

**For Lease
Office & Retail**

**Keindel's Korner
2586 7th Ave E North Saint Paul, MN 55109**



PROPERTY DETAILS

Building Size: 45,503 SF

Year Built: 2007

Available for Lease:

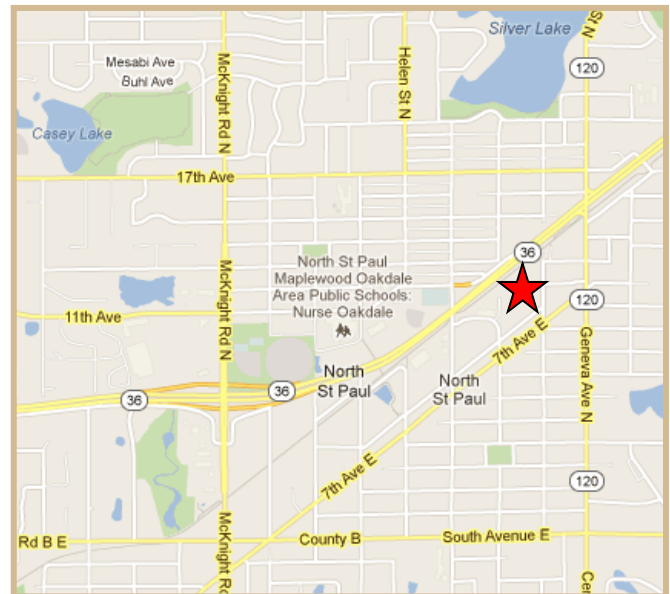
- **3rd Level** 3,469 SF

Lease Rates: \$14- \$16/SF Gross

Highlights:

- **Free rent available**
- **Build out allowance available**
- **Off street parking available**
- **Convenient freeway access to Hwy 36, I-694, and Hwy 120.**
- **Executive Suites available –**
 - \$525-\$575/month
 - 150-730 SF
 - Phone and internet available
- **100 meg fiber in the building connected to the 511 building in Mpls.**
- **Tenants electrical to be separately metered**

LOCATION



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

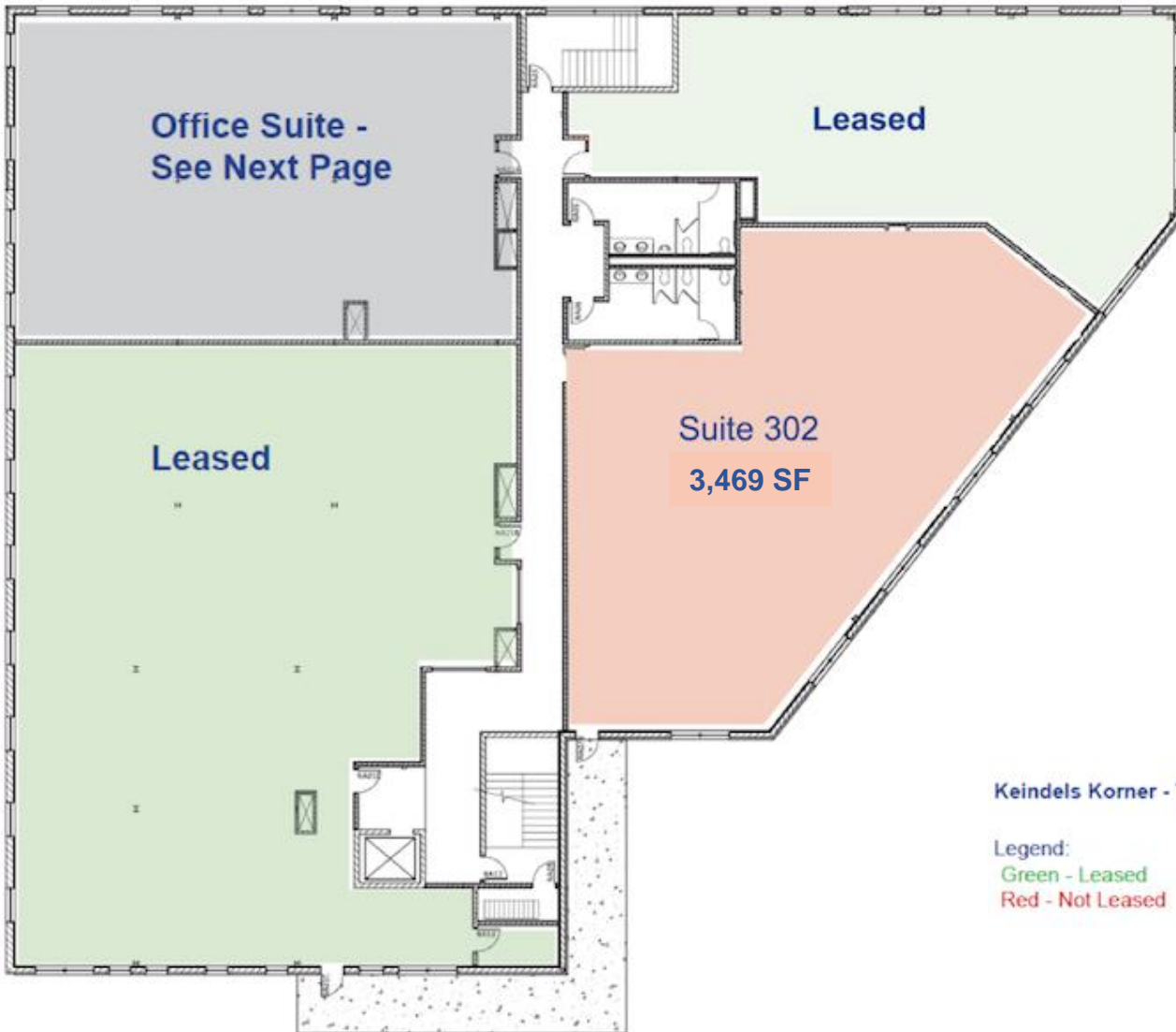
John Higgins
Vice President, Sales and Leasing
Direct | 651-209-0520
Mobile | 612-702-3104

