

Vadnais Heights | MN 55110
3435 Labore Road

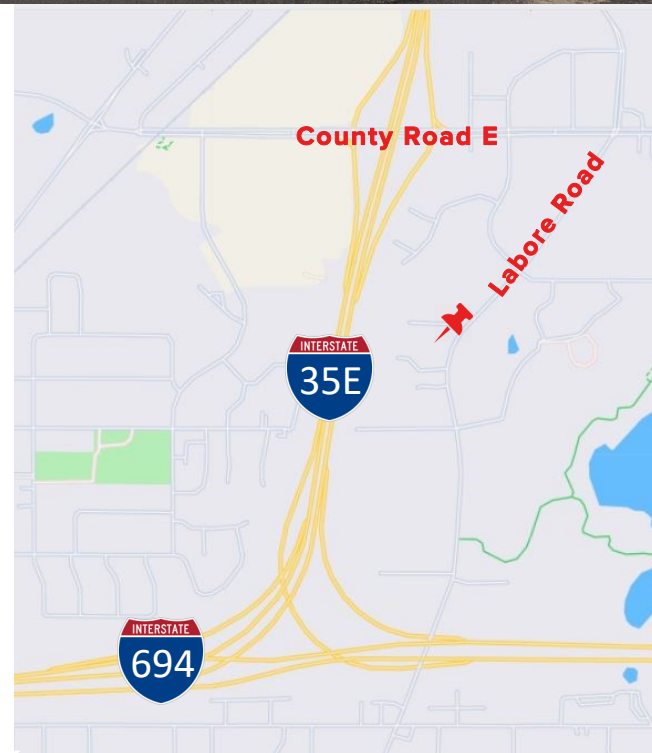


For Lease



PROPERTY HIGHLIGHTS

- 10,900 SF multi-tenant, office/warehouse building
- Built in 1983
- Shared dock loading
- 10'-12' clear height
- LED lighting
- Comcast DSL service
- Sprinklered
- 55 parking space
- Easy access to i-694 and I35E



2025 4th Street | Suite 106
White Bear Lake | MN 55110
www.TITUScre.com



Mike Brass
612-750-4312
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AVAILABLE FOR LEASE

SUITE A:

4,560 total square feet of office

There is an additional 848 square feet of storage available

NET LEASING RATES

\$9.00 PSF for Office

2020 ESTIMATED TAX AND CAM

MAIN FLOOR

\$2.94 PSF for Tax

\$2.76 PSF for CAM

\$5.70 TOTAL PSF

UTILITIES

Tenant will be metered and billed for gas

Electric will be billed from sub-meter

ESTIMATED MONTHLY RENT

Suite	Total SF	Net Office PSF	Total Net/ Month	CAM PSF	EST Tax & Cam/ Month	Total/Month
A	4560	9.00	\$3,420	\$5.70	\$2,166	\$5,586

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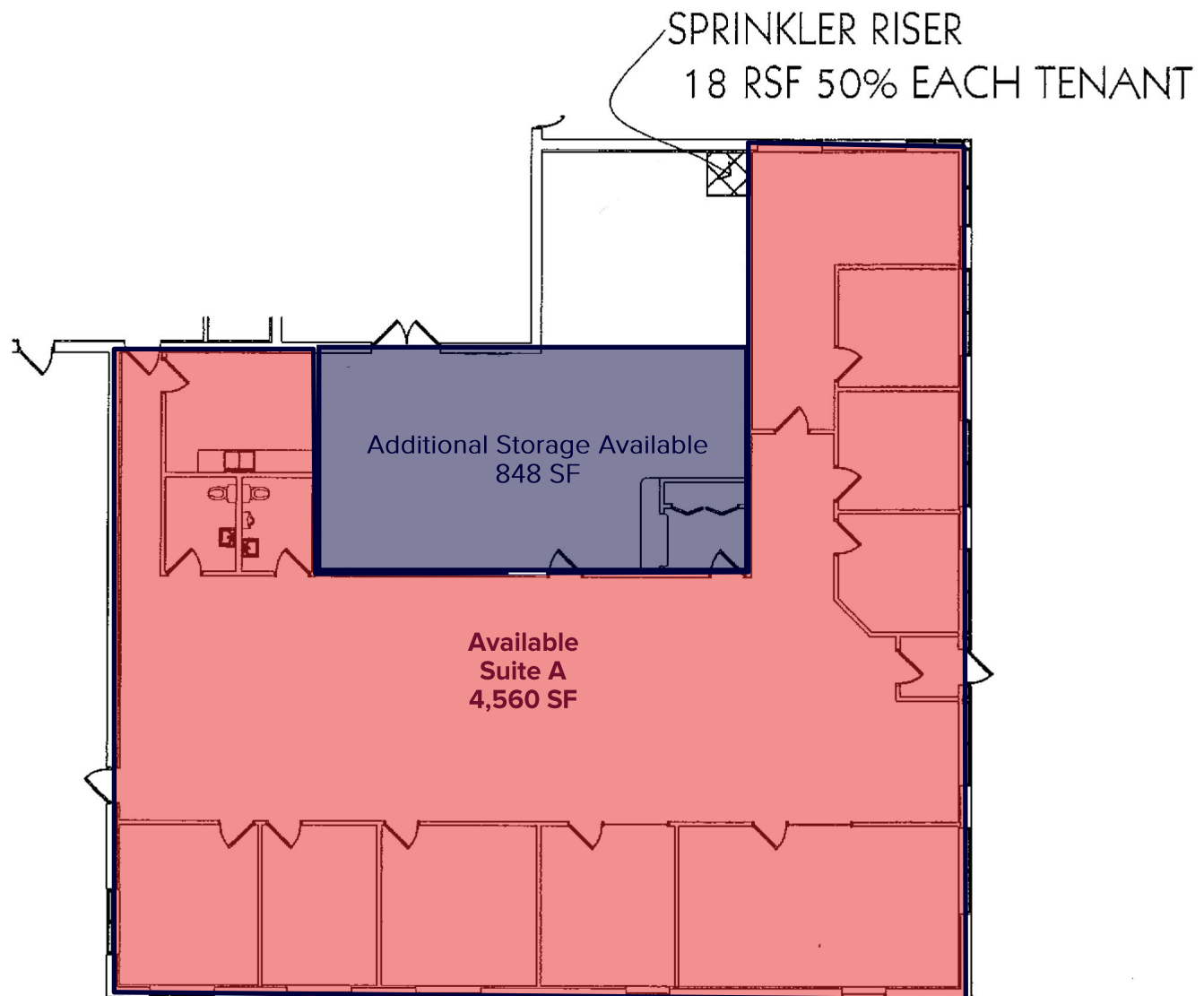


