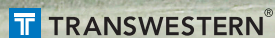


Kennard

PROFESSIONAL BUILDING



3100 KENNARD ST, MAPLEWOOD, MN 55109



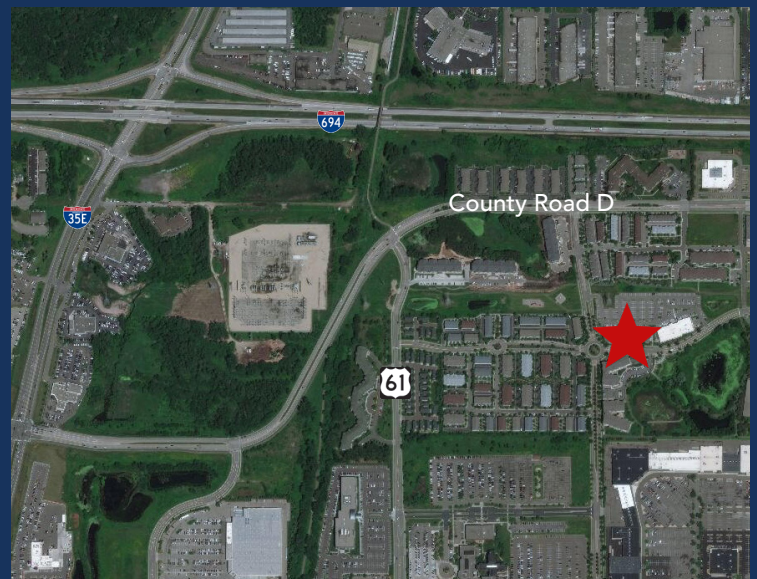
BUILDING INFORMATION



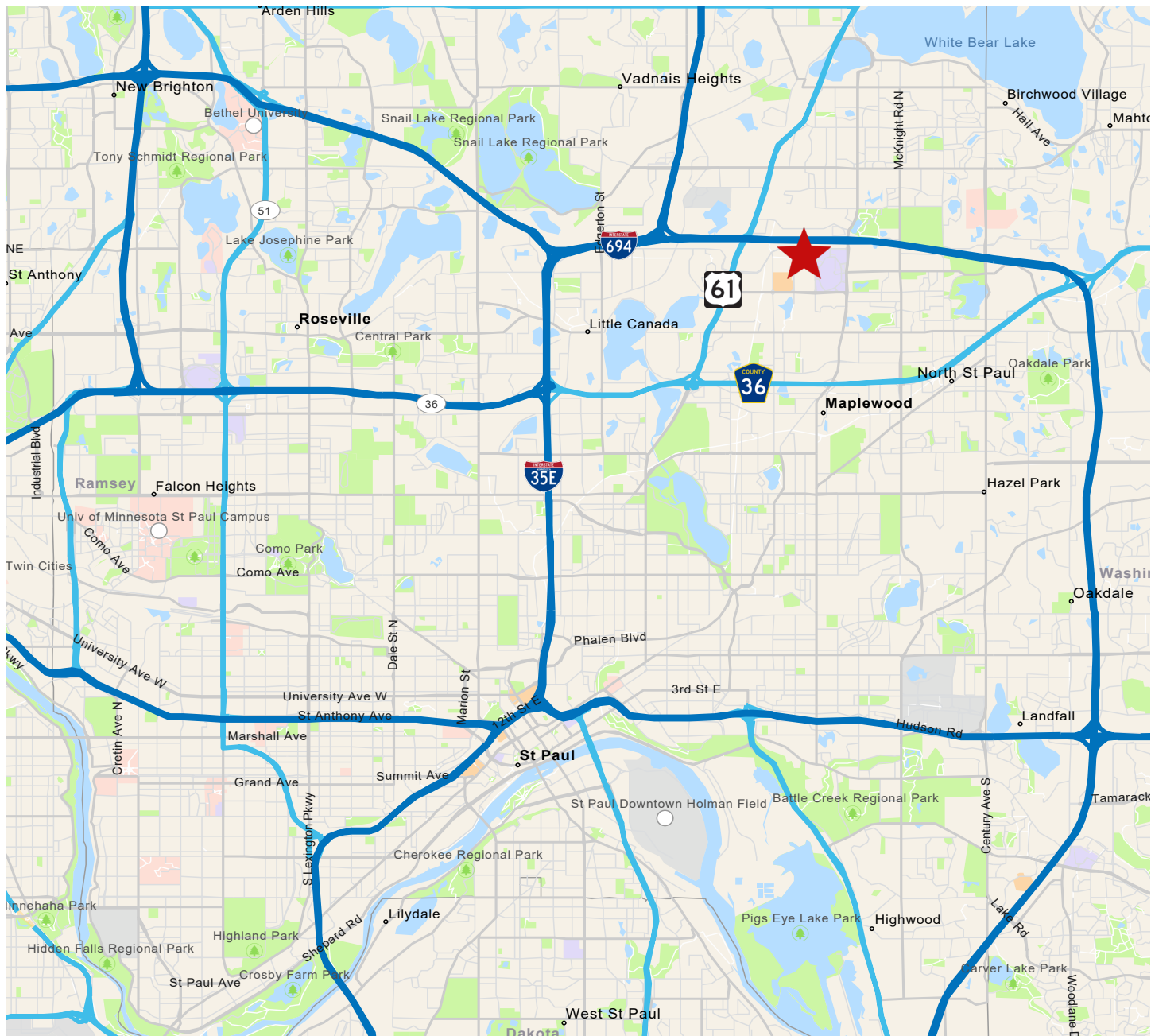
Building Size:	42,793 SF
Acreage:	3.19 SF
Available Space:	1,500 - 9,982 SF
Year Built:	2006
2021 Op.Exp./Taxes:	\$4.21 PSF Taxes \$4.28 PSF Op. Exp. \$8.49 PSF
Parking:	225 surface spaces 5/1,000 SF

