



COMMERCIAL REALTY SOLUTIONS

Pre-Leasing  
Office Building  
Expansion



"Pre-Leasing"

## St. Michael OFFICE BUILDING EXPANSION

**Existing Building: 18,000/sf Expansion: 10,400/sf (divisible)**

12725 43rd Street, St. Michael, MN 55376

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## PROPERTY LOCATION

- \* I-94 is 1.9 Miles West
- \* 2 Story Building
- \* Parking: Existing 69 + 60 New
- \* Existing Tenants: Community Development Bank, Ameriprise Financial, Gries Lenhardt Allen PLLP, Title Specialists, Zachman Insurance, Northwest Family Dentistry
- \* Businesses in Area Include:  
 JB Meats, New Plastics Plus, B&D Plumbing, KwikTrip, US Water, Pellco Machine, Holiday, Marksman Metals, Rachel Contracting, Lil' Explorers Childcare and more.

### TRAFFIC COUNTS - 2022

- \* I-94 - 79,097 VPD
- \* Highway 241 - 23,266 VPD



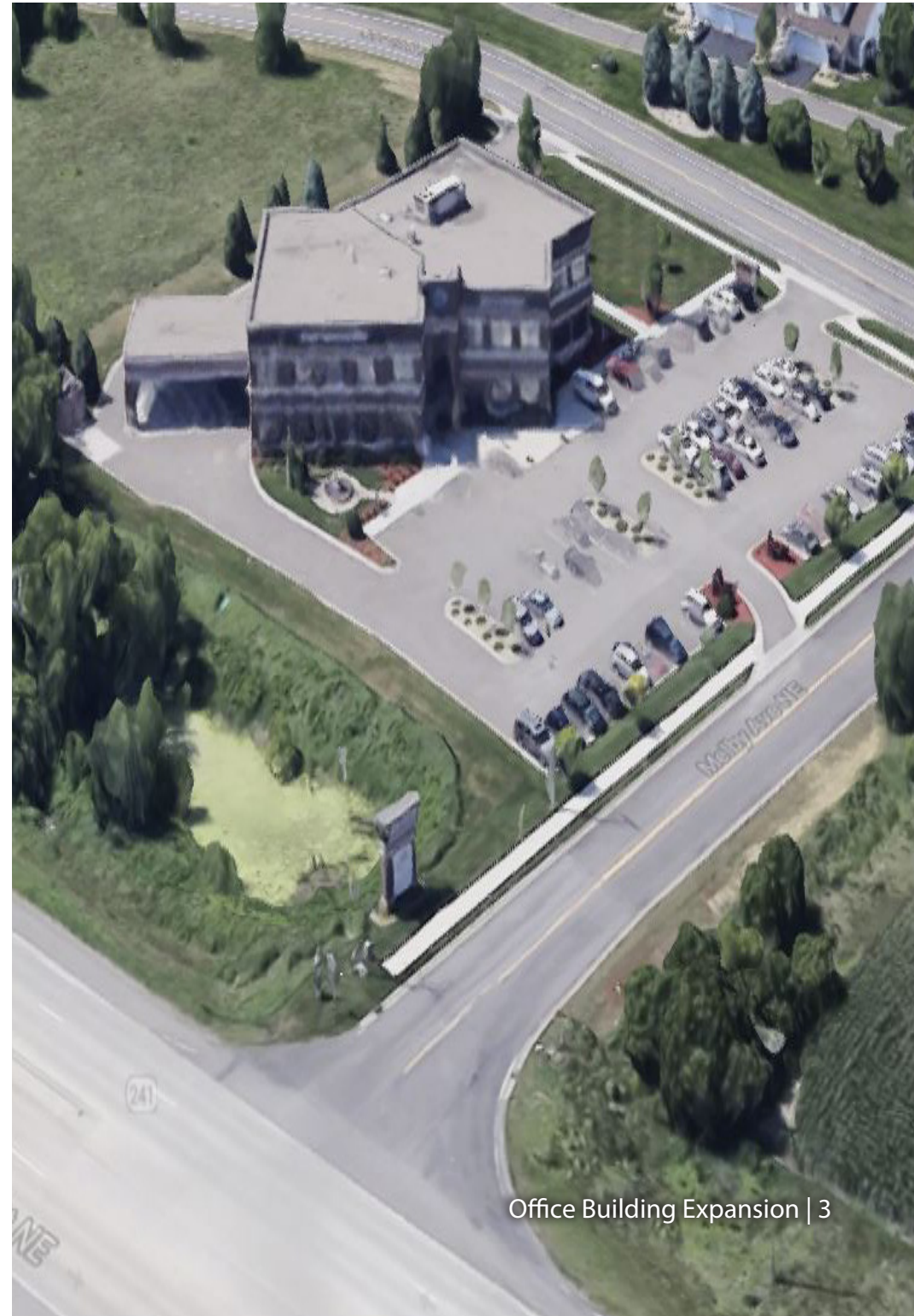
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# PROPERTY OVERVIEW

