

# HARBOR POINTE OFFICE CONDO

2115 East County Rd D, Maplewood, Minnesota 55109

**Two 1,200 SF Units For Lease  
Up to 2,400 SF Available!**



## GENERAL INFORMATION

- Two 1,200 SF Office Units for Lease (1<sup>st</sup> & 2<sup>nd</sup> Floor) – up to 2,400 SF Available
- Ample Surface Parking Spaces
- Move in Ready Office Space
- Local Ownership / Management
- Comcast Internet Available
- Immediate Access to 694 via White Bear Ave
- **Aggressive Lease Rate - \$1,550/Mo. Gross per Unit or \$3,000 for Both!**

### CONTACT:

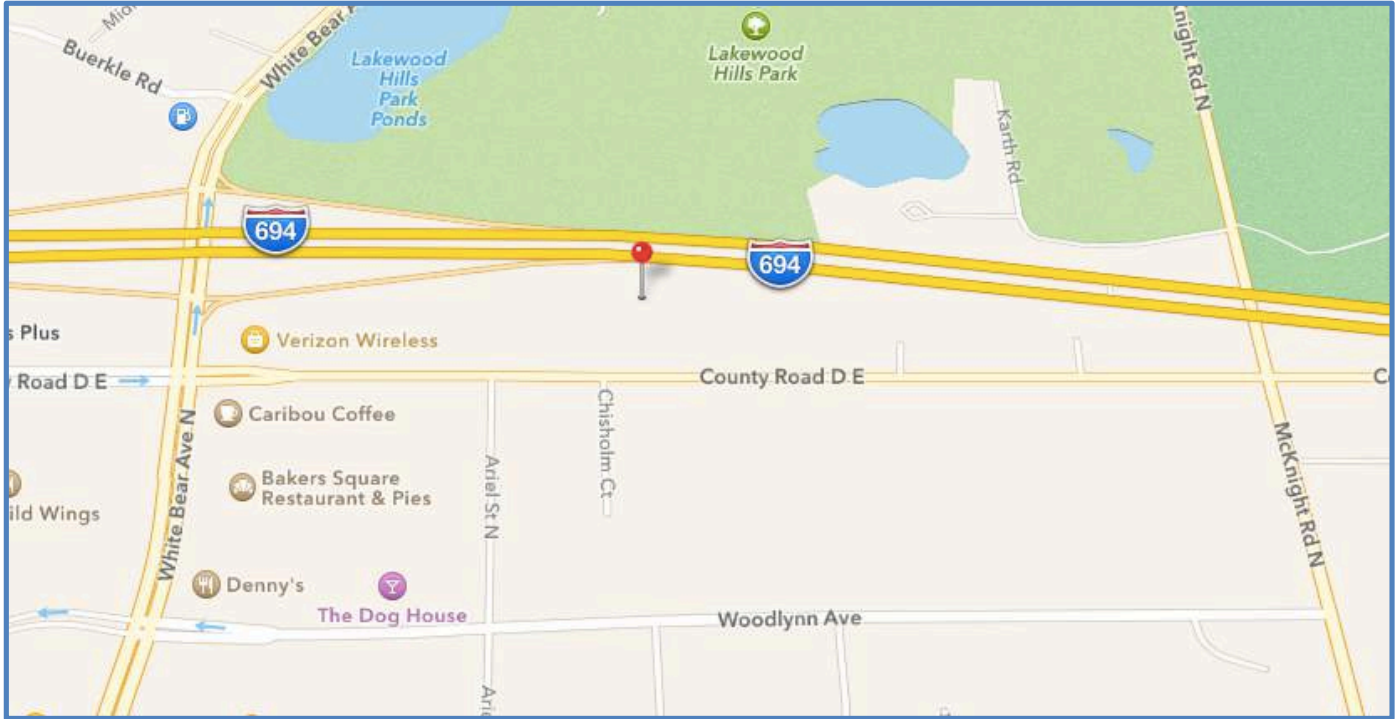
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### PROPERTY OVERVIEW

Two 1,200 SF office units now available for lease. Main floor unit features three (3) offices, reception, kitchenette, and private restroom. Upper level unit features four (4) offices and open area. Move-in condition.

Located just off of 694 and White Bear Ave, near Maplewood Mall.

