

Republic Building – Office for Lease

3361 Republic Ave, Saint Louis Park, Minnesota, 55426



GENERAL INFORMATION

- Entire Main Floor Available – 3,200 SF
- Outstanding St. Louis Park Location
- Private, Secured Entrance
- 7+ Parking Spaces
- On Site Management
- Move-in Ready OR Tenant Improvement Package Available
- Easy Access via Hwy 100, Hwy 169, Hwy 7
- Signage Options Available
- **Best Deal in St. Louis Park - \$3,466 Per Month MG!**

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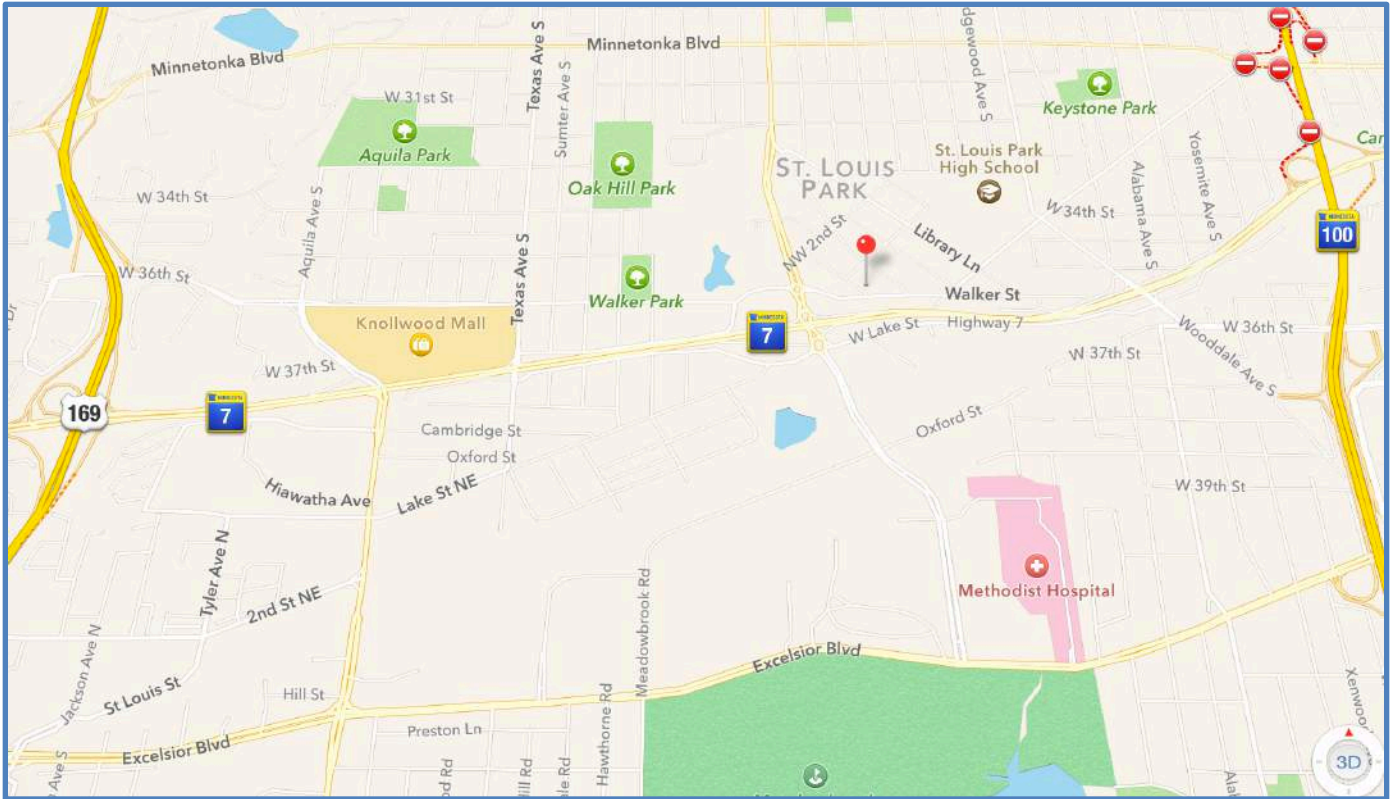
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OVERVIEW

Located in the northeast quadrant of State Highway 7 and Louisiana Avenue South in St. Louis Park, property consists of an existing 6,400 square foot two level office building. Easy access via Highway 7 and Louisiana Avenue. Convenient to Highway 100 and Highway 169.