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

**CROSSROADS
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Suite 302 – 3,469 SF



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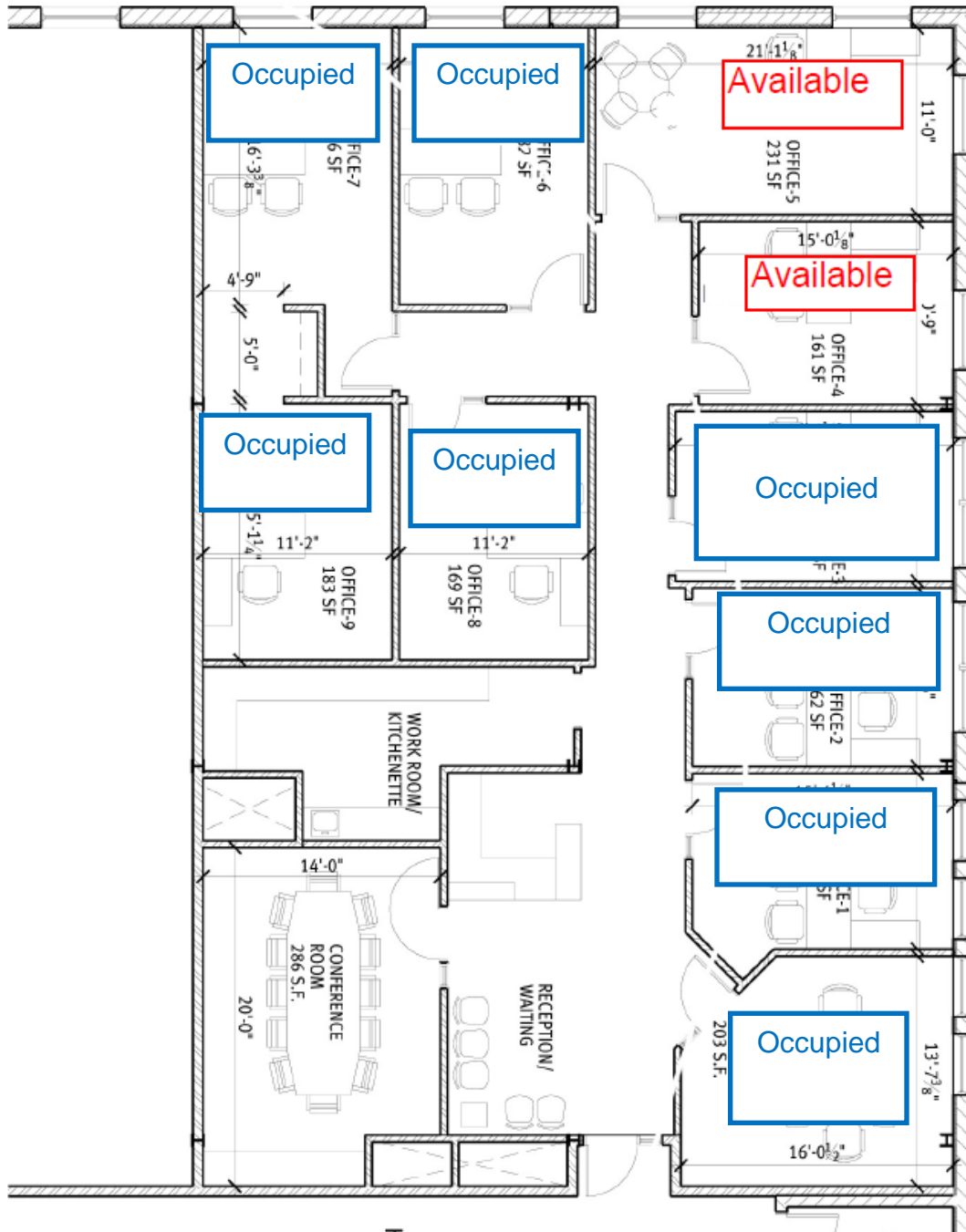
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