Contact Broker for additional information and for a tour.

### AVAILABLE SPACE

1<sup>st</sup> Floor: 1,200 SF  
2<sup>nd</sup> Floor: 1,200 SF

### GROSS RENTAL RATES

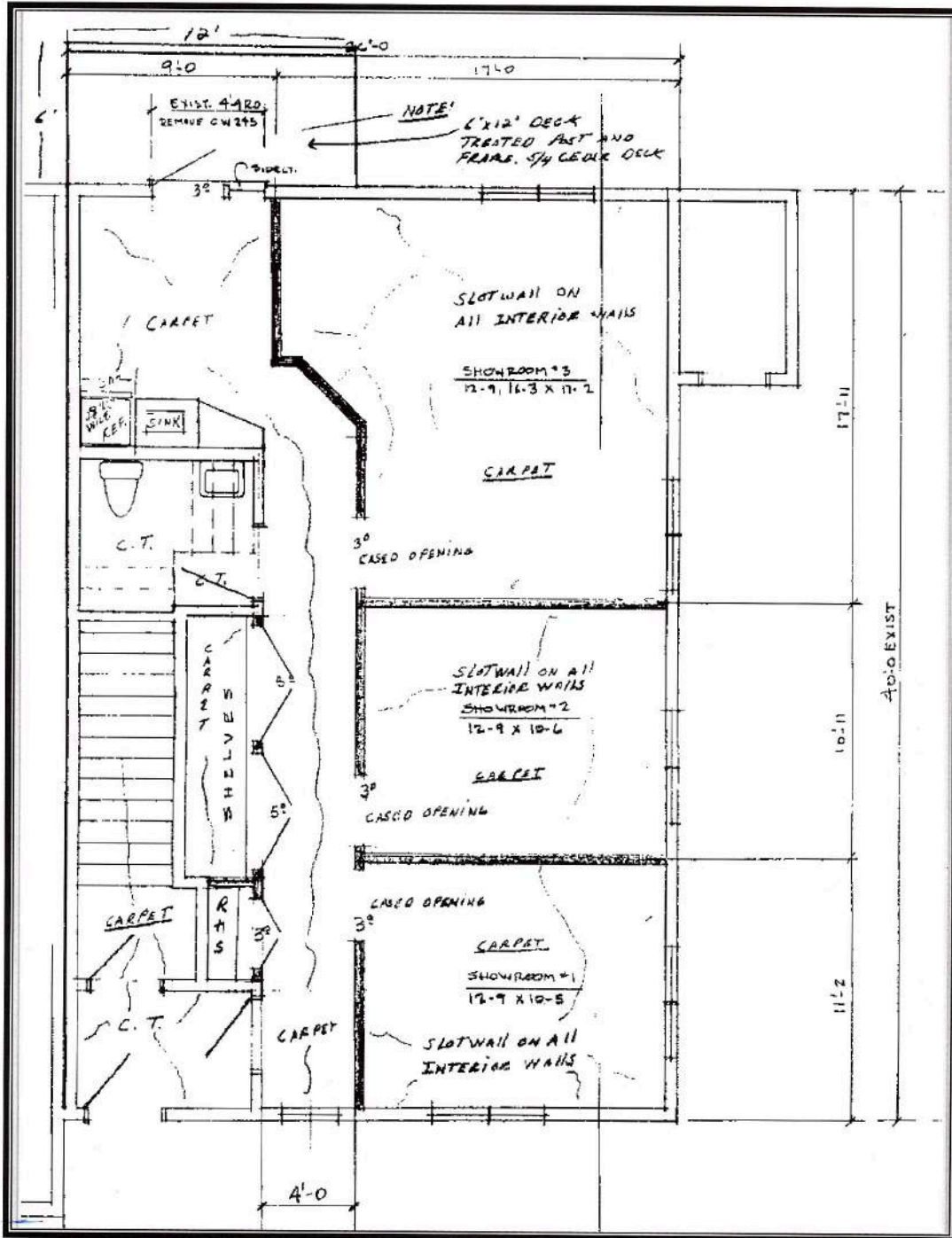
\$1,550 per Month per Unit or \$3,000 per month for both. \$50 annual increases. 3-5 Year Lease Term.

