

FOR LEASE



INNSBRUCK PROFESSIONAL BUILDING

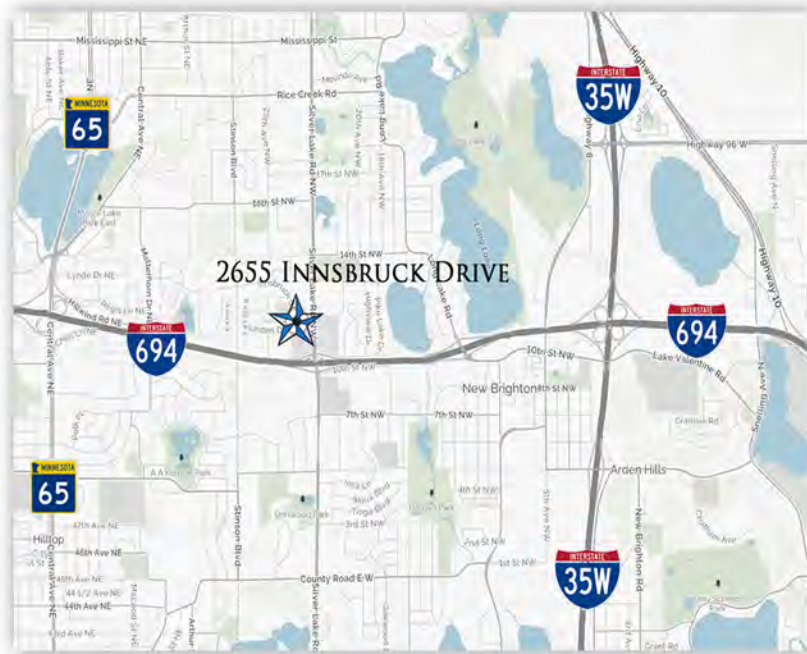
2655 INNSBRUCK DRIVE, NEW BRIGHTON, MN 55112

LEASE RATES:

OFFICE NET RENT \$12.50 SF
2020 EST. OP. EXP. \$ 9.47 SF

(GAS & ELECTRIC EXCLUDED)

- 678 SF AVAILABLE
- GREAT SMALL SUITE!!!
- 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



BEAUTIFUL CAMPUS ATMOSPHERE

ERSI

ESSENCE
REAL ESTATE
SERVICES INC.

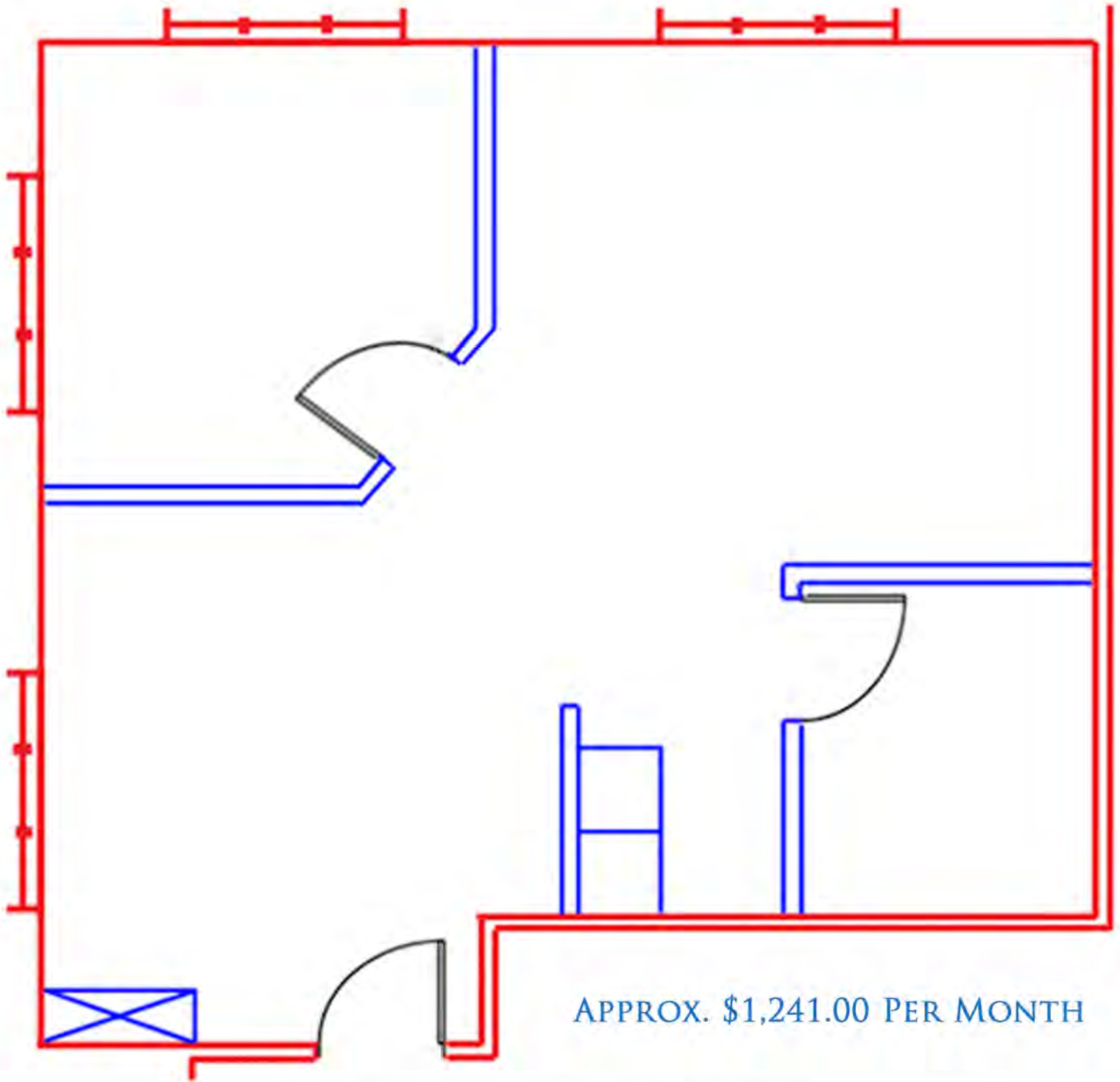
COMMERCIAL REAL ESTATE SINCE 1990

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INNSBRUCK PROFESSIONAL CENTER

2655 INNSBRUCK DRIVE, NEW BRIGHTON, MN 55112



SUITE A ~ 678 SF

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