

# FOR LEASE



## MAIN STREET VILLAGE

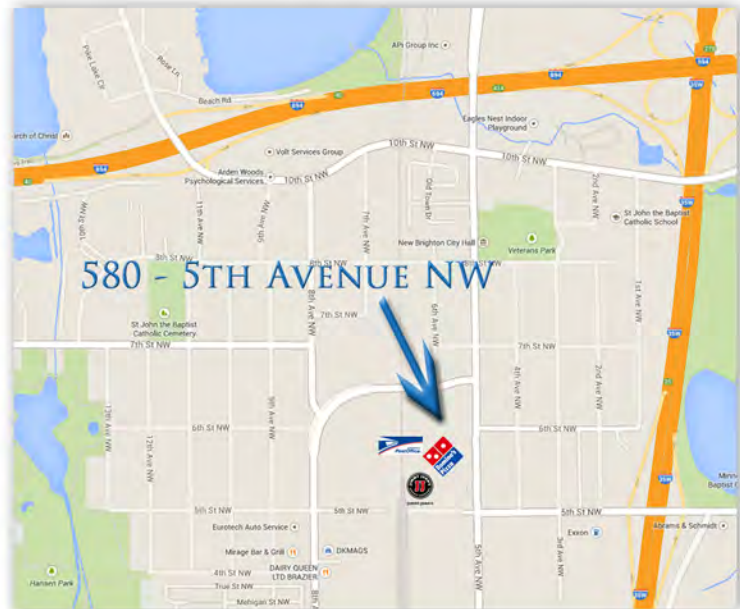
580 - 5TH AVENUE NW, NEW BRIGHTON, MN 55112

### LEASE RATES:

OFFICE NET RENT           \$14.00 SF  
2020 EST. OP. EXP.       \$ 9.61 SF

(GAS & ELECTRIC EXCLUDED)

- 552 SF AVAILABLE
- GREAT SPACE FOR OFFICE, MEDICAL, OR SERVICE
- 125 CONDO UNITS ADJACENT W/ 100% OCCUPANCY (DIRECTLY NORTH OF BUILDING)
- AREA AMENITIES INCLUDE: POST OFFICE, DOMINOES, THE EXCHANGE FOOD AND DRINK & JIMMY JOHNS
- GREAT VISIBILITY TO 5TH AVENUE
- SUPERB ACCESS TO I-35W AND I-694



## GREAT SMALL OFFICE LOCATION

JEFF SALZBRUN  
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612-788-1552

**ERSI**  
ESSENCE  
REAL ESTATE  
SERVICES INC.  
COMMERCIAL REAL ESTATE SINCE 1990



# MAIN STREET VILLAGE

580 - 5TH AVENUE NW, NEW BRIGHTON, MN 55112

SUITE 160

552 SF

APPROX. \$1,086.00 PER MONTH



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