



SUMMERHILL
Commercial Real Estate, LLC

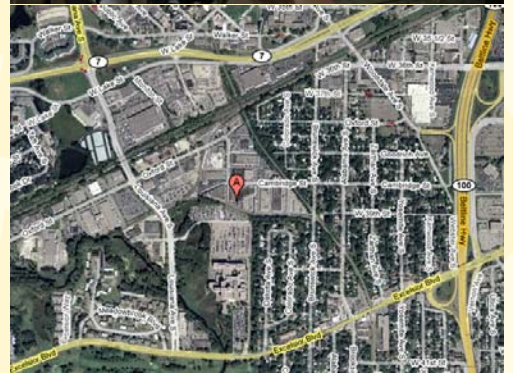
FOR LEASE

**3855 Cambridge Street, Suite 103
St. Louis Park, MN 55426**



Square Feet Office: 355 SF @ \$8.25 PSF = \$244 per month.
Square Feet Warehouse: 2,770 SF @ \$4.25 PSF = \$981 per month.
Total Square Feet: 3,125 SF @ \$2.00 PSF = \$521 per month.
Total Est. Monthly Rent: \$1,746 per month.
Base Rental Rate: \$8.25/\$4.25 psf office/warehouse
2012 Est. Tax & CAM: \$2.00 psf

- Great small space with square configuration.
- White painted warehouse walls, good lighting, & ample power.
- Space has one new (1) ADA restroom and one (1) newly finished office with high ceilings and one (1) window and glass entrance door.
- 14' clear height, one (1) 10' x 10' drive in door with operator.
- Floor drain and flammable waste trap in space.
- Water line to garage door.
- 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./Oxford St./Cambridge St. industrial area.
- Near many area amenities.



**For more information call:
Peter Kordonowy, CCIM**

952.556.5151

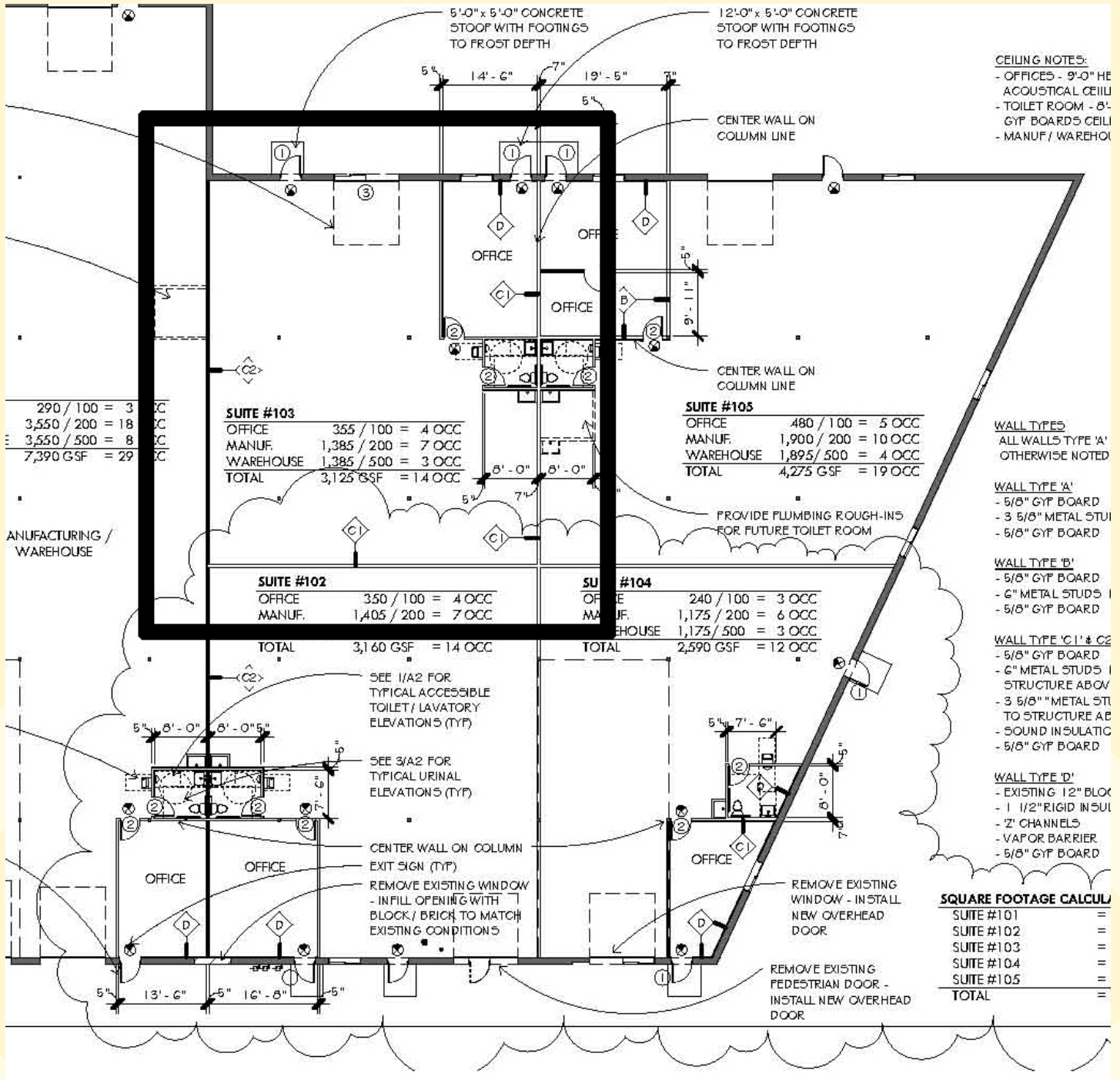
or visit our website at:

www.summerhillcommercial.com



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