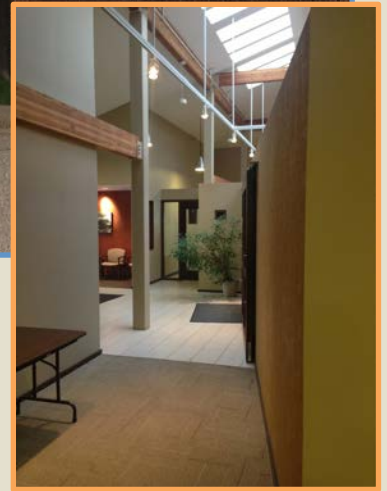


# FALCON HEIGHTS OFFICE FOR LEASE

1755 Prior Ave North, Falcon Heights, Minnesota 55113



## GENERAL INFORMATION


- 2,088 SF Available for Lease
- Ample Surface Parking Spaces
- Central A/C & Operable Windows
- On Site Ownership & Management
- **Low Lease Rate - \$13.00/SF Gross!**
- Large Common Conference & AV Room
- Easy Access via Hwy 280, Hwy 36, & I-35W;  
Near U of M St. Paul Campus

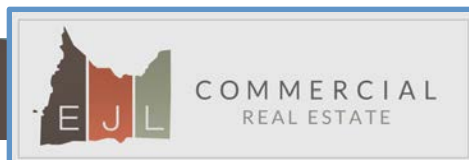
### CONTACT:

Ted LaFave  
EJL Commercial Real Estate  
Tel. 612.875.3858  
[ted@ejlcommercial.com](mailto:ted@ejlcommercial.com)

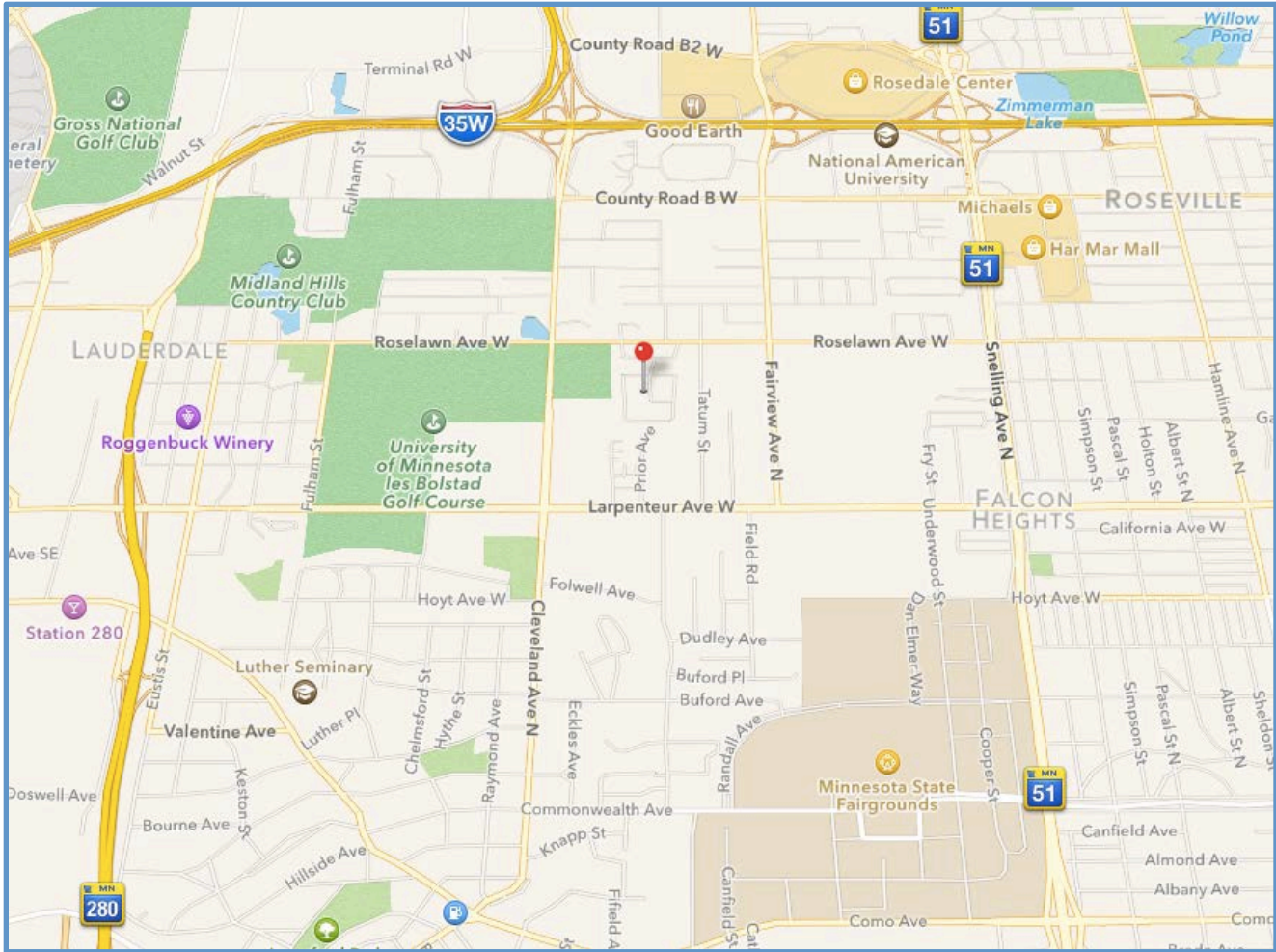
6109 Blue Circle Drive, Suite 2100  
Minnetonka, Minnesota 55405  
Fax: 952.392.1309

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Ted LaFave  
 612-875-3858



 ShowcaseMyBuilding.com



### PROPERTY OVERVIEW

Now offering for lease! Well appointed office building located near the intersection of W. Larpenteur Ave & N. Cleveland Ave in Falcon Heights.

