



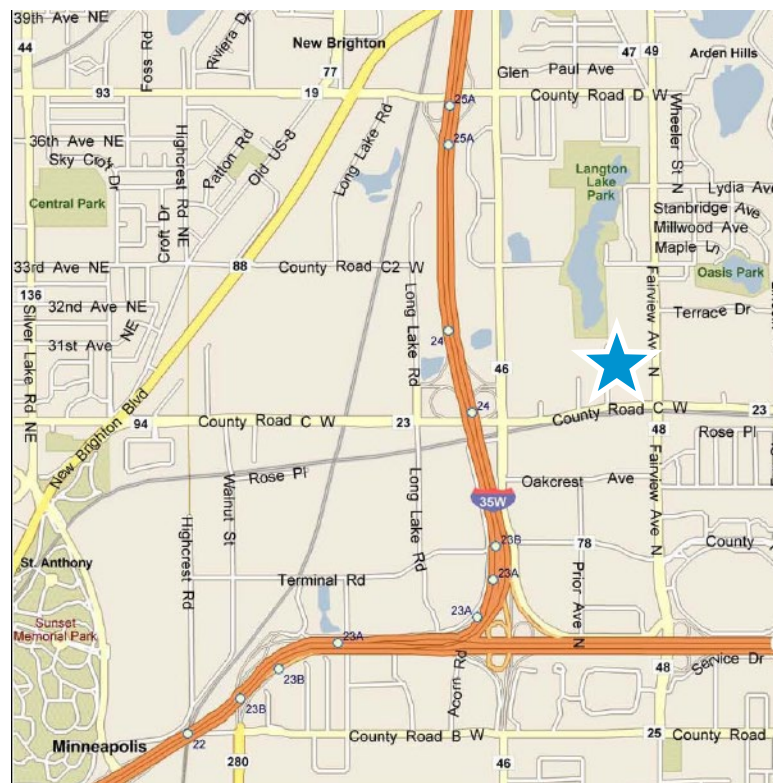
Office Space For Lease

971 Sibley Memorial Highway
Lilydale, MN 55118

ERIC RAPP, SIOR
952 837 3060
eric.rapp@colliers.com



COLLIERS INTERNATIONAL
900 2nd Avenue S, Suite 1575
Minneapolis, MN 55402
www.colliers.com/msp



FOR LEASE > Office Space

Address:	971 Sibley Memorial Highway Lilydale, MN 55118
Building Size:	22,614 SF
Availability:	> 6,569 SF > Single Office (Approx. 180 SF) <ul style="list-style-type: none">• \$600 per month gross
2018 Estimated Operating Cost/Tax:	\$10.12 PSF total
Net Rental Rate:	\$12.00 - \$14.00 PSF

AMENITIES

- > Class A office building
- > Spectacular views of landscaped pond
- > Underground parking available
- > Close proximity to I-35E and I-494
- > Monument Signage available
- > Minutes to Minneapolis/St. Paul International Airport

FLOOR PLAN

3rd Floor



CONTACT US

ERIC RAPP, Sior
952 837 3060
eric.rapp@colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2016. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



COLLIERS INTERNATIONAL
900 2nd Avenue South, Suite 1575
Minneapolis, MN 55402
952 897 7700
www.colliers.com/msp