Included in the Rate:

All building expenses, including utilities.

# FLOOR PLAN – 1,200 SF – First Floor

## Building Sketch – Main Floor



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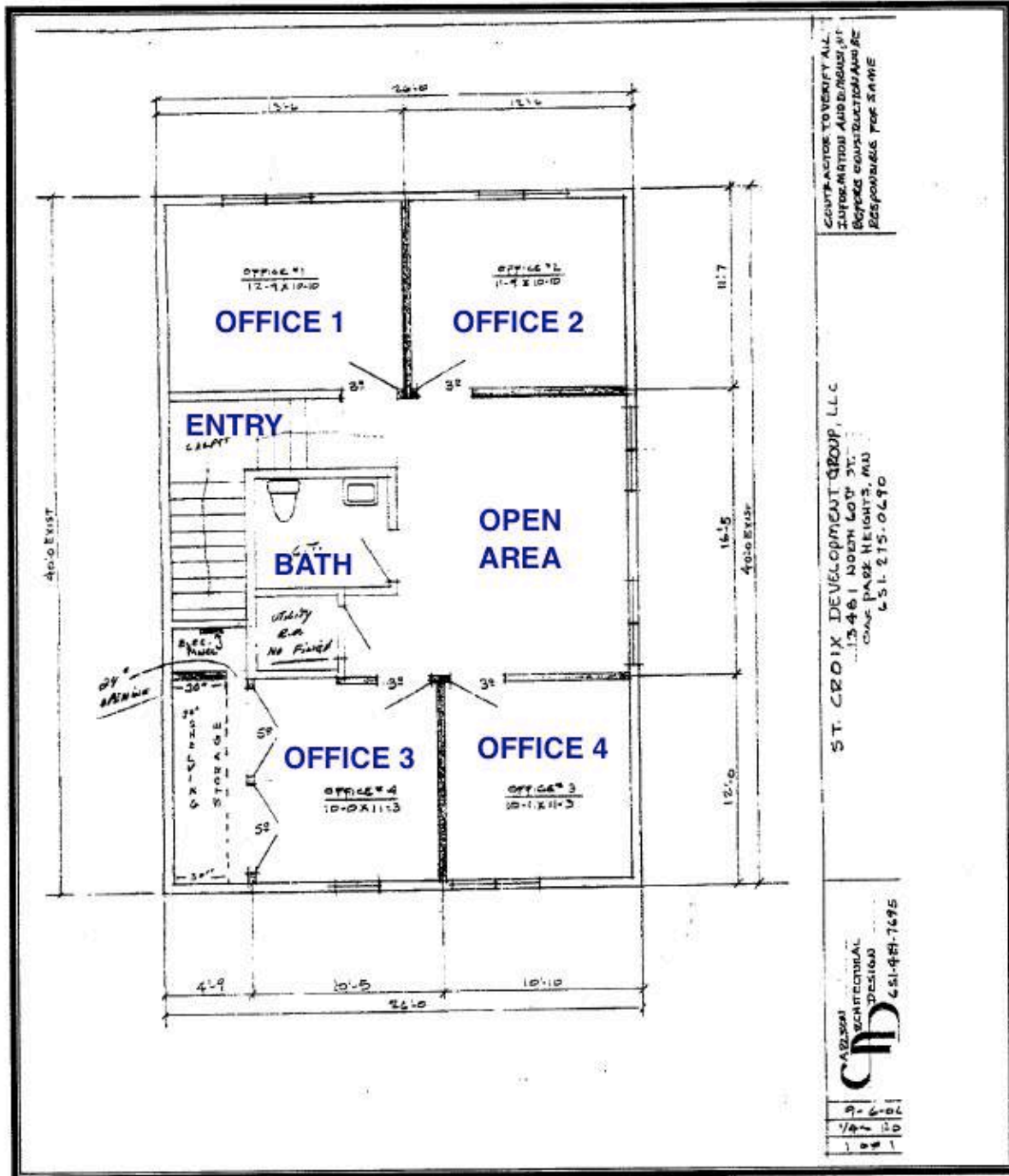
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# FLOOR PLAN – 1,200 SF – 2<sup>nd</sup> Floor

## Building Sketch – 2nd Floor



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