



## 2935 COUNTY DRIVE

2935 COUNTRY DRIVE, LITTLE CANADA, MN 55117

- SUITE 101: 4, 050 SF AVAILABLE
- SINGLE-STORY BUILDING
- CORNER SPACE WITH LARGE WINDOWS THAT PROVIDE AMPLE NATURAL LIGHT
- GREAT ACCESS TO I-35E, I-694, AND HIGHWAY 36
- OFFICE NET RENT: \$11.00 SF
- 2024 ESTIMATED OPERATING EXPENSE: \$6.62 SF
- MANY ARE AMENITIES INCLUDING: GAS STATIONS, RESTAURANTS, CARIBOU COFFEE, FAST FOOD, AND MORE

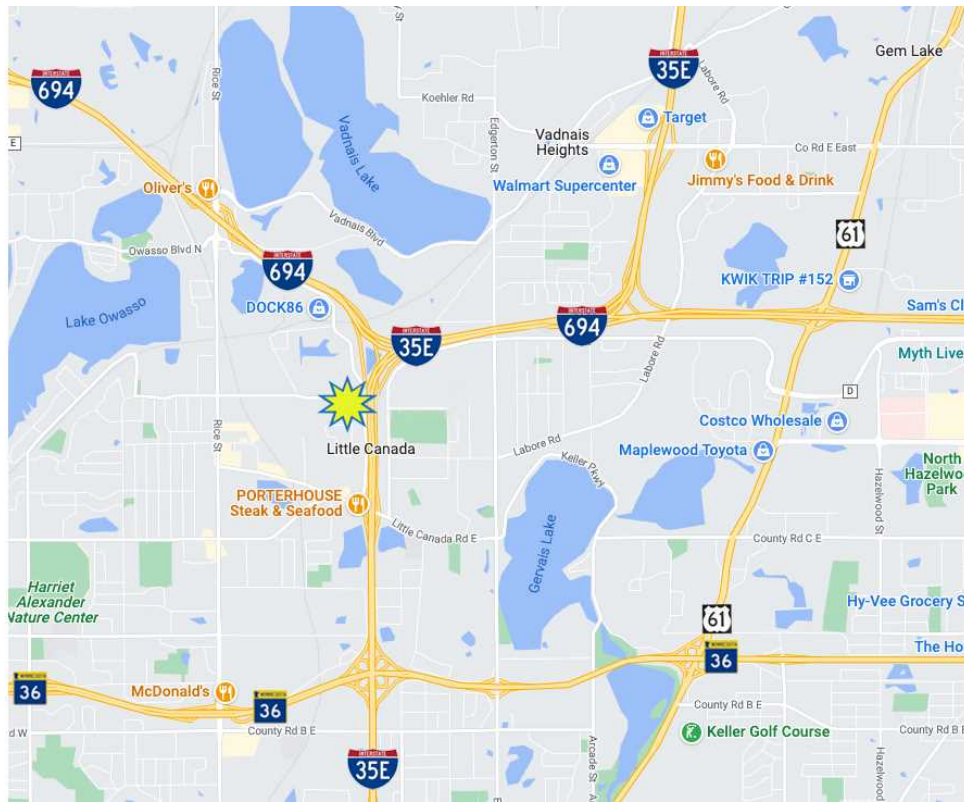
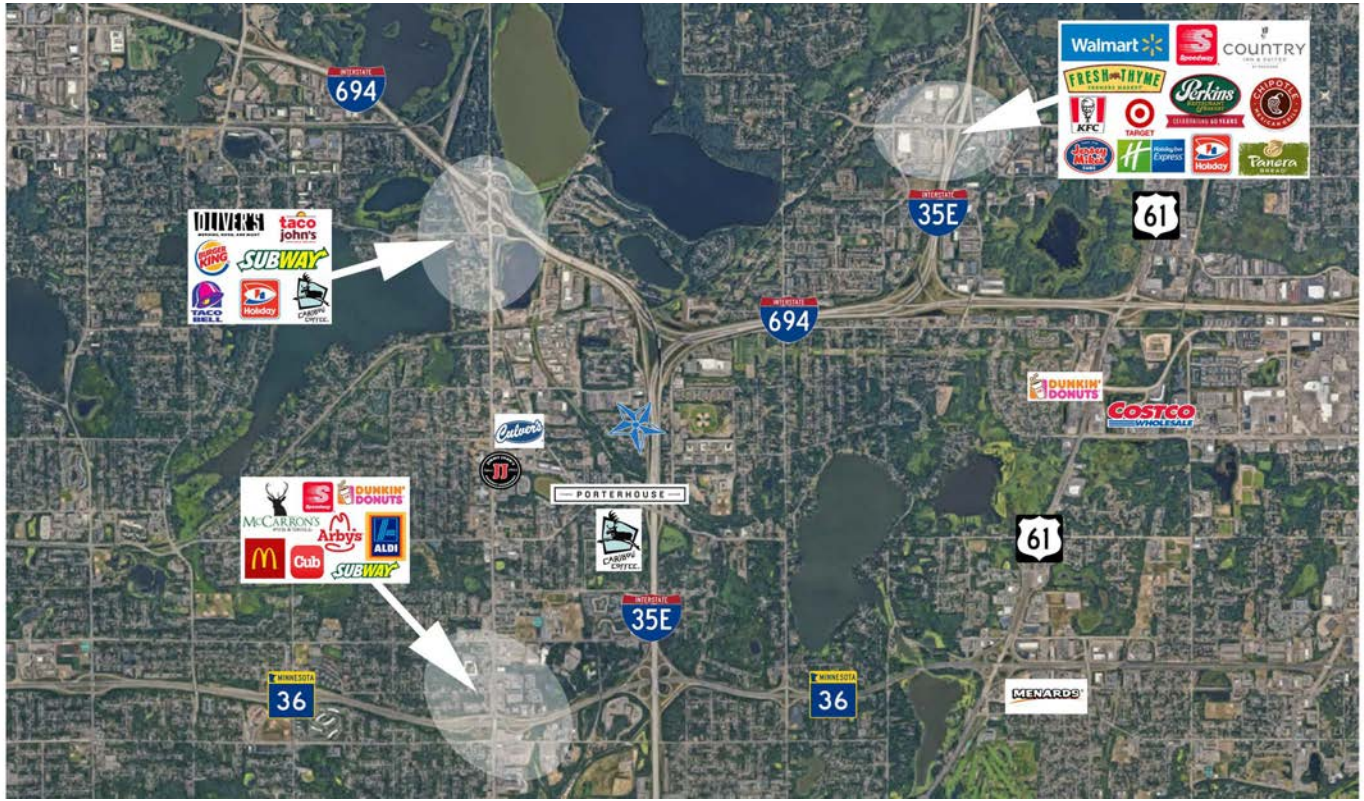
**CONTACT:**