Owner occupant Ryan Company is now offering 3,200 SF of general office space for lease. Existing layout consists of 8-9 private offices, work room, conference area, full kitchen break room, and two restrooms.

Contact Brokers for additional information and for a tour.

AVAILABLE SPACE

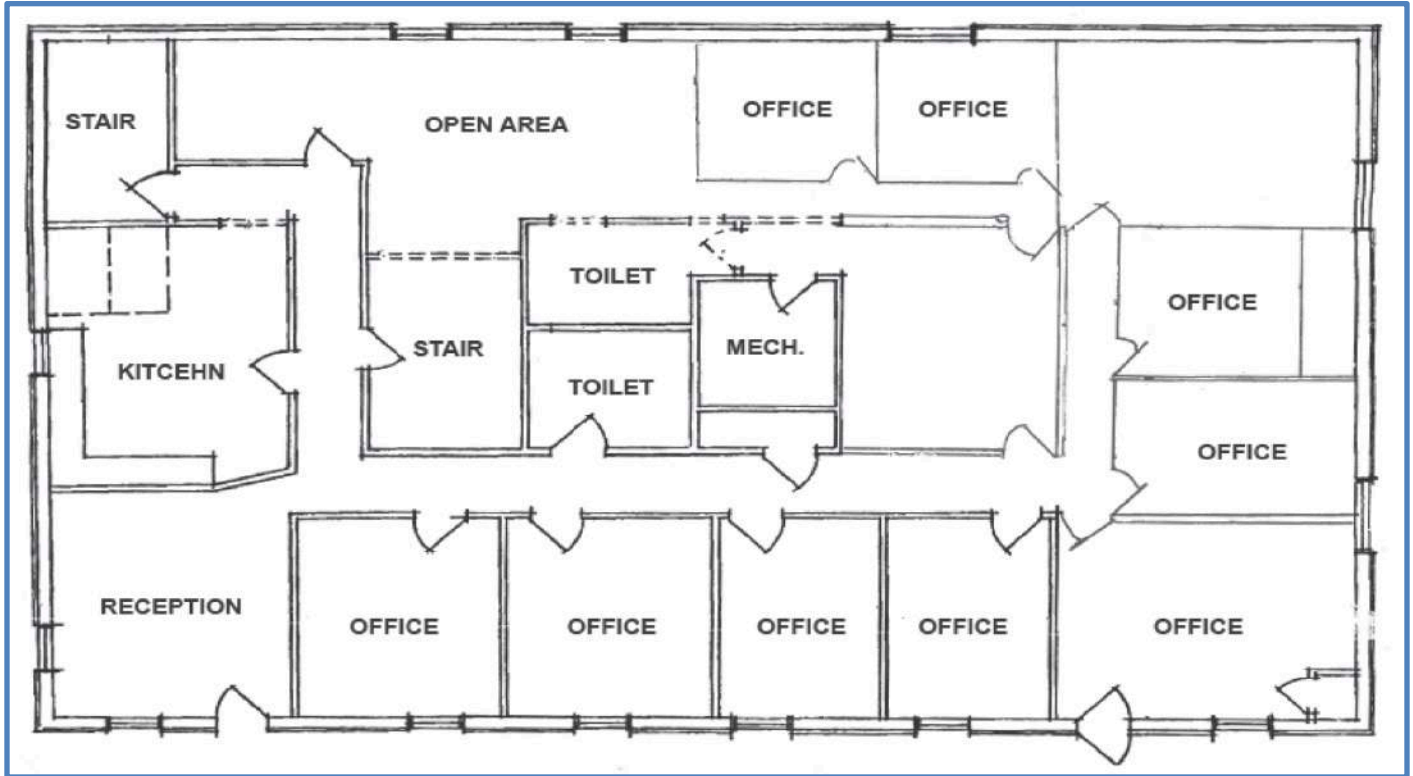
Main Level: 3,200 SF

GROSS RENTAL RATE

\$13.00/SF/YR (\$0.50 Annual Increases)

Expenses: Utilities
 Lease Term: 3-10 Year
 Improvements: Negotiable

FLOOR PLAN – 3,200 SF



COMMERCIAL
REAL ESTATE

COPPERWOOD
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