



SUMMERHILL
Commercial Real Estate, LLC

FOR LEASE
3838 Edgewood Avenue
St. Louis Park, MN 55426



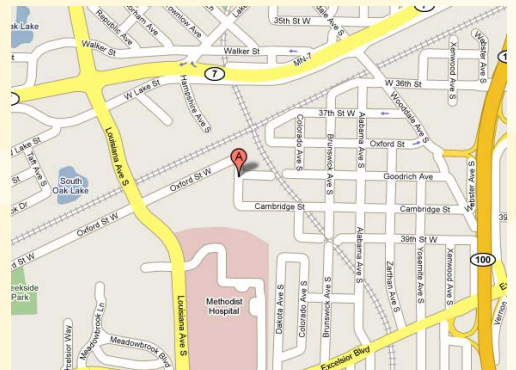
Total Square Footage Available: 1,600 SF

Unit Mix: 100% air conditioned warehouse, office improvements available

Base Rental Rate: \$6.10 PSF

Tax and Common Area Maintenance (CAM): \$2.15 PSF

- Very hard to find small space economically priced.
- White painted walls with block wall separation.
- Private entrance door with glass and two oversized windows (8' wide by 4'8" high).
- Edgewood Avenue frontage, 10' clear height.
- Corner space with front door parking.
- One (1) 10' wide by 9' high drive in door with operator.
- Convenient first ring suburban location less than one (1) mile from Highway 100 right off of Highway 7 and Excelsior Boulevard located in the Edgewood Ave. S./Oxford St. W./Cambridge St. industrial area.
- Near many area amenities.



For more information call:
Peter Kordonowy

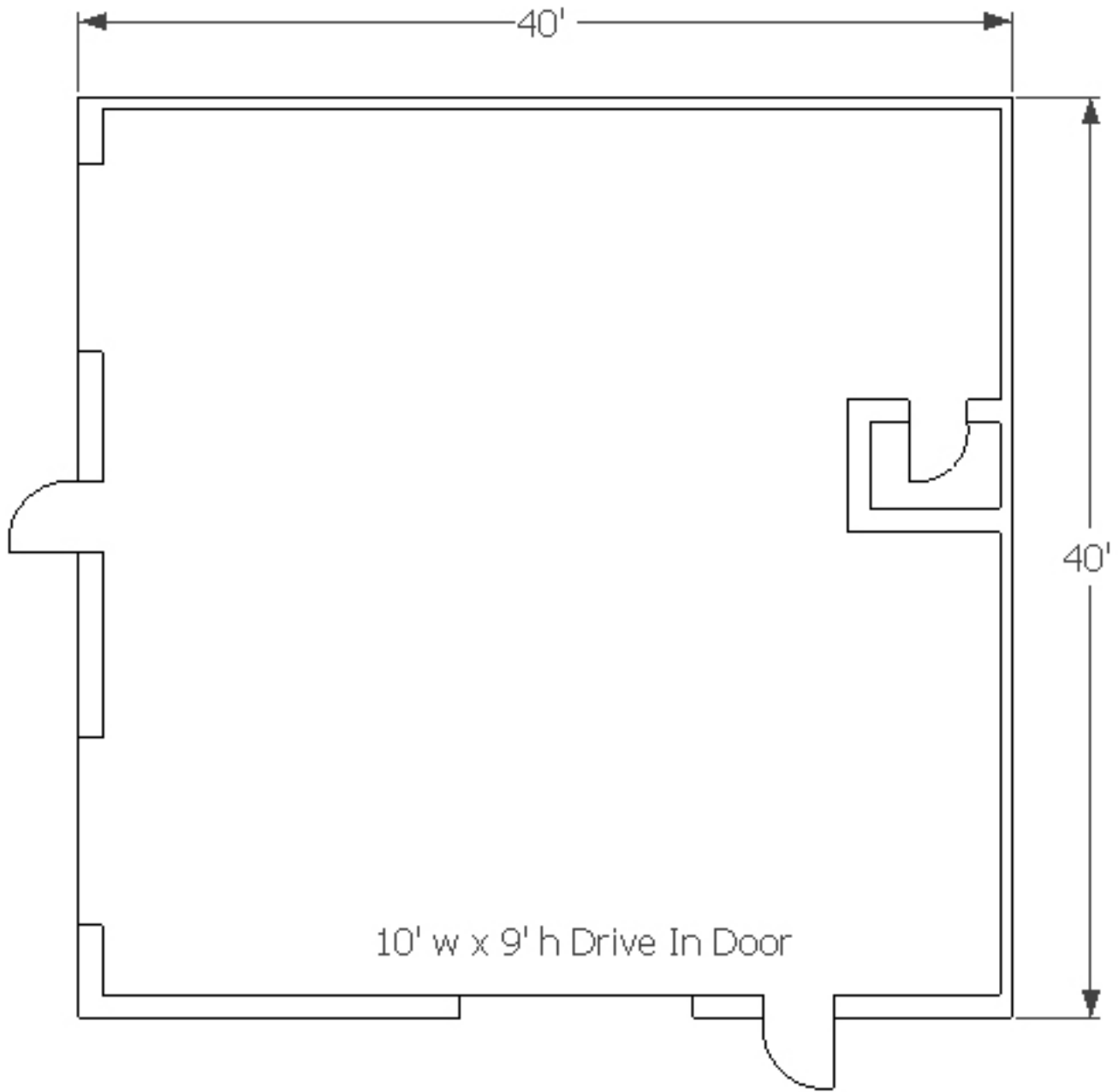
952.556.5151

or visit our website at:
www.summerhillcommercial.com



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