



**SUMMERHILL**  
Commercial Real Estate, LLC

**FOR LEASE**

**Maplewood Business Center II**  
**1636 Gervais Avenue, Suites 11-12**  
**Maplewood, MN 55109**



**Total Square Footage:** 7,026 SF

Office: 3,500 SF

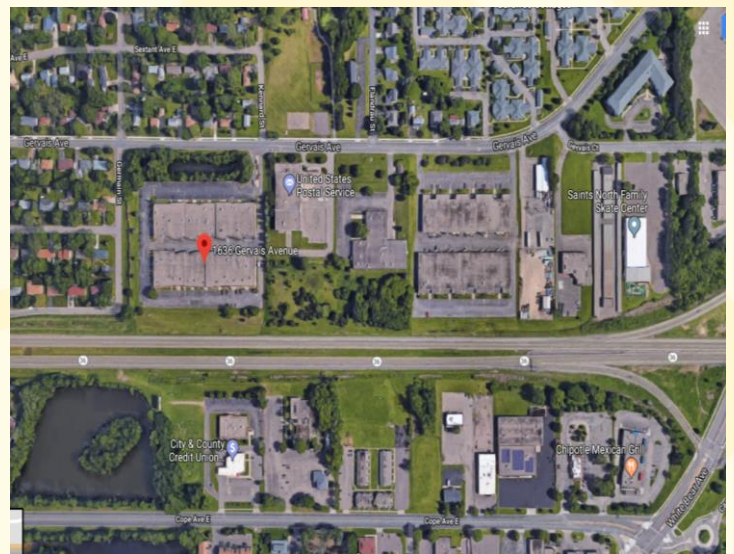
Warehouse: 3,526 SF

**Rental Rates:** \$9.00 psf office/\$4.75 psf warehouse

**Real Estate Taxes/CAM:** \$3.49 psf – (estimate)

**Features:**

- Visibility from Highway 36.
- Many amenities close by.
- Dock door.
- 3 phase power.
- Building signage on Highway 36.
- Reconfigure office to suit.
- Local, responsive property management.



**For more information, call or e-mail:**

**Joe Smith**

**[jsmith@summerhillcommercial.com](mailto:jsmith@summerhillcommercial.com)**

**952-475-5122**

**or visit our website at:**

**[www.summerhillcommercial.com](http://www.summerhillcommercial.com)**

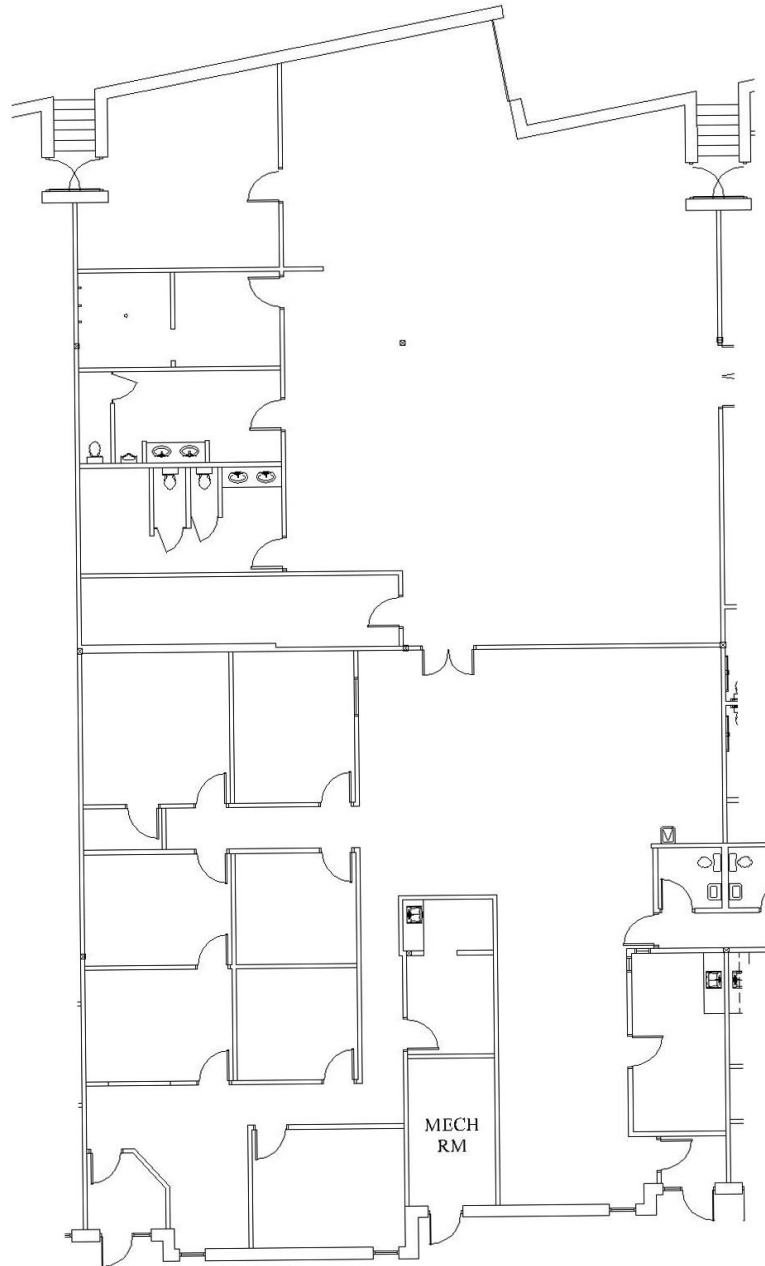


**SUMMERHILL**

Commercial Real Estate, LLC

**FOR LEASE**

**Maplewood Business Center II  
1636 Gervais Avenue, Suites 11-12  
Maplewood, MN 55109**



For more information, call or e-mail:

Joe Smith

[jsmith@summerhillcommercial.com](mailto:jsmith@summerhillcommercial.com)

**952-475-5122**

or visit our website at:

[www.summerhillcommercial.com](http://www.summerhillcommercial.com)