

# Shoppes at Saint Bonifacius

4080 Tower Street, St. Bonifacius, Minnesota 55375



**2,878 SF End Cap  
Available / Divisible**

## GENERAL INFORMATION

- Attractive, Centrally Located Retail Building
- Bays from 1,400 SF to 2,878 SF Available
- Newer Construction (2008)
- Excellent Visibility from Hwy 7
- Strong Local Ownership & Management
- Join Legacy Wine & Spirits, Mocha Monkey Coffee, Linn Family Dentistry, & Muth Chiropractic
- Flexible Rental Rates
- **Aggressive Terms and Tenant Improvement Packages Available for Qualified Tenants**

### CONTACT:

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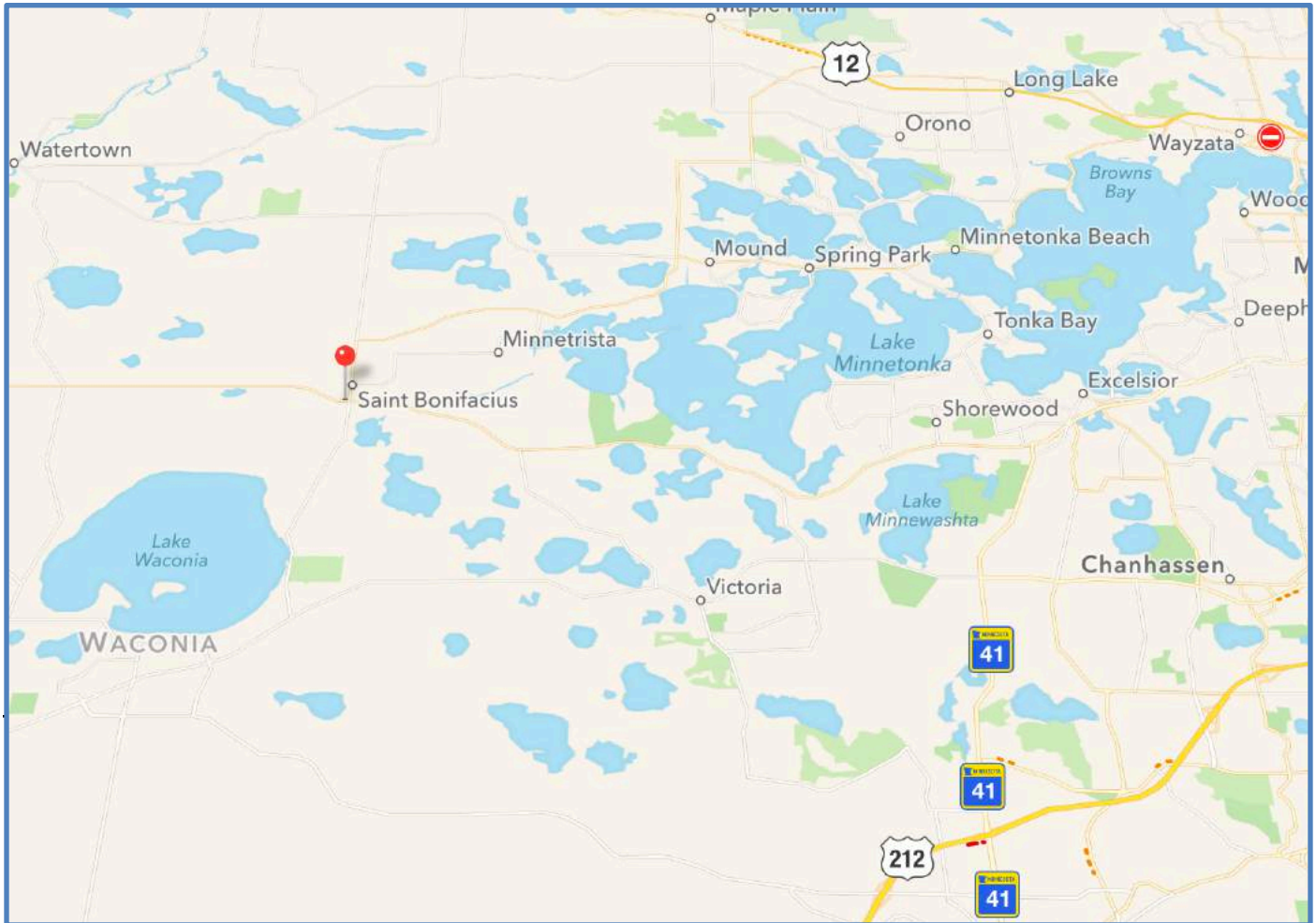
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## OVERVIEW

