

# INNSBRUCK PROFESSIONAL CENTER

2655 INNSBRUCK DRIVE, NEW BRIGHTON, MN 55112

FOR LEASE

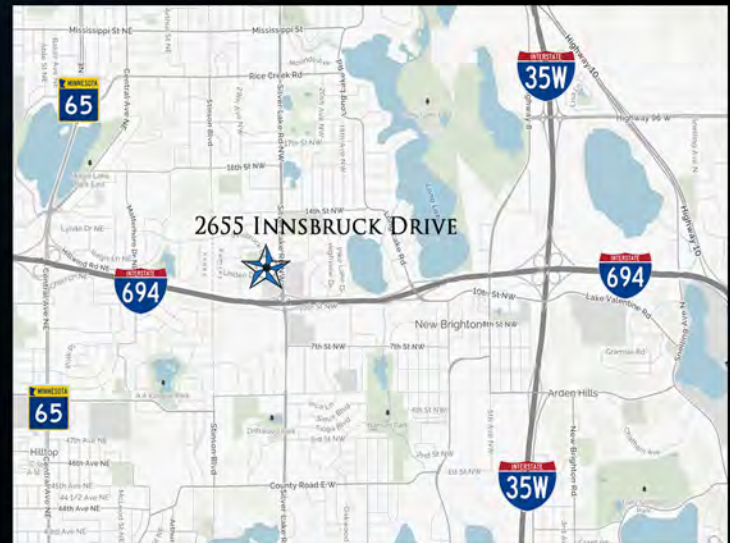
CAMPUS ATMOSPHERE



## LEASE RATES

OFFICE RENTAL RATE \$12.50 SF  
2019 EST. OPERATING EXPENSE \$ 9.44 SF

- GREAT SMALL SUITE!
- 710 SF AVAILABLE
- PERFECT FOR MEDICAL, OFFICE, OR SERVICE
- SPACE HAS WINDOWS THAT OPEN
- TERRIFIC ACCESS TO I-694, I-35W
- EXTENSIVE LANDSCAPING
- AREA AMENITIES INCLUDE: GREAT RESTAURANTS, HOTELS, RETAIL AND HEALTH CLUBS



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# ERSI

ESSENCE  
REAL ESTATE  
SERVICES INC.

COMMERCIAL REAL ESTATE SINCE 1990

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FLOOR PLAN



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