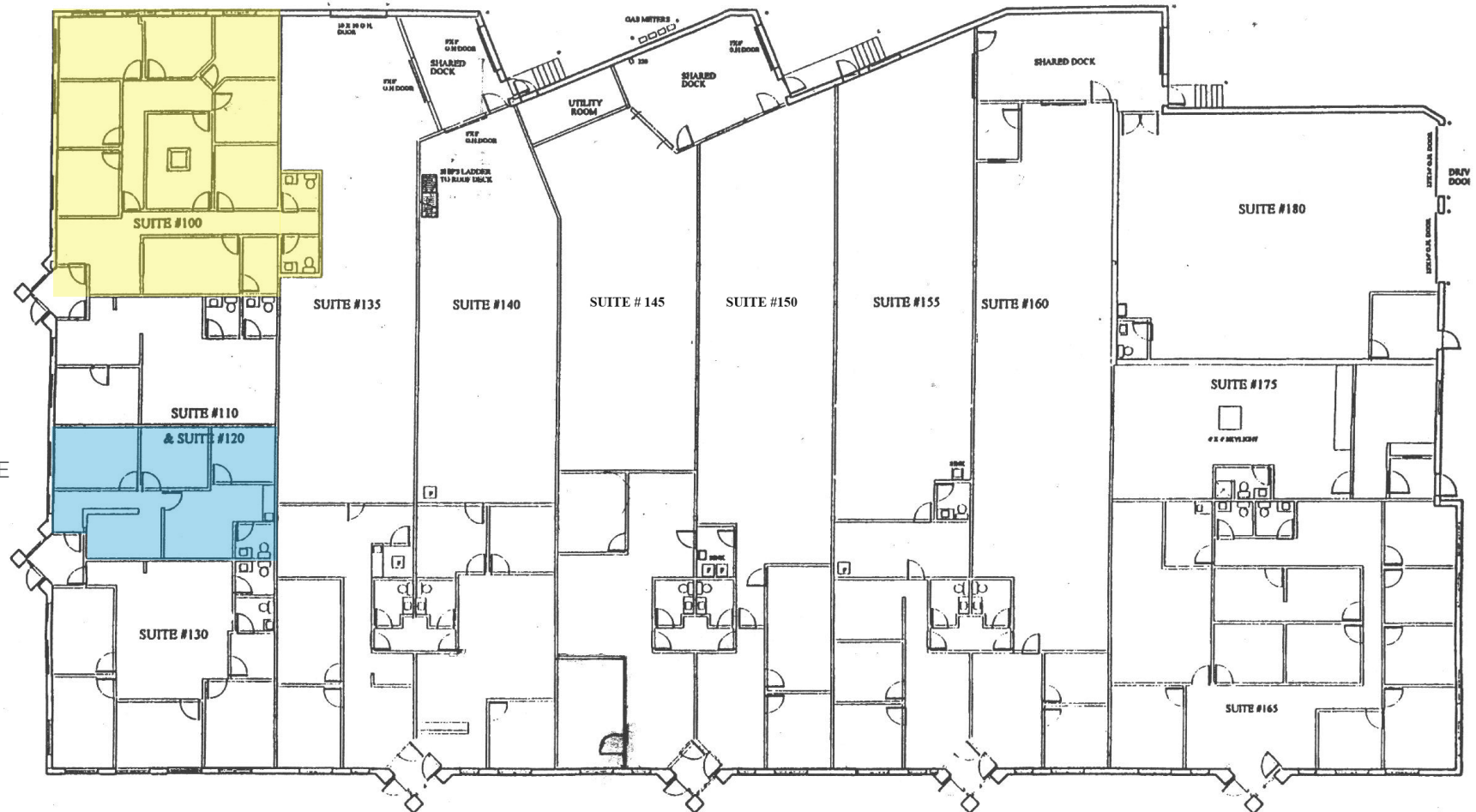
2885 COUNTRY DRIVE, LITTLE CANADA, MINNESOTA



SUITE 100 - AS BUILT

2,200 SF

SUITE 120 1,100 SF - OFFICE



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