The Shoppes at St. Bonifacius is a newer construction Retail Center located off of Hwy 7 at Main Street in St. Bonifacius.

Space is available on the West end cap from 1,400 SF up to 2,878 SF.

Contact Brokers for additional information and for a tour.

## LEASE RATES

Base Rent: \$17.00 - \$18.00

Tax & CAM: \$6.68 per SF (2016)

Lease Term: 4-10 Year

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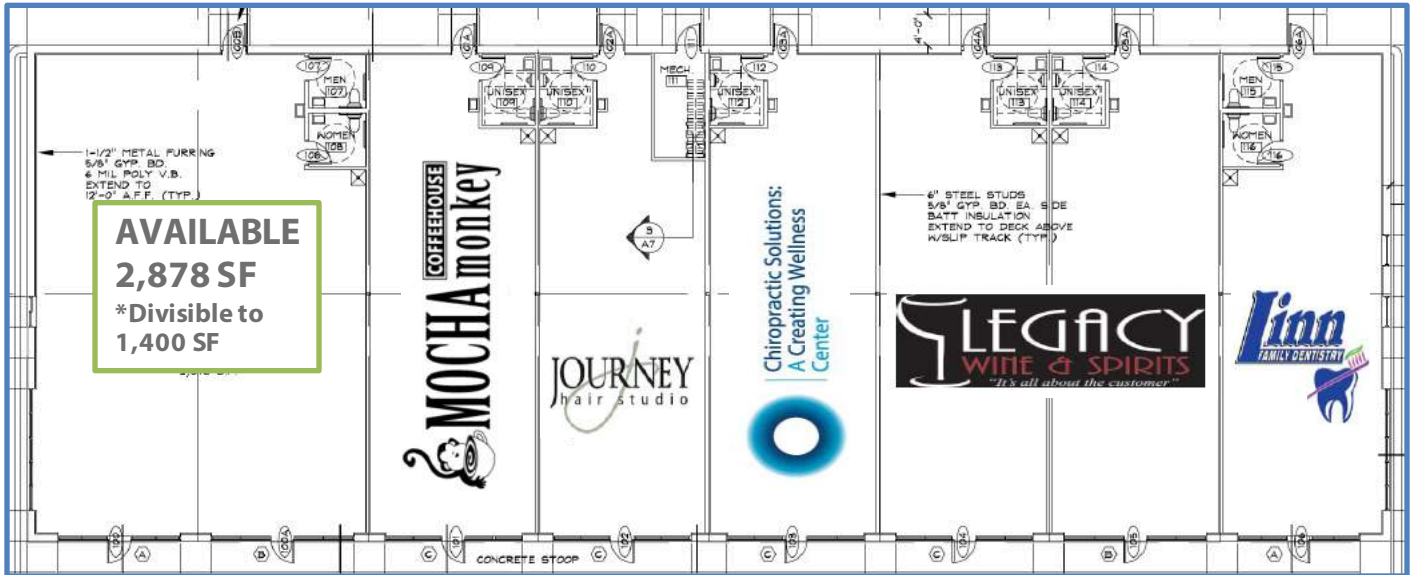
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# FLOOR PLAN



