

FOR LEASE



**900-2,700 SF
FRANCE OFFICE**

4912 France Ave N | Brooklyn Center, MN 55429

Cool timber office environment in convenient suburban location

Available Spaces: net leases (gross rates)

1. Approximately 900 SF (\$975/month)

Two private glass front offices, open area and single restroom

2. Approximately 1,800 SF (\$1,950/month)

Two restrooms, kitchenette, multiple glass front offices, two conference areas, reception, etc.

3. Approximately 2,700 SF, both 1 & 2 (\$2,925/month)

100% air conditioned; potential outdoor storage

Great access to Hwy 100 at France Avenue N; five miles south of Hwy 694

Close to Caribou Coffee, Starbucks, Wicked Wort Brewing Co., Cub, LA Fitness, Broadway Pizza, Travail Kitchen, Wuollet Bakery, and more



Jeff Salzbrun

612-788-1552

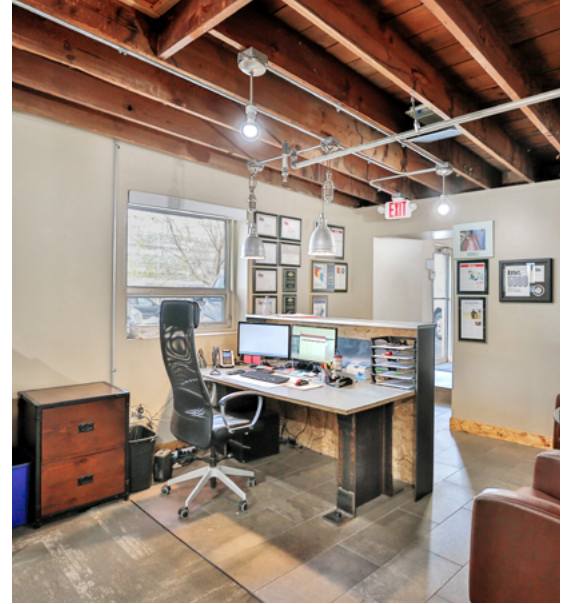
jeff@CEGspaces.com

CEGspaces.com

Commercial Equities Group
— Investment Real Estate Services

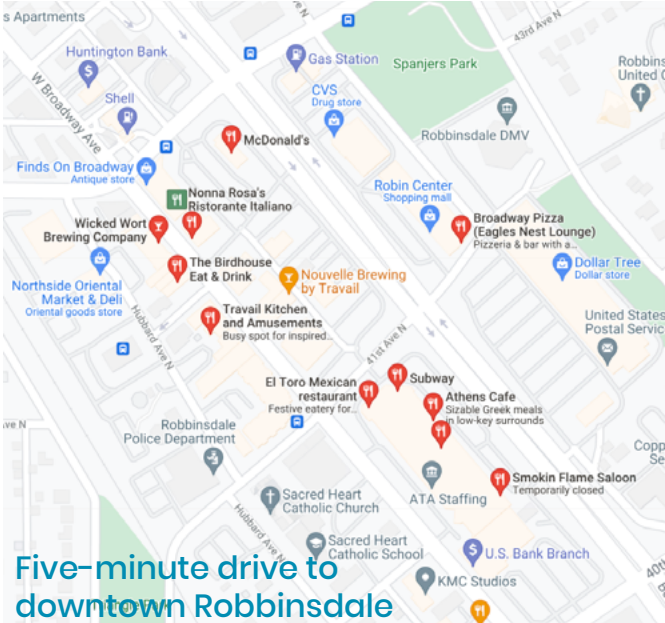
Net Rent: \$10.00 PSF
2021 Est. Op. Expenses: \$3.00 PSF

Creative Urban Look in Suburban Location



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Great Access to Highway 100 and Amenities



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