



**2935
COUNTRY DRIVE**
LITTLE CANADA, MN 55117

- 4,050 SF AVAILABLE
- SINGLE-STORY BUILDING
- CORNER SPACE WITH LARGE WINDOWS PROVIDING AMPLE NATURAL LIGHT
- GREAT ACCESS TO I35E, I694 & HWY. 36
- MANY AREA AMENITIES INCLUDING: GAS STATIONS, RESTAURANTS, CARIBOU COFFEE, FAST FOOD AND MORE

CONTACT:

WWW.ESSENCEREALESTATE.COM

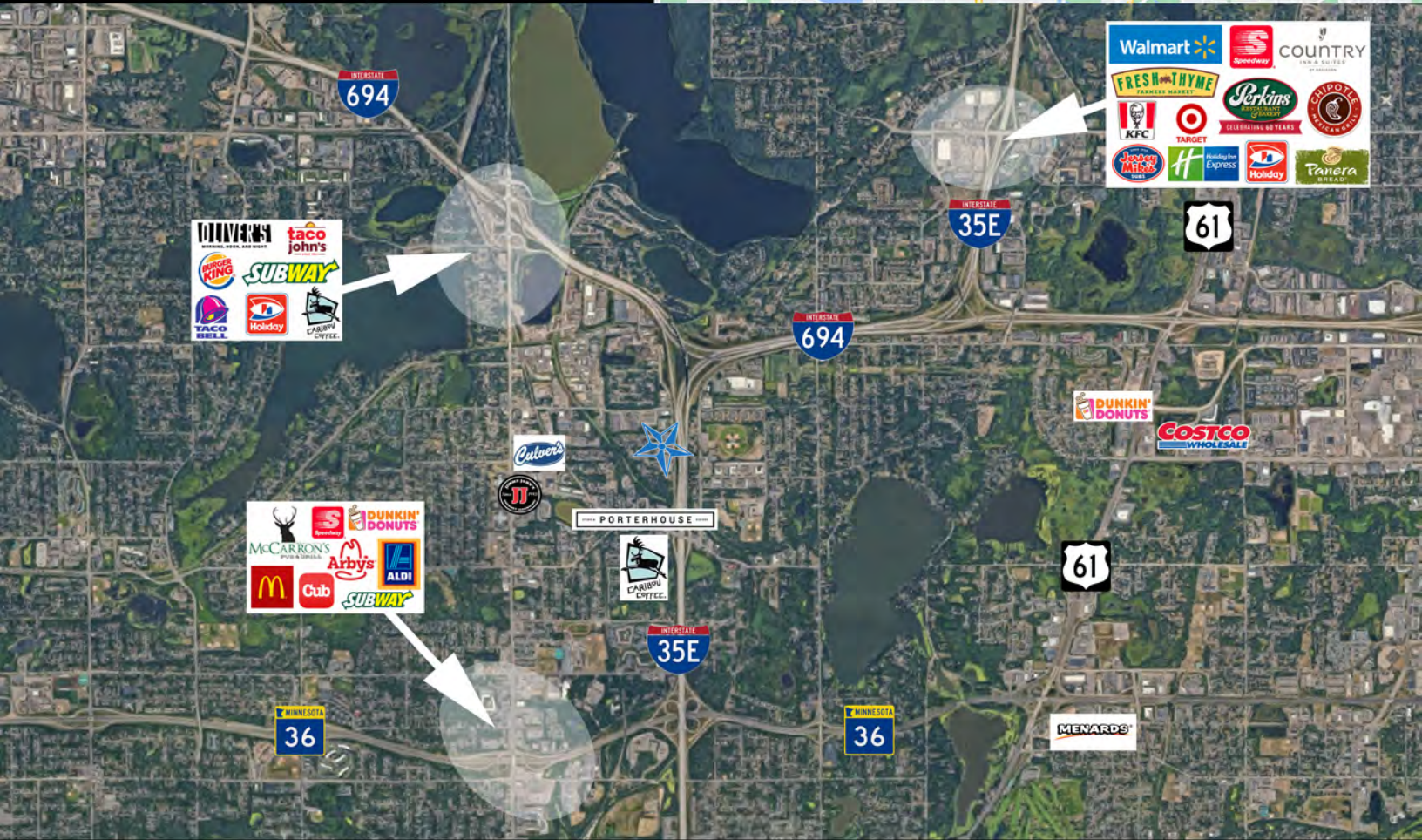
JEFF NORDNESS
jeff@essencerealestate.com
651-341-5044

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BUILDING DETAILS:

OFFICE NET RENT: \$11.00 SF
2023 EST. OP. EXP. \$ 6.31 SF
SPACE 101 AVAILABLE 4,050 SF

**APPROX.
\$5,842 A MONTH**



CORNER SPACE WITH AMPLE NATURAL LIGHT

ERSI

ESSENCE
REAL ESTATE
SERVICES INC.

