



**FOR LEASE**



# 6831 OXFORD STREET

St. Louis Park, MN

**20,500 SF AVAILABLE**



## PROPERTY HIGHLIGHTS

- 20,500 SF Industrial building
- Fully air-conditioned
- Great, convenient location
- Heavy electrical service
- 1 dock, 1 drive-in
- 14' clear
- 100% sprinklered
- 1.23 acres

### HUDSON BROTHEN

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### DAVID STOKES, SIOR

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**cushmanwakefield.com**

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## Property Highlights

<b>Total Building Size</b>	6,000 SF Office 14,500 SF Warehouse 20,500 SF Total	<b>Sprinkler</b>	100%
<b>Location</b>	<ul style="list-style-type: none"> <li>• Across the street from Louisiana LRT Station (to be completed 2023)</li> <li>• Blocks from Methodist Hospital</li> </ul>	<b>Electrical</b>	1,500 amps, 480 volts, 3 phase systems
<b>Land Area</b>	1.23 acres	<b>Lease Rates</b>	\$8.75 PSF Office \$4.75 PSF Warehouse
<b>Clear Height</b>	14'	<b>2019 Estimated Tax and CAM</b>	\$2.36 PSF TAX \$1.00 PSF CAM \$3.36 PSF TOTAL
<b>Loading</b>	1 traditional dock 1 drive-in and platform dock	<b>Amenities</b>	<ul style="list-style-type: none"> <li>• 52 parking stalls</li> <li>• 100% A/C</li> </ul>

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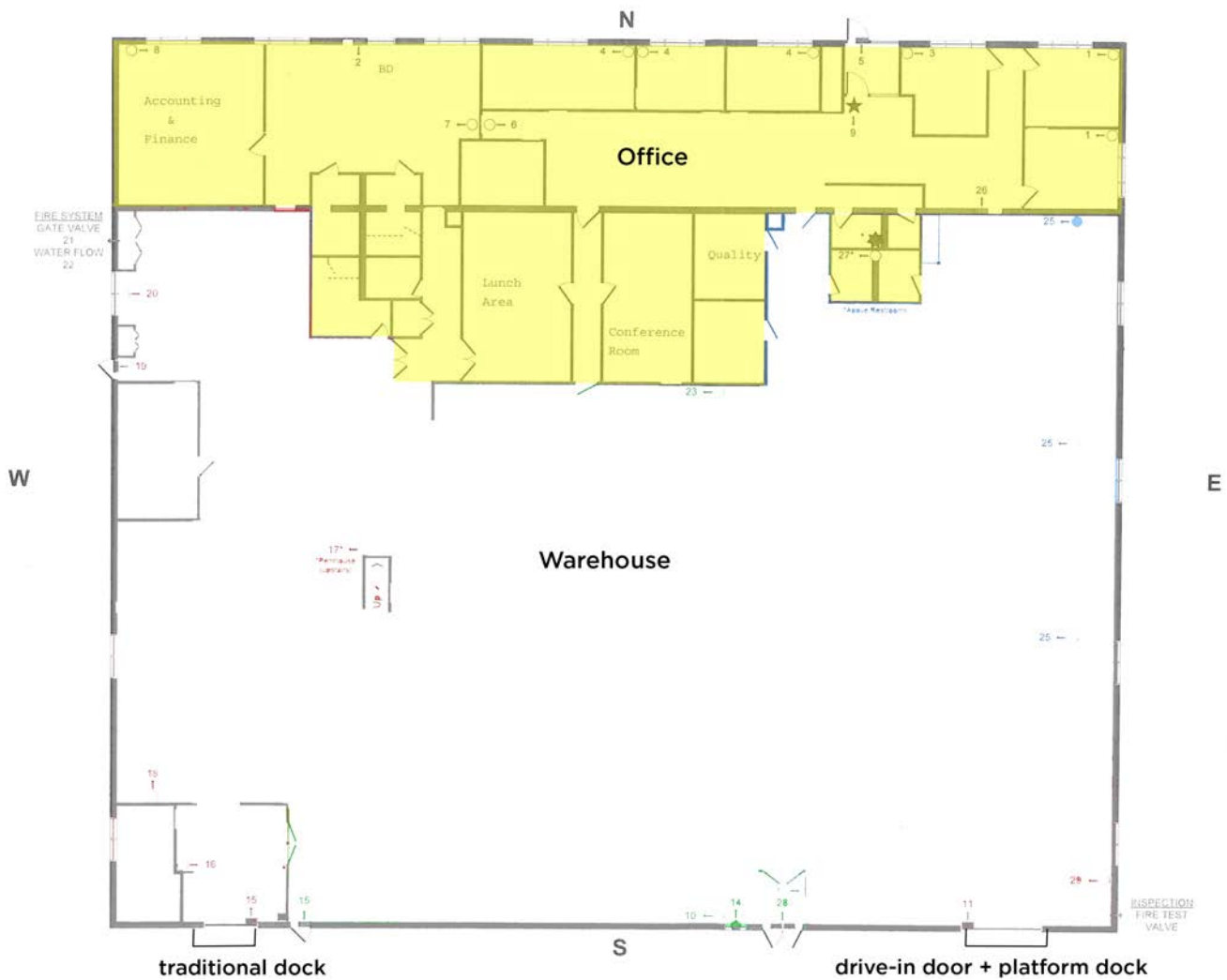
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## FLOOR PLAN