Tenants enjoy use of a large common conference room with full AV capabilities and large screen, Comcast internet, key card for after hours access, common kitchen and break rooms, and available monument signage. Building is ADA accessible.

Contact Broker for additional information and for a tour.

### AVAILABLE SPACE

First Floor: 2,088 SF

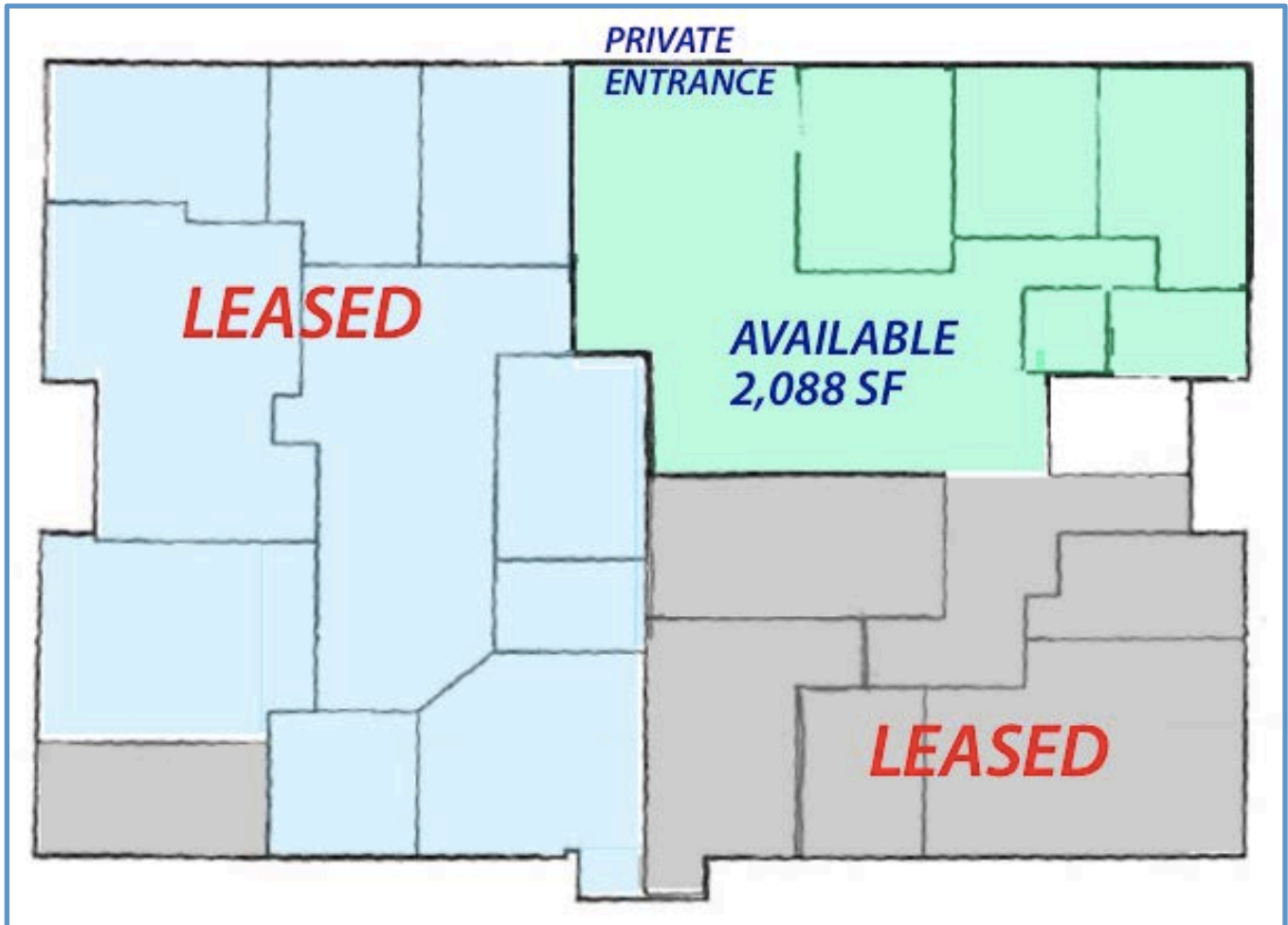
### GROSS RENTAL RATE

\$13.00/SF (\$2,262.00 per month)

Included in the Rate: All building expenses, including utilities.

Improvements: Negotiable

# FLOOR PLAN



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