Lease Rate

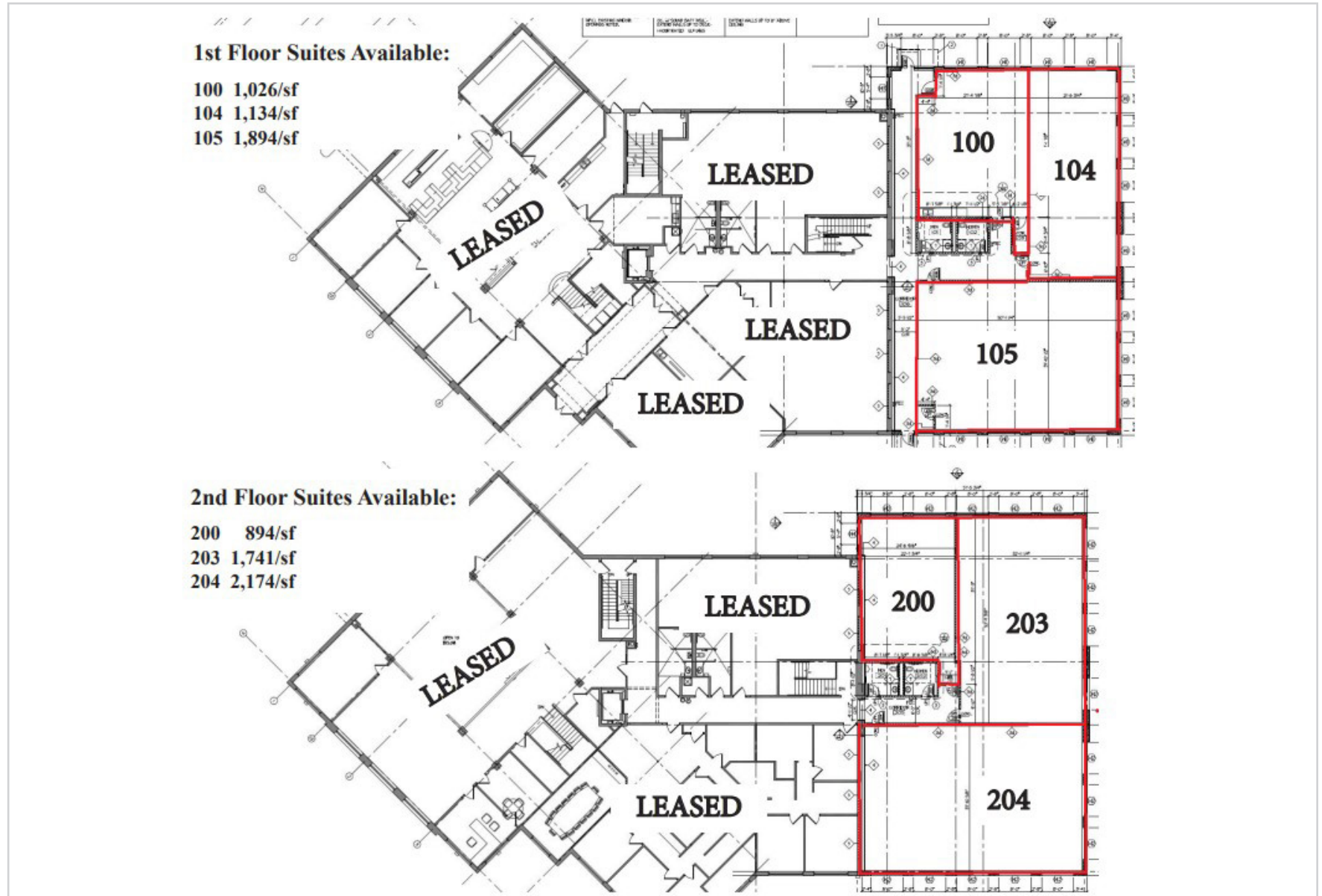
\$22.00/psf NNN

Operating Expenses	\$12.50/psf
Building Size	Existing: 18,000/sf Expansion: 10,400/sf (divisible)
Available	1st Floor (4,054/sf) * Suite 100 - 1,026/sf * Suite 104 - 1,134/sf * Suite 105 - 1,894/sf 2nd Floor (4,809/sf) * Suite 200 - 894/sf * Suite 203 - 1,741/sf * Suite 204 - 2,174/sf
Built/ Expansion	Original Building: 2002 Expansion: TBD
Zoned	B-1 General Business



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# FLOOR PLANS



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