

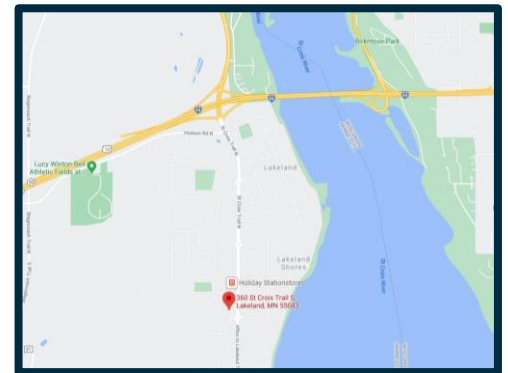
## For Lease

1,343-5297 SF  
Available  
Retail/Office/  
Restaurant

- Convenient Access to I-94
- Up to 5,297 SF Available
- Ample Parking
- Immediate Availability
- Reasonable Lease Rates
- Remodeled Exterior
- Excellent Access & Visibility
- Unique Tenant Mix
- Pylon Signage Available
- Flexible Terms



320-400 St. Croix Trail South  
Lakeland, MN 55043



For more information contact:

**Grady Erickson**  
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320-400 St. Croix Trail South  
Lakeland, MN

### Site Information:

Property Type: Retail/Office/Restaurant  
Single/Multi: Multi-Tenant  
Date Available: IMMEDIATE  
Lease Term: Three (3) Year Minimum

### Square Feet Available:

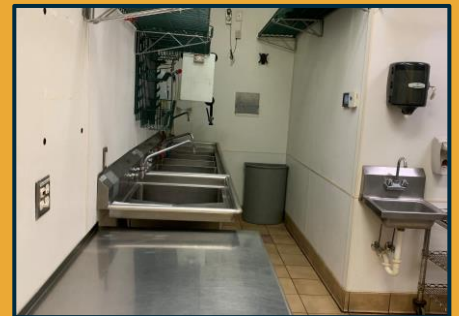
SF Available: 6,883  
Largest Block: 5,297  
Smallest Block: 1,343

### Rates/SF:

Main Level: \$10.00-13.00 PSF NNN  
Total OpEx: \$5.11 PSF  
TI Allowance: Negotiable  
Tenant Pays: Rent, CAM, Tax & Utilities

### Building Data:

Construction: Block  
Parking: Ample  
Utilities: Electric/Gas  
HVAC: Forced Air/Natural Gas



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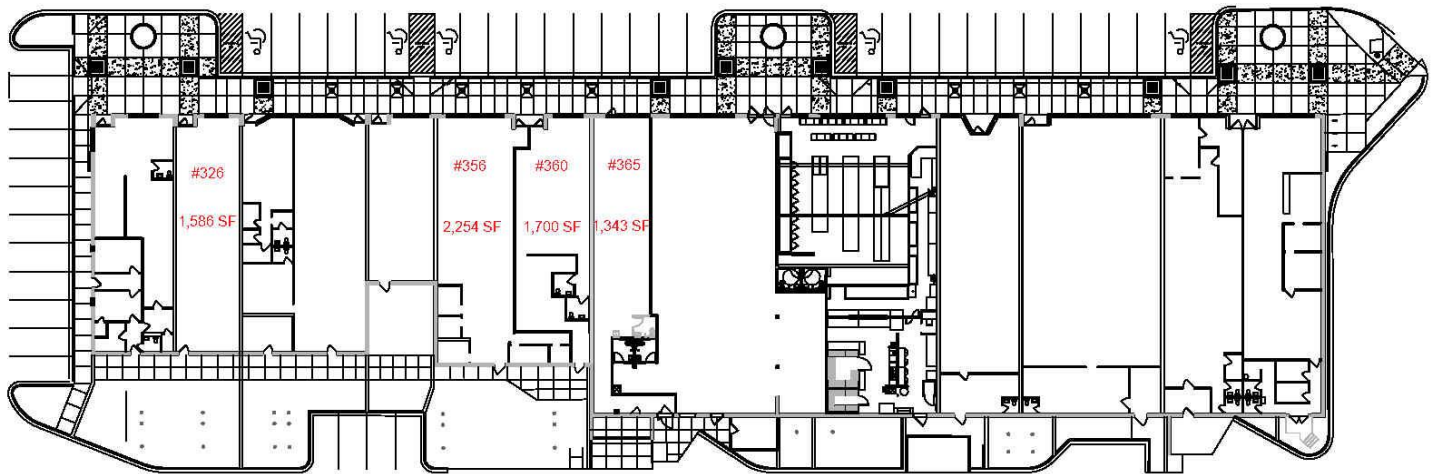
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*\*\*All square footages are assumed to be approximate\*\**

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