

Endcap Office / Medical Space in St. Anthony



Outstanding space opportunity on Silver Lake Road. 2,185 square foot office suite with high traffic counts, exterior signage, and monument signage. Endcap space provides windows on three sides of the suite.



3901 Silver Lake Road NE

Year Built:	1993
Class:	B+
Building SF:	15,375 SF
Suite Size:	2,185 square feet
Divisible:	Potentially
Lease Type:	NNN
Parking:	42 stalls

Perfect building for a medical practice or office occupant that wants a highly visible location in an upscale location. The property is located directly on Silver Lake Road across from Silver Lake Village Shopping Center. 500 new apartments being developed just down the road!

The property is highly visible with a monument sign on Silver Lake Road. The property has outstanding architectural features with a brick and glass façade and a hip-style roof with dramatic dormers that showcase the two main building entrances.

The two businesses at the building are long term, successful dental and endodontic practices. The building is owned by physicians.

The space is potentially divisible for the right user.

For Lease Office Space

Property Address

**3901 Silver Lake Road NE
St. Anthony, MN 55421**

Space Features

Former orthodontic office

Large reception area

**Combination of private
offices and open interiors.**

Windows on 3 sides

**Separate heating and air
conditioning system**

Building Features

**Medical building with
dental and endodontist
practices.**

**Attractive building with
monument signage on busy
Silver Lake Road**

**High demand retail area
with corner location**

**Free parking for staff and
guests**

Great curb appeal

Professionally managed

Lease Rate

**\$ 18.00 NNN /
Negotiable**

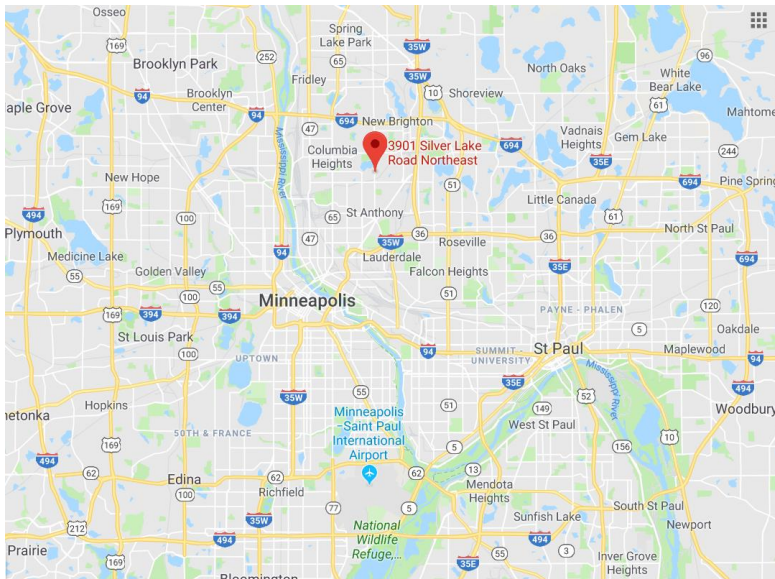
**\$ 13.50 CAM/Tax est.
for 2021**

**Utilities paid directly by
tenant**



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Representation Services***

Location Map



Subject Property:

Located northeast of downtown Minneapolis with easy access via Interstate 35W or 694

Permitted Uses

The property is zoned for office and medical office use.

Area Highlights

Numerous retail and eating establishments are in the immediate neighborhood:

Caribou Coffee

Chipotle

Cold Stone Creamery

Culvers

Smashburger

Cub Foods

St. Anthony Village Wine and Spirits

Wells Fargo

US Bank

TCF Bank

Additional Photos



Renovated common area restrooms; ADA compliant



Large reception area with glass entry door

For More Information



www.itraglobalmsp.com

For more information about this opportunity or to schedule a property tour, contact our office today at 763-355-5542. You can also e-mail us at wteig@itraglobal.com.

We look forward to hearing from you!