Listing Price:	Negotiable
Lease Rates:	\$14.00 - \$17.00 NNN

AREA MAP



AREA MAP



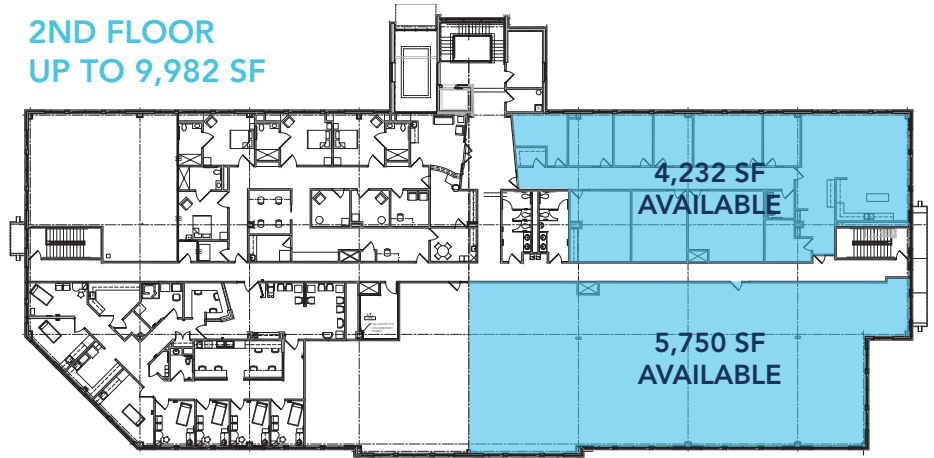
BUILDING PLANS & SPECS



BUILDING SPECS

- **PID:** 032922110028
- **Zoning:** PUD
- **County:** Ramsey
- **Submarket:** Suburban St. Paul
- **Property Type:** Multi-tenant Medical Office Building
- **# of Floors:** Two
- **Location:** Close proximity to I-694 and Hwy 61
- **Building Signage Available**

2ND FLOOR UP TO 9,982 SF



FOR MORE INFORMATION, CONTACT:

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