

### OPPORTUNITY

- **75,330 sf available**
- **Suite 300**
  - 3,695 sf office
  - 45,560 sf warehouse
  - 49,255 sf total
  - \$10.00 psf office
  - \$5.00 psf warehouse
- **Suite 200**
  - 1,050 sf office
  - 25,020 sf warehouse
  - 26,070 sf total
  - \$10.00 psf office
  - \$5.00 psf warehouse
- CAM/TAX - \$2.72 psf
- Suite 200 and 300 can be combined for a total of 75,330 sf
- Excellent signage opportunity on Lone Oak Road
- Landlord will entertain shorter term requirements
- 24 ft. clear height
- Located within 6 miles of Minneapolis/St. Paul Airport
- Easy access to I-35E, I-494 and Highway 55
- Corner suite with strong glass-line

### LOCATION

### FLOOR PLAN



Platinum member

### Get more information

**Philip J. Kluesner**

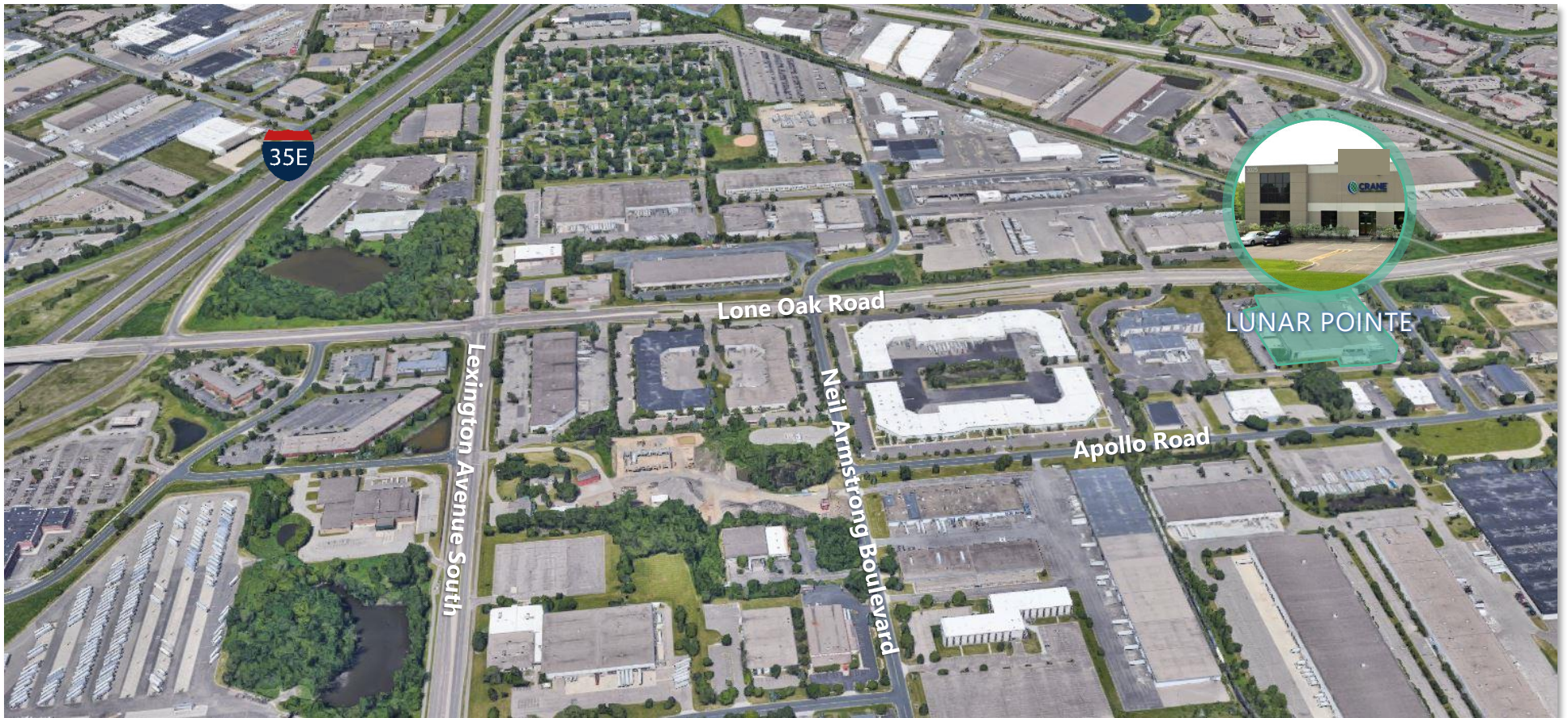
612.790.0204

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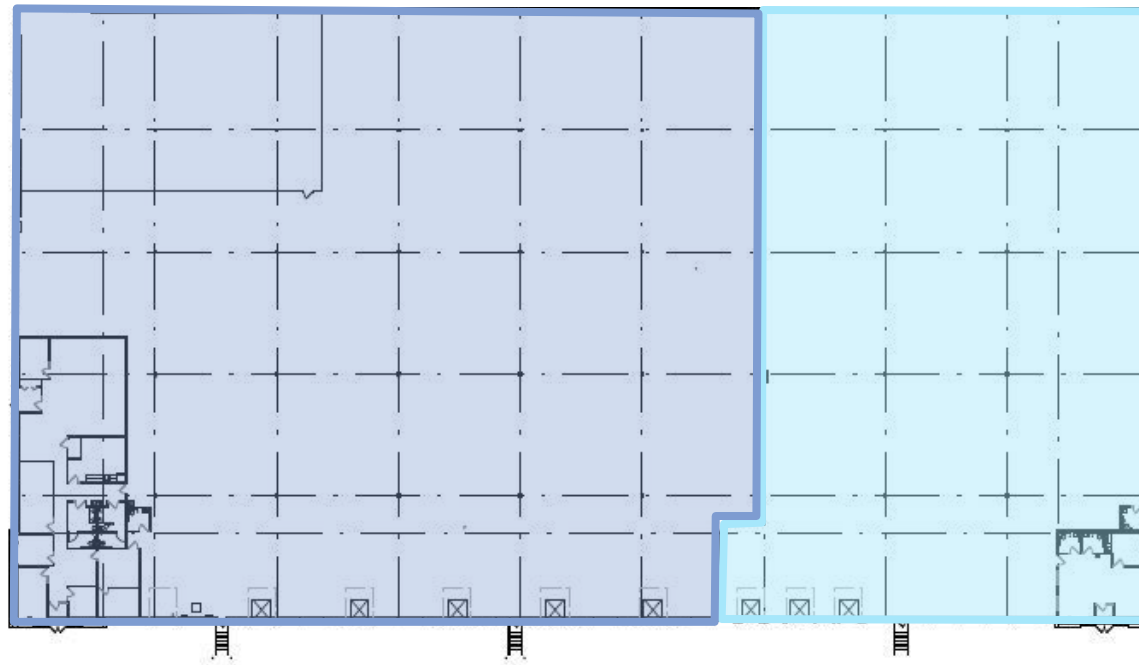
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LONE OAK ROAD

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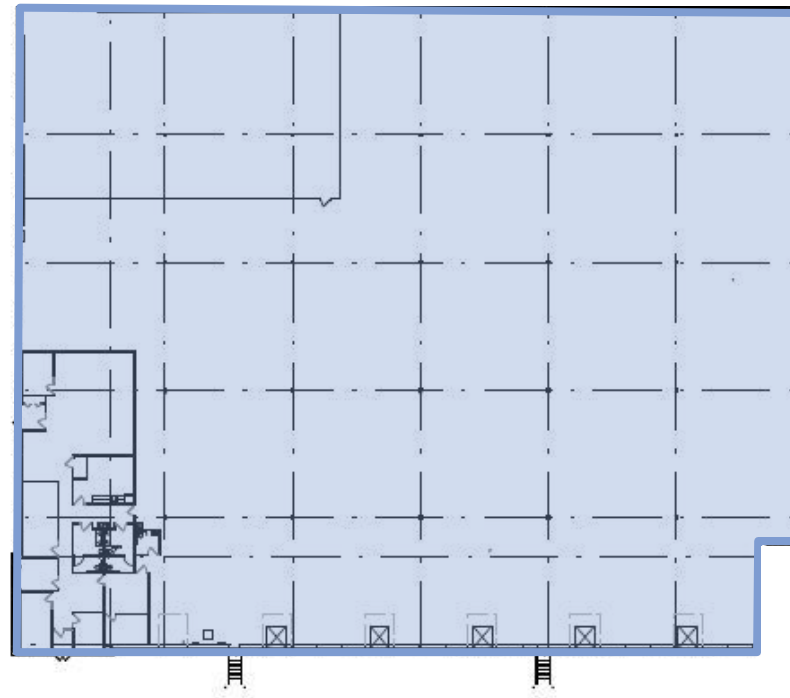
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