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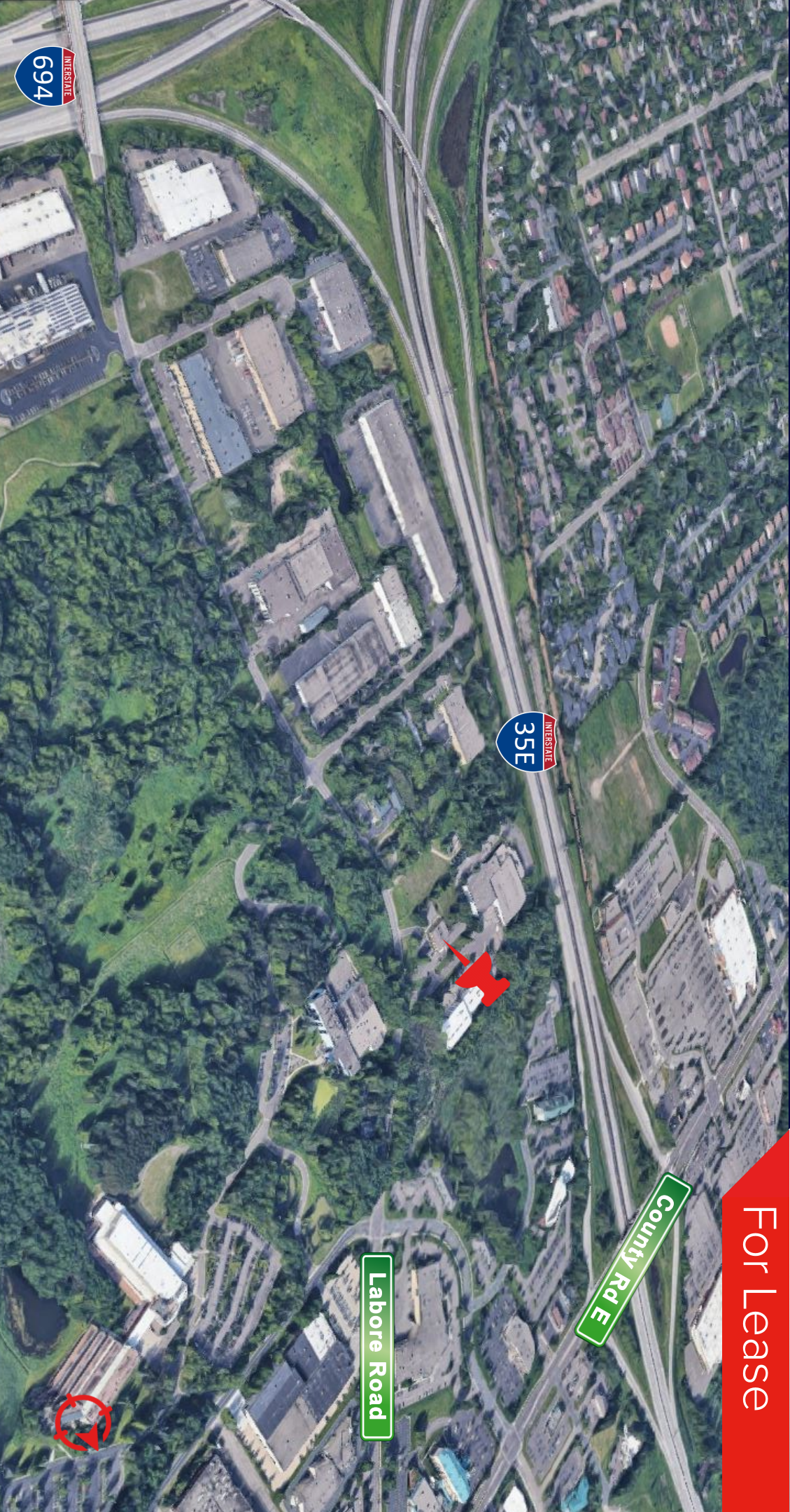


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