

FOR LEASE



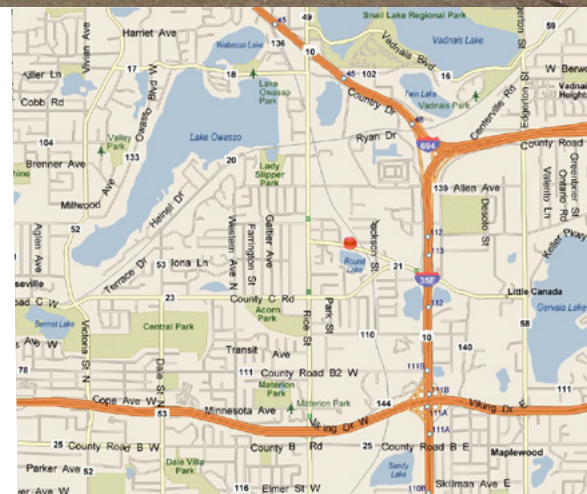
Thunder Bay Plaza

1-49 LITTLE CANADA ROAD, LITTLE CANADA, MINNESOTA



Building Amenities

- **\$12.00 gross rental rate**
- 24,855 square foot retail building
- Spaces available from 991 - 2,194 square feet
- Great for retail, restaurant and office users
- Building signage along Little Canada Road
- New building exterior and roof in 2014
- Abundant surface parking
- Remodeled in 2014
- Easy access to I-35E via Little Canada Road



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1-49 Little Canada Road > Aerial



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PROPERTY FACT SHEET



1-49 Little Canada Road

LITTLE CANADA, MINNESOTA

SPACES FOR LEASE

PROPERTY ADDRESS:

1-49 Little Canada Road
Little Canada, MN 55113

GROSS LEASE RATES:

\$12.00 per square foot

MAX CONTIGUOUS:

2,194 square feet

YEAR BUILT:

1984, remodeled in 2014

AMENITIES:

- Easy access to I-35E
- Building signage available
- Flexible suite options

SPACE AVAILABLE:

Unit 15:

1,110 square feet

Unit 17:

1,084 square feet

Unit 33:

991 square feet

Unit 37:

991 square feet

Unit 39:

1,035 square feet

Unit 45:

1,000 square feet

Unit 47:

1,044 square feet



For Additional Information, Contact:

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