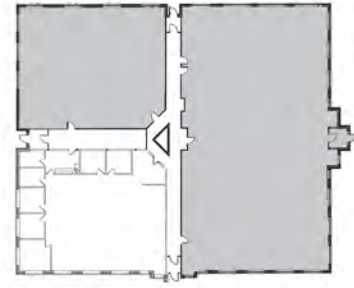
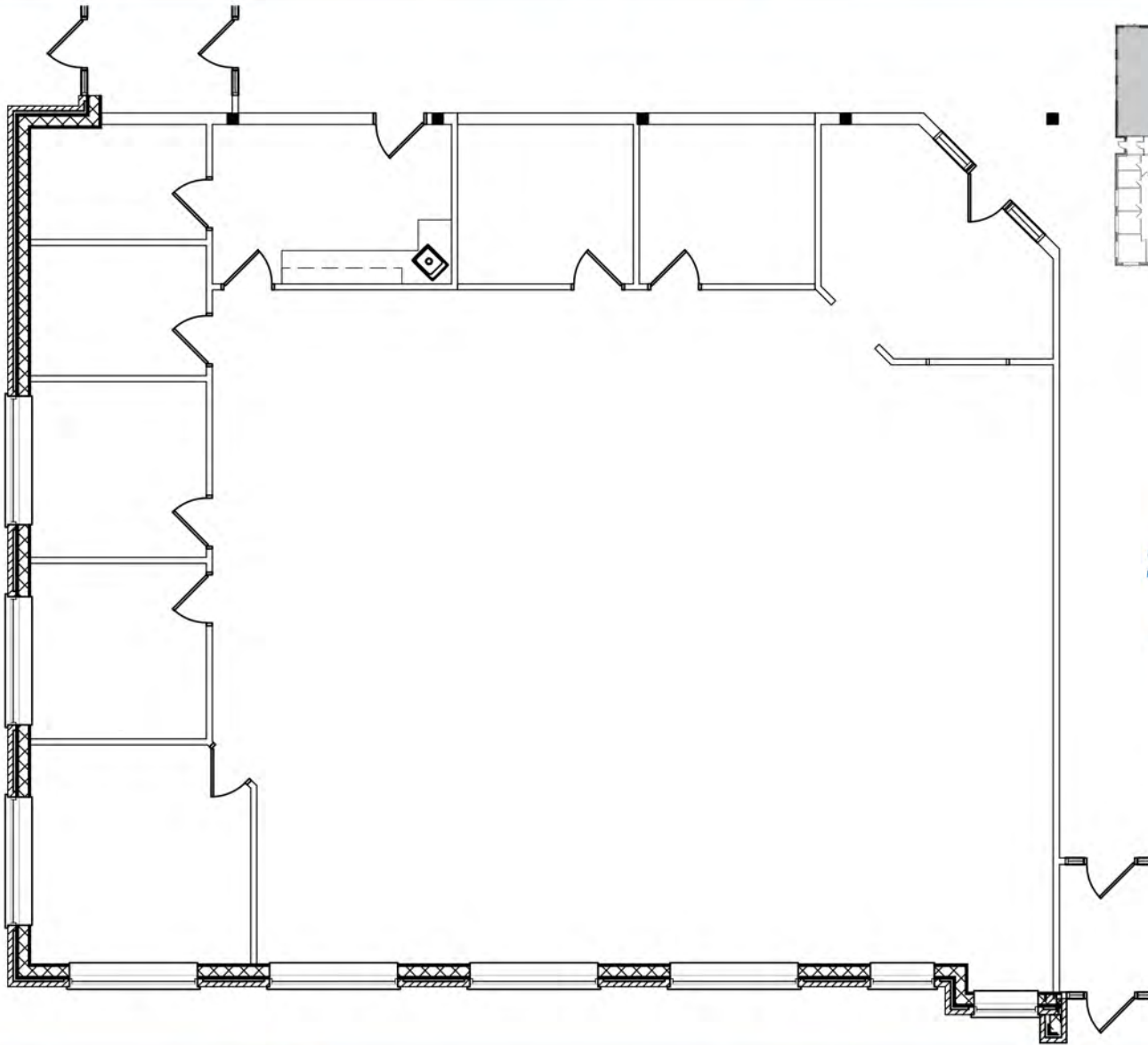
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COMMERCIAL REAL ESTATE SINCE 1990

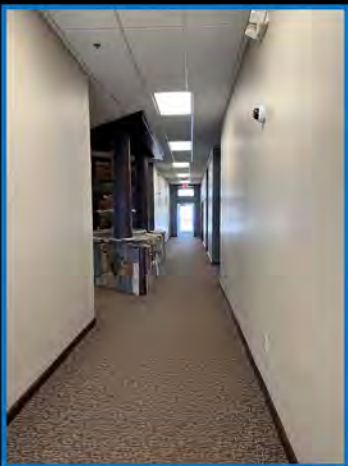
OFFICE: 651-482-1871

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SUITE 101
4,050 SF



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