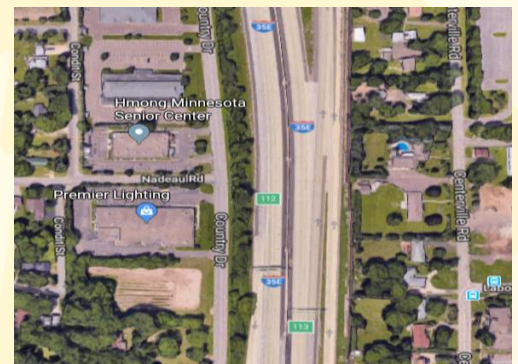




SUMMERHILL
Commercial Real Estate, LLC

FOR LEASE

HMSC Building
2905 Country Drive, Suite 100-105
Little Canada, MN 55117



Total Square Footage: 6,618 SF Available.

Suite 100: 3,343 SF total. Potential for storage space.

Suite 105: 3,275 SF total.

Net Rental Rate: \$8.50 PSF

Est. RE Tax/CAM: \$6.87 PSF

- Excellent location space located directly off I-35E and Country Drive.
- Great flexible space at the front of the building offering extra glass sunrooms.
- Very nice professional office/flex building w/ample parking.
- Access to well maintained common area restrooms.
- Larger open areas and some private office suitable for a variety of uses.
- Currently has a kitchen facility for food preparation.
- Potential to convert some space to storage.
- Space is divisible.

For more information, call or e-mail:

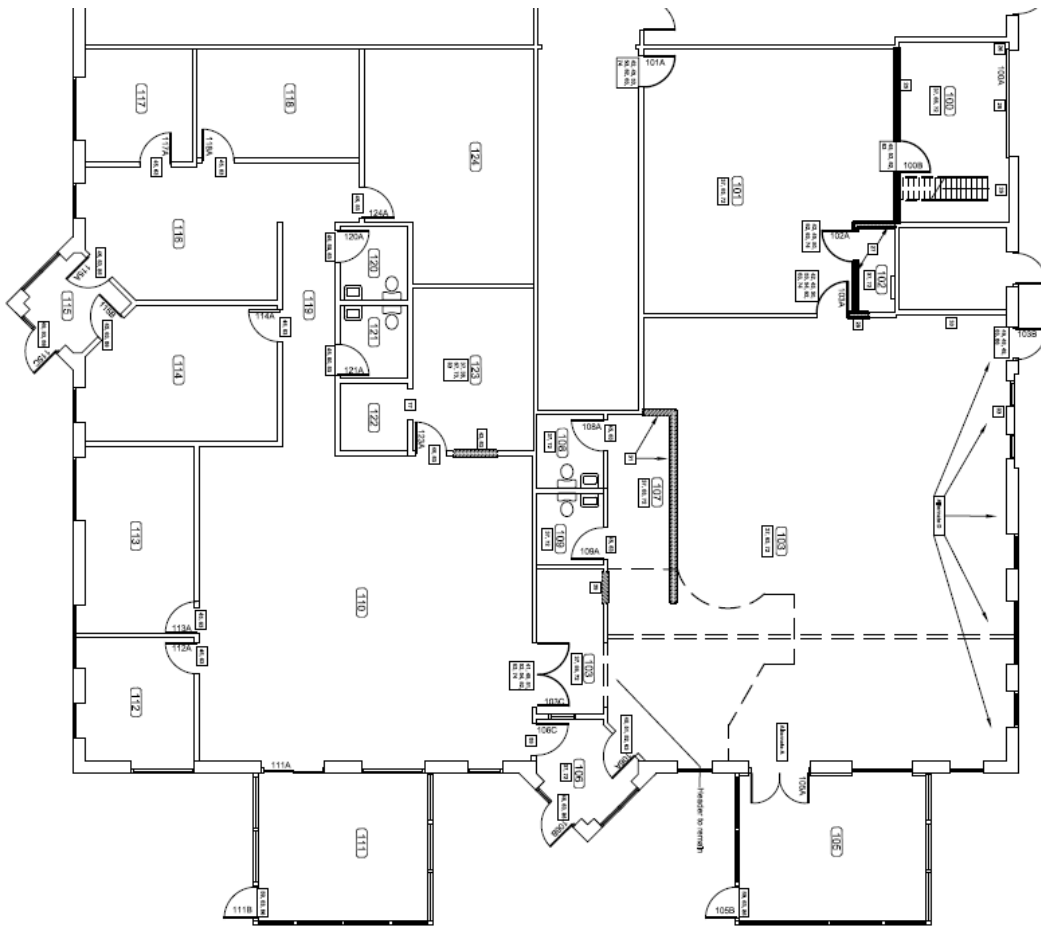
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952-475-5122

or visit our website at:
www.summerhillcommercial.com



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