

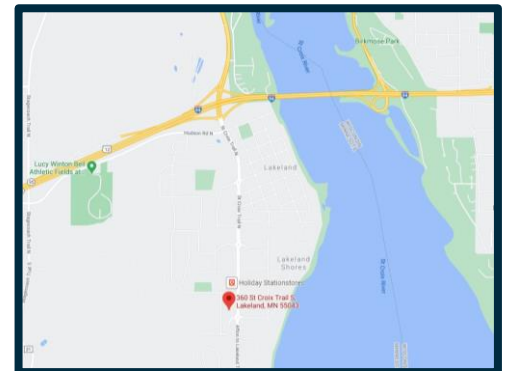
## For Lease

1,343-3,587 SF  
Available  
Retail/Office/  
Restaurant

- Convenient Access to I-94
- Up to 3,587 SF Available
- Ample Parking
- Immediate Availability
- Reasonable Lease Rates
- Remodeled Exterior
- Excellent Access & Visibility
- Unique Tenant Mix
- Pylon Signage Available
- Flexible Terms



320-400 St. Croix Trail South  
Lakeland, MN 55043



For more information contact:

**Grady Erickson**

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320-400 St. Croix Trail South  
Lakeland, MN

### Site Information:

Property Type: Retail/Office/Restaurant  
Single/Multi: Multi-Tenant  
Date Available: IMMEDIATE  
Lease Term: Three (3) Year Minimum

### Square Feet Available:

SF Available: 4,930  
Largest Block: 3,571  
Smallest Block: 1,343

### Rates/SF:

Main Level: \$10.00-13.00 PSF NNN  
Total OpEx: \$5.12 PSF  
TI Allowance: Negotiable  
Tenant Pays: Rent, CAM, Tax & Utilities

### Building Data:

Construction: Block  
Parking: Ample  
Utilities: Electric/Gas  
HVAC: Forced Air/Natural Gas



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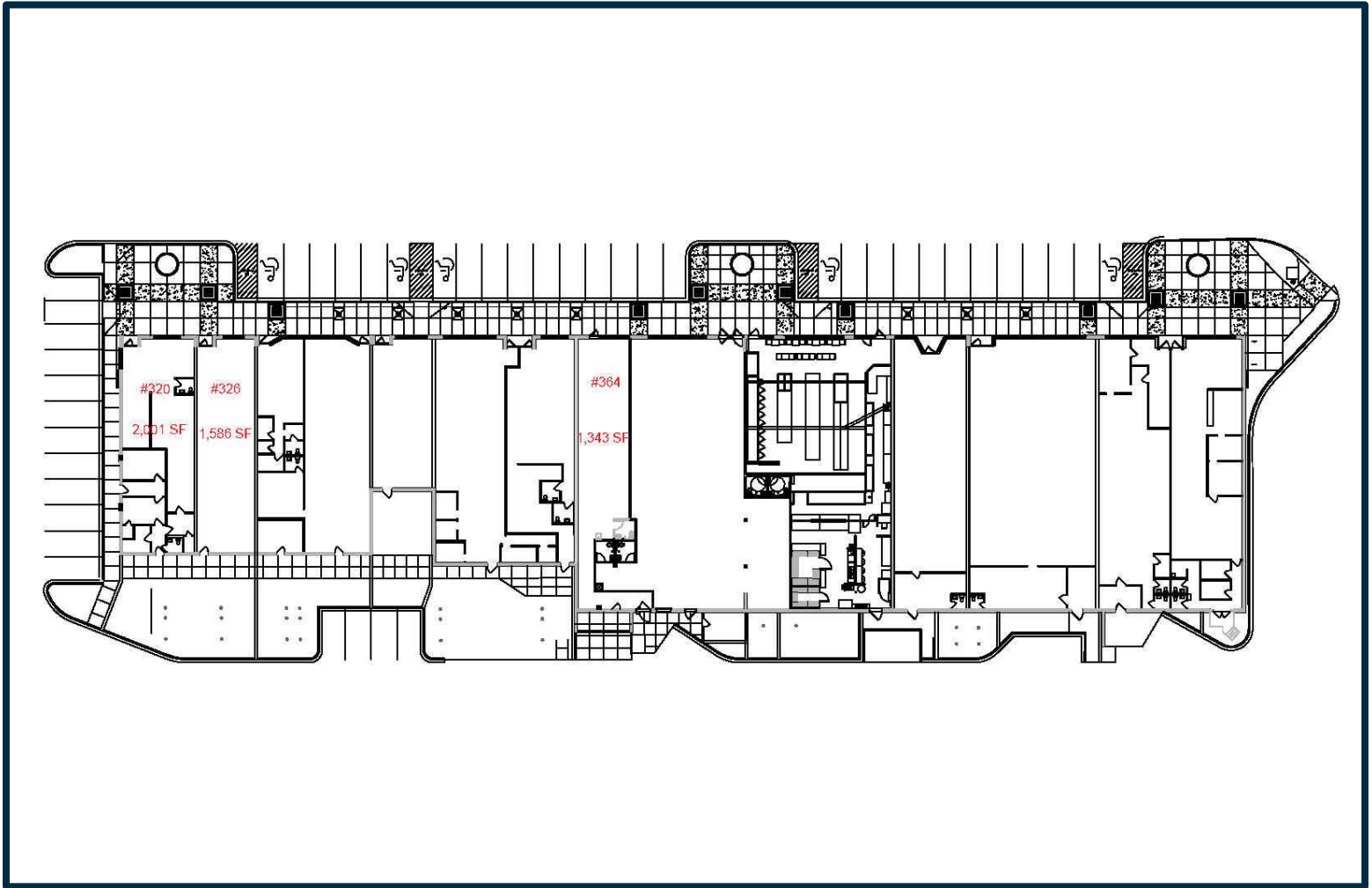
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*\*\*All square footages are assumed to be approximate\*\**

The information contained herein has been provided by the property owner or obtained from sources deemed reliable. Although the information is believed to be accurate, it is not guaranteed. The property is subject to price change, prior sale or lease and withdrawal from the market, without notice. Buyer is responsible to conduct its own due diligence, as this offering contains no representations or warranties.

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