WWW.ESSENCEREALESTATE.COM

JEFF NORDNESS  
jeff@essencerealestate.com  
(651) 341-5044

# MAP VIEWS

## 2935 Country Drive, Little Canada, MN 55117



**ERSI**

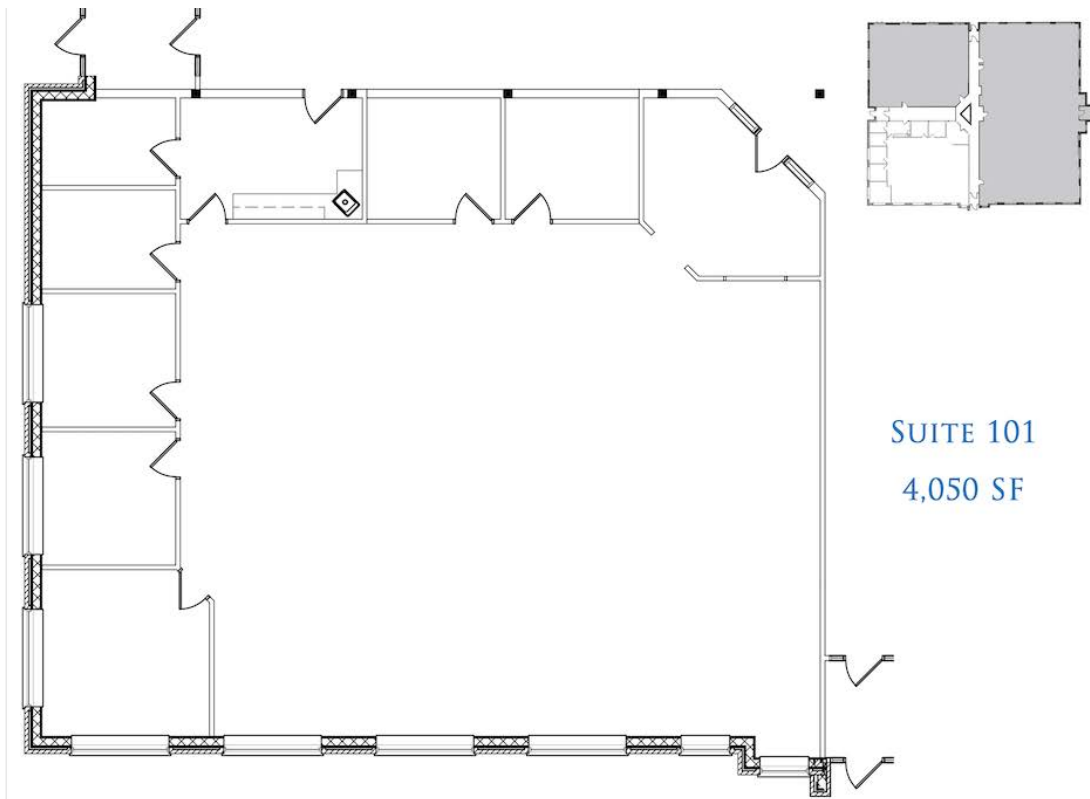
ESSENCE  
REAL ESTATE  
SERVICES, INC.

COMMERCIAL REAL ESTATE SINCE 1990

JEFF NORDNESS  
jeff@essencerealestate.com  
(651) 341-5044

# FLOOR PLAN

2935 Country Drive, Little Canada, MN 55117



**ERSI**

ESSENCE  
REAL ESTATE  
SERVICES, INC.

COMMERCIAL REAL ESTATE SINCE 1990

JEFF NORDNESS

[jeff@essencerealestate.com](mailto:jeff@essencerealestate.com)

(651) 341-5044