



# Office/Warehouse For Lease

380 Oak Grove Parkway  
Vadnais Heights, MN 55127

MIKE BRASS

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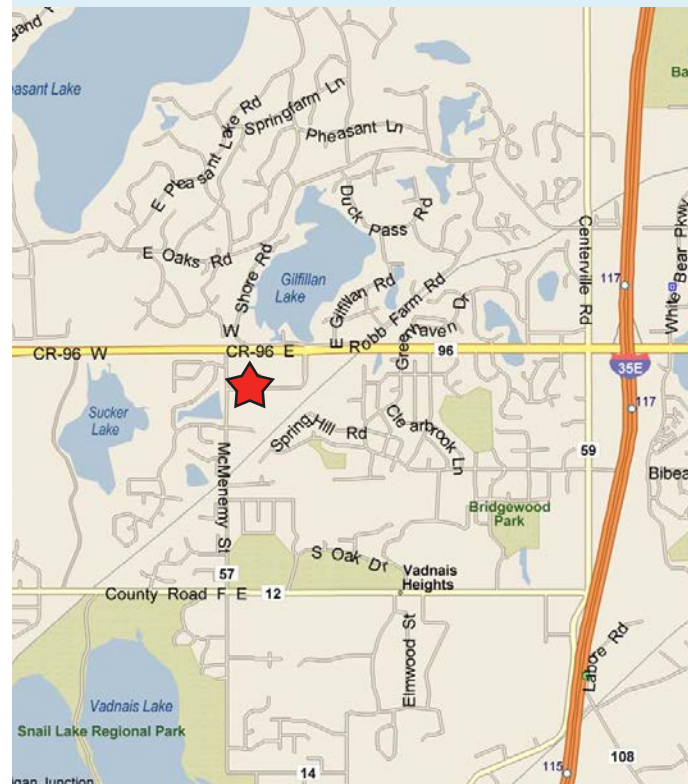


COLLIERS INTERNATIONAL  
5985 Rice Creek Parkway, Suite 105  
Shoreview, MN 55126  
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## FOR LEASE

Address:	380 Oak Grove Parkway, Vadnais Heights
Building Size:	29,500 square feet
Suite 200:	7,386 per square foot - total 3,132 per square foot - office 4,254 per square foot - warehouse
Power:	200A 120/208 V 200A 177/480V may be increased to 400A
Lighting:	T-8 lighting in warehouse/manufacturing area
Loading:	One (1) dock door
Clear Height:	16'
Space Details:	A/C in production space Windows in back T-1 available Epoxy Floors Independent server room
Net Rental Rates:	\$9.00 per square foot - office \$5.00 per square foot - warehouse
2017 Est. CAM & Taxes:	\$1.91 per square foot - Tax \$1.59 per square foot - CAM \$3.50 per square foot - Total



## CONTACT US

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	Total SF	Office SF	Warehouse SF	Total Base Per Month	Est. Tax & CAM	Total Per Month
Suite 200	7,386	3,132	4,254	\$4,122	\$2,154	\$6,275