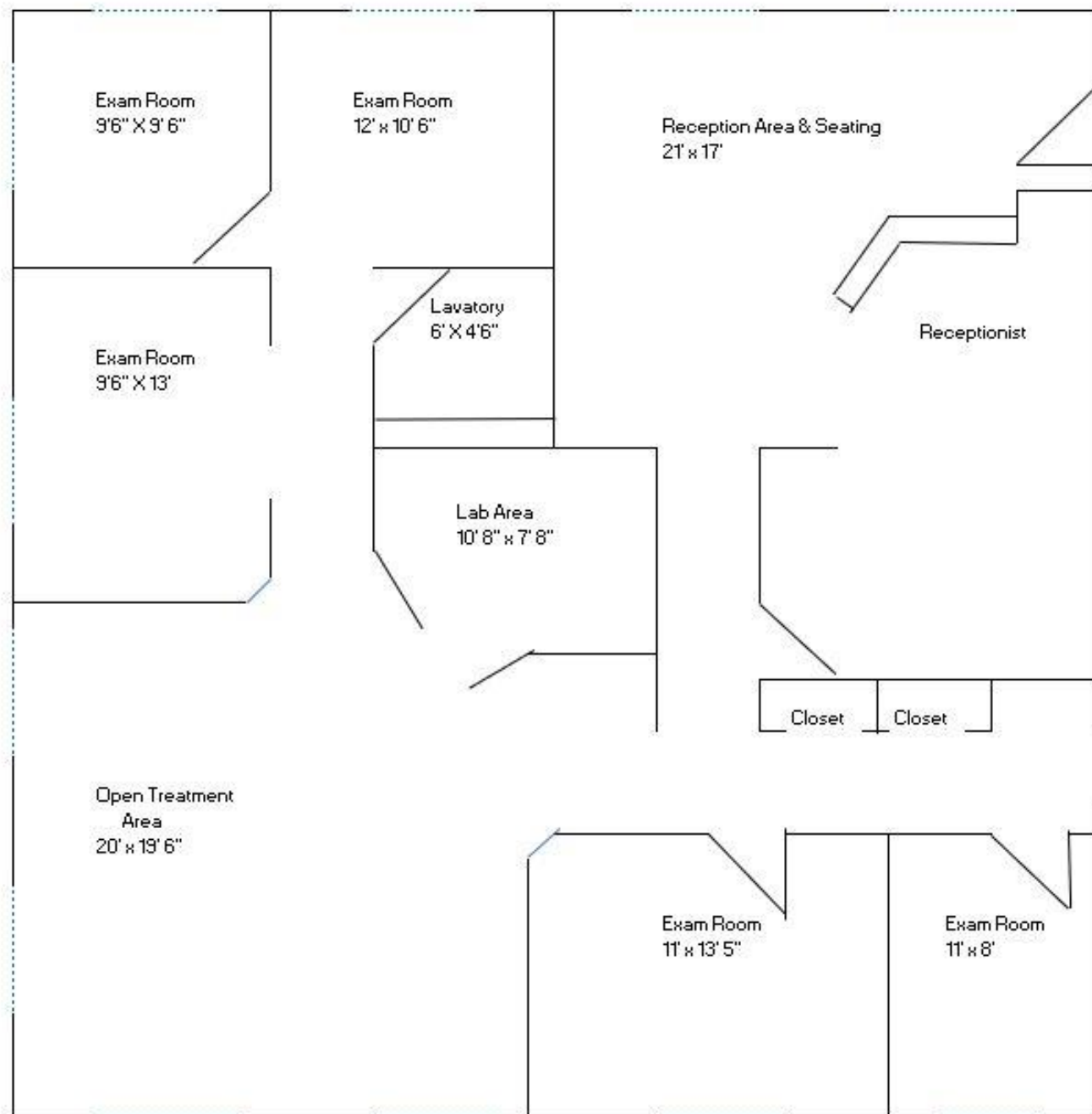
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Disclaimer

All information contained herein is from sources deemed to be reliable.

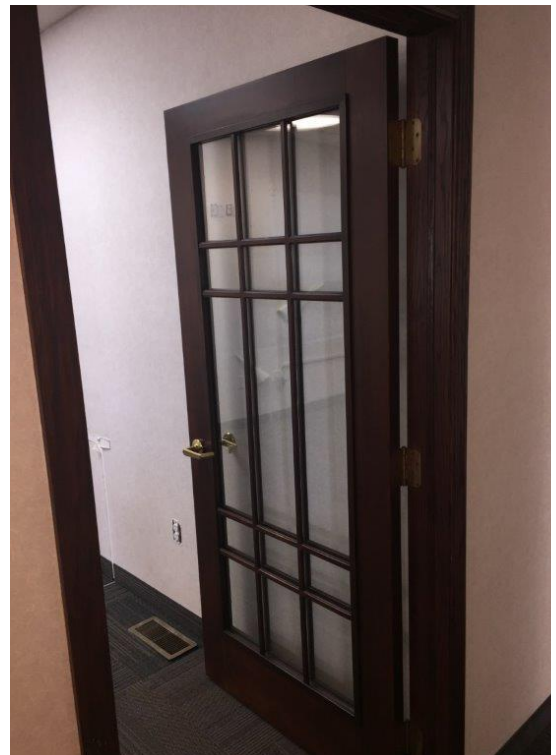
However, no warranty or representation is made as to its accuracy.

Suite Floor Plan (approx.)



* All dimensions are approximate; this sketch is not to scale.

Additional Photos of Building and Suite



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