**AVAILABLE**  
**2,878 SF**  
 \*Divisible to  
 1,400 SF

## Available Units

- Suite 1110 – 2,878 SF  
 \*Divisible to 1,400 SF



COMMERCIAL  
 REAL ESTATE

**COPPERWOOD**  
 REAL ESTATE

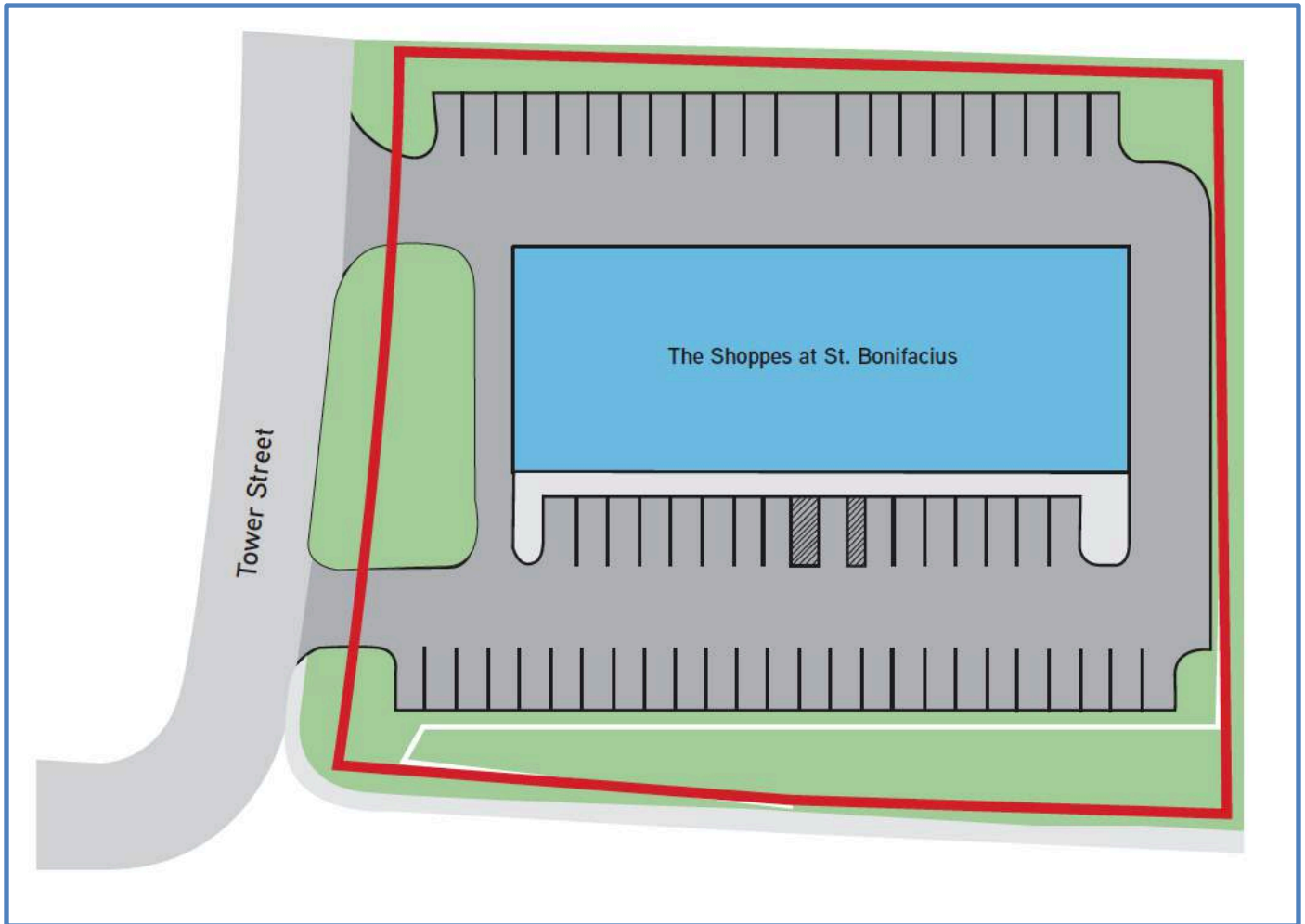
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# SITE PLAN



COMMERCIAL  
REAL ESTATE

**COPPERWOOD**  
REAL ESTATE

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