



SUMMERHILL
Commercial Real Estate, LLC

FOR LEASE

**3855 Edgewood Avenue South, Suite 101
St. Louis Park, MN 55426**



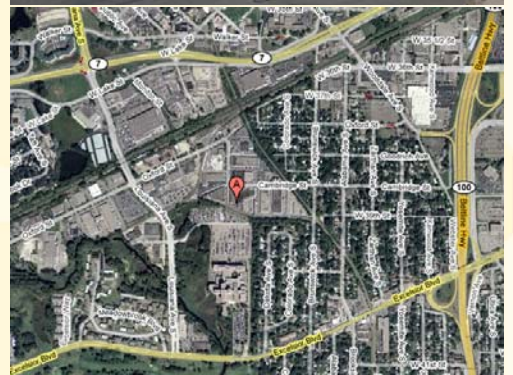
Available: 7,390 sf office/warehouse, divisible to 4,000 sf

Unit Mix: 290 sf office/7,100 sf warehouse

Base Rental Rate: \$8.25/\$4.25 psf office/warehouse

2009 Est. Tax and Common Area Maintenance (CAM): \$2.10 psf

- Space has 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.
- 14' to 16' clear height, three (3) drive in doors, 14' x 14', 10' x 12', and 10' x 10', all with operators.
- Easily divisible to 4,000 square feet plus or minus.
- 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**

952.556.5151

or visit our website at:

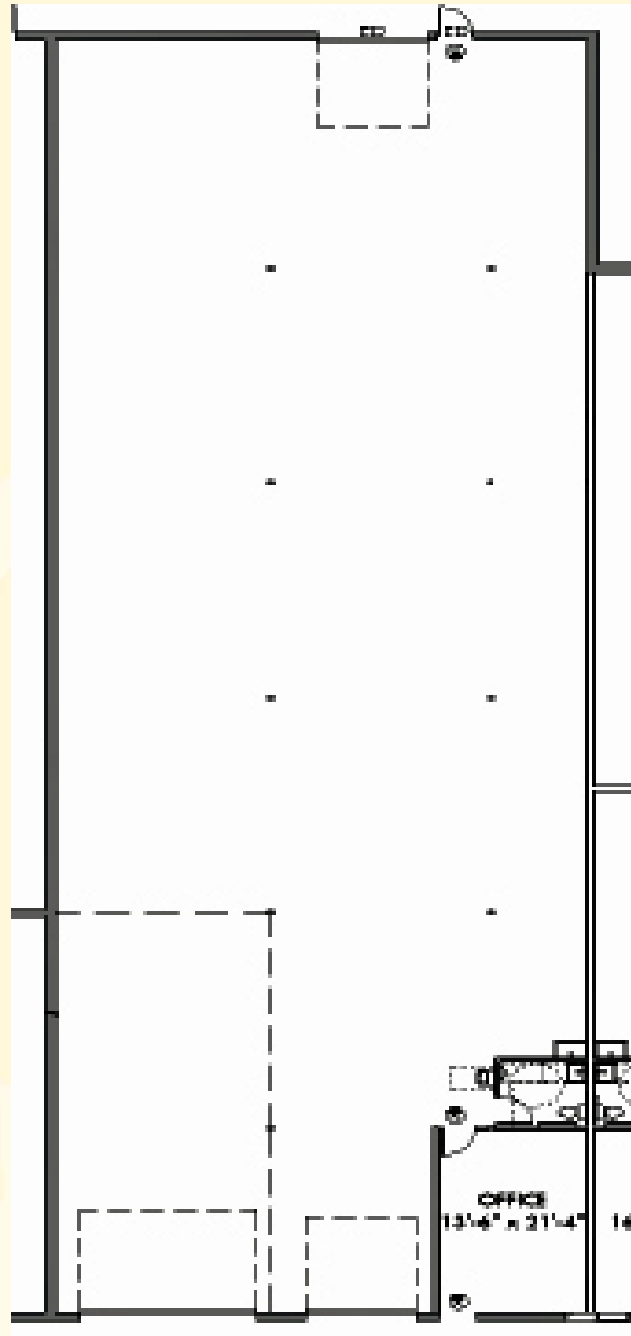
www.summerhillcommercial.com



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