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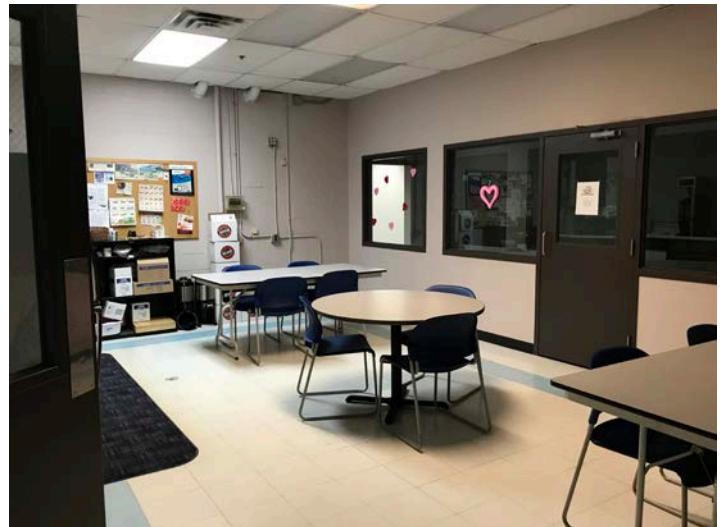
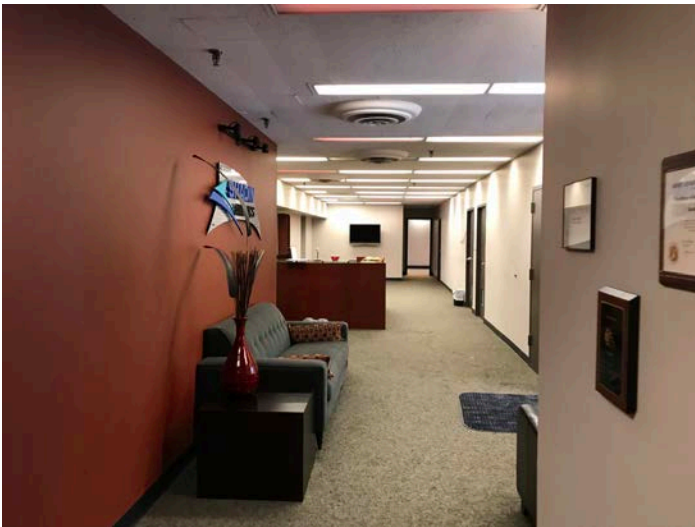
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## PROPERTY PHOTOS



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## AERIAL



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