OFFICE FOR LEASE

2935 Country Drive, Little Canada, MN 55117
4,050 SF

ERSI
Essence Real Estate Services, Inc.

Property Highlights:

- 4,050 RSF Available
- Perfect for Medical Office or Service
- Single-Story Building
- Corner Space with Large Windows Providing Natural Lighting
- Great Access to I35E, I694 & Hwy 36
- Many Area Amenities Including: Gas Stations, Restaurants, Caribou Coffee, Fast Food and More.

Office Net Rent	$ 11.00 SF
2022 Est. Op. Exp.	$ 6.16 SF
(Excludes Gas and Electric)	

CONTACT:

www.essencerealestate.com

Jeff Nordness
jeff@essencerealestate.com
651-341-5044

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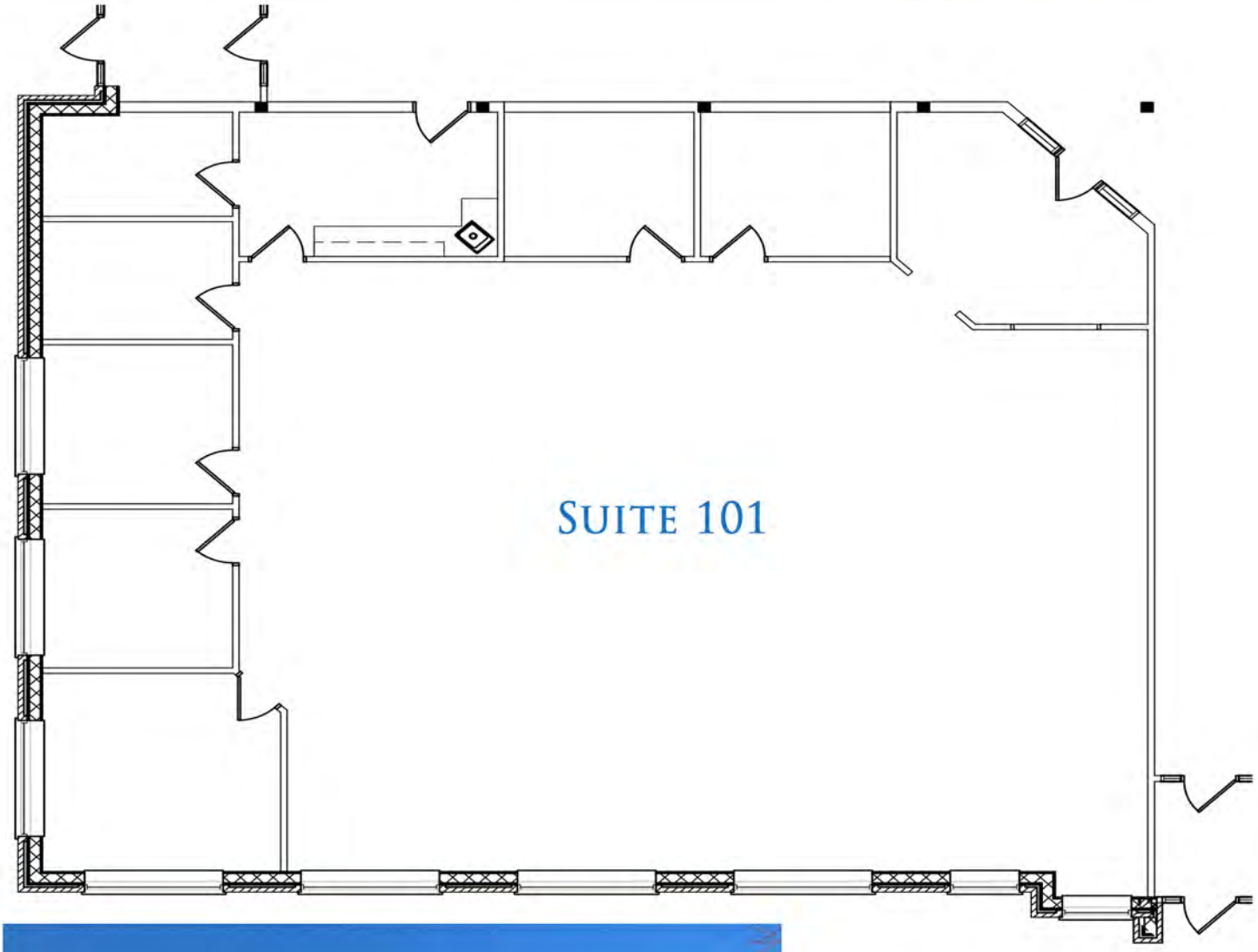

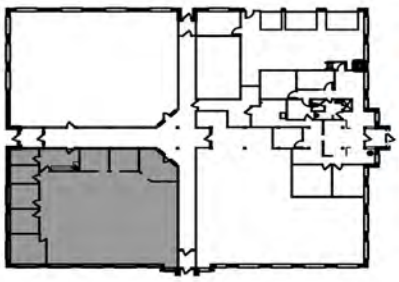

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