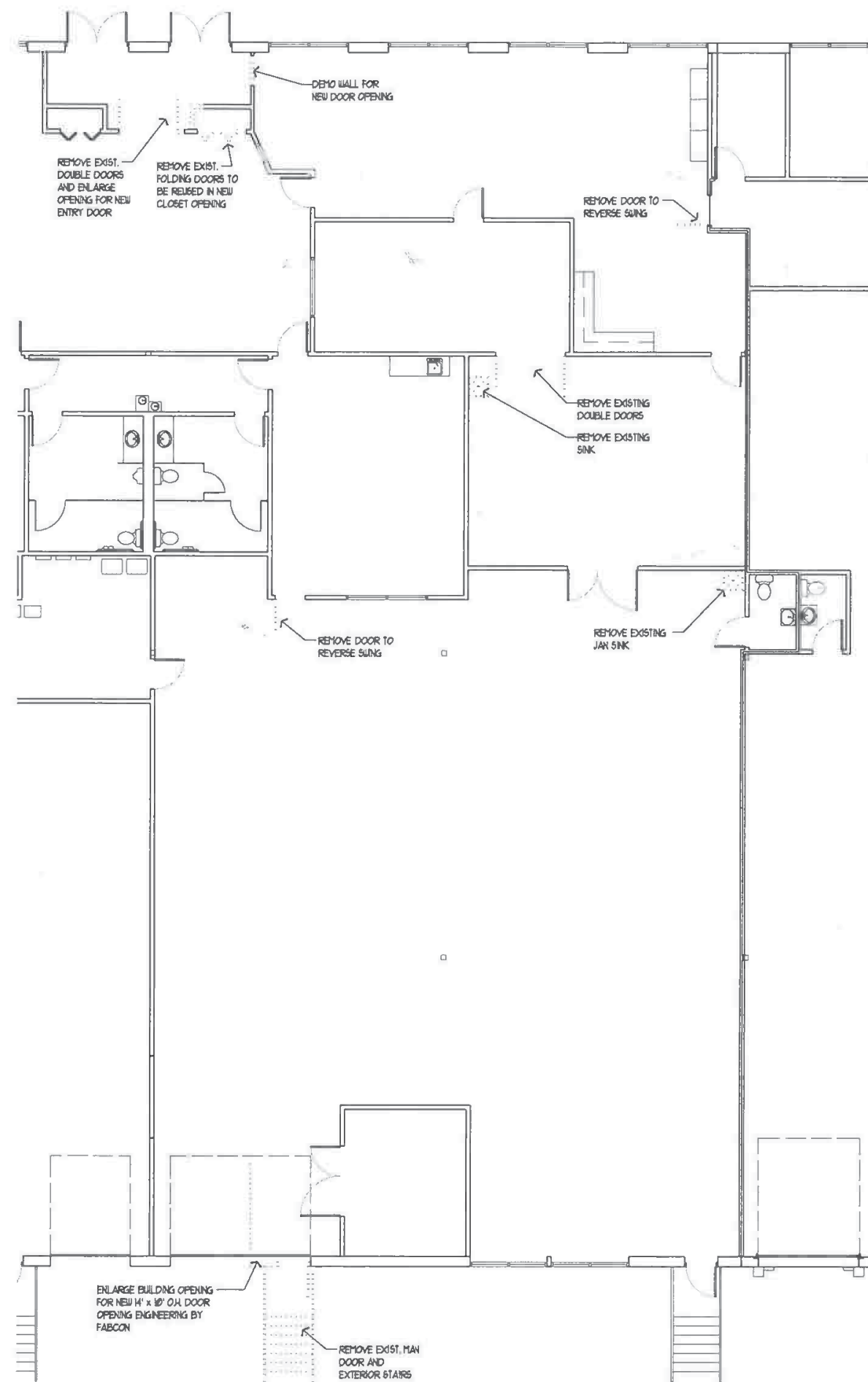


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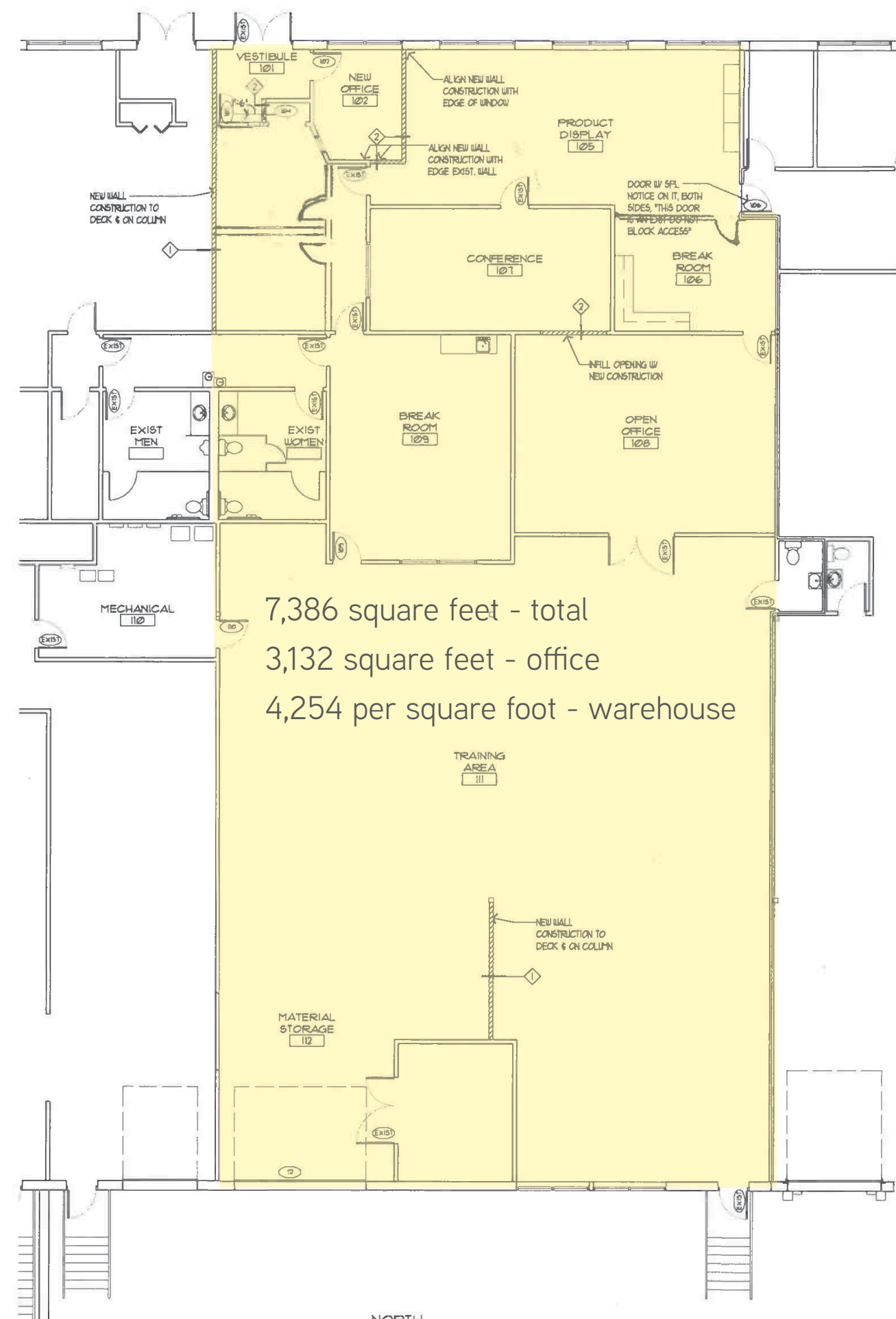


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1 DEMOLITION PLAN  
A-1 SCALE: 1/8" = 1'-0"



2 FLOOR PLAN  
A-1 SCALE: 1/8" = 1'-0"

7,386 square feet - total  
3,132 square feet - office  
4,254 per square foot - warehouse