

Office Lease

Battle Creek Professional Building 245 North Ruth Street, St. Paul MN 55119



PROPERTY DETAILS

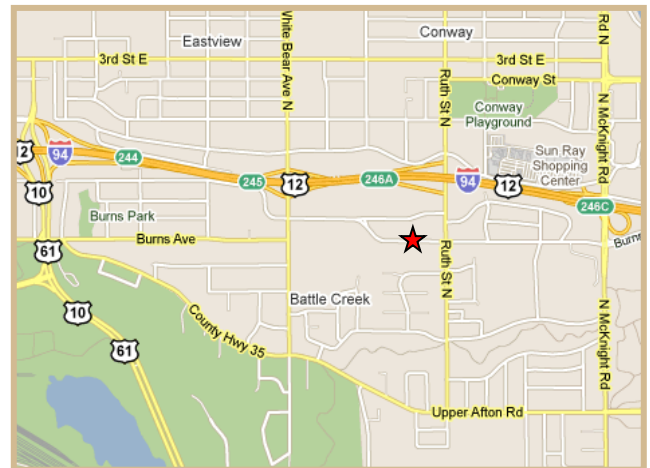
Battle Creek Professional Building

- 11,000 SF Building
- Conveniently located just one block south of Interstate 94, at the intersection of Ruth and Burns
- Part of the Suburban Avenue Business Area which includes Target, ALDI, TCF Bank, First Bank, various professional offices, and many restaurants
- Attractive brick, two story building, with ground level entrance on each level and extensive glass
- Building signage included
- 4.7 per 1,000 sf. parking ratio
- Common area factor .826
- Local ownership and management
- \$16- \$19/sf Gross
- Tenant improvement allowance available

Available:

Suite 107 – 1,016 sf
Suite 201 – 600 sf

LOCATION



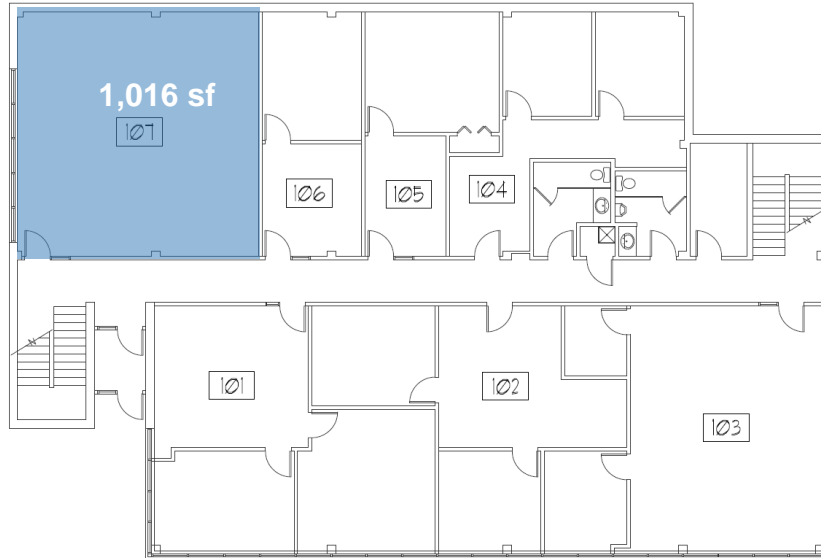
Mark Young
Vice President, Sales and Leasing
Direct | 651-233-2435
Mobile | 651-307-2371

John Higgins
Vice President, Sales and Leasing
Direct | 651-209-0520
Mobile | 612-702-3104

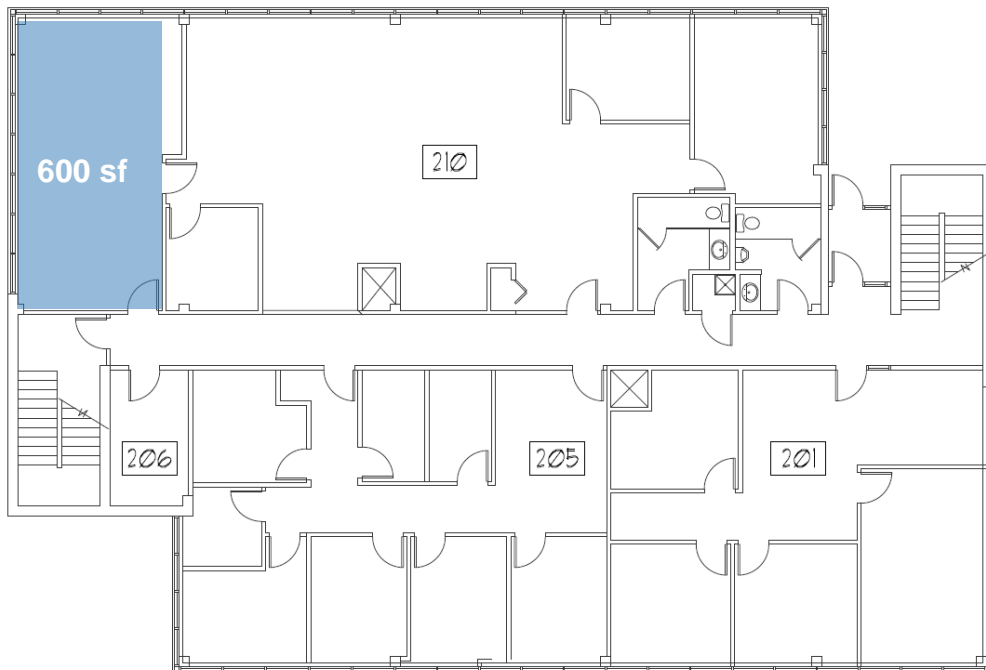
7300 Hudson Blvd., Suite 210
Oakdale, MN 55128
Main | 651-731-0708
Fax | 651-735-1228
www.crossroadsproperties.net

CROSSROADS
PROPERTIES

FIRST FLOOR



SECOND FLOOR



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