

FOR LEASE

2035 EAST COUNTY ROAD D

11,780 SF AVAILABLE



Nancy Powell
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FOR LEASE SPACE FEATURES

2035 E County Road D | Maplewood, MN 55109

Building Information

Building Size	11,780 SF
Year Built	1999
Parking	Approx. 5/1,000 58 off street parking stalls
Finished Ceiling Height	9'
Space Available	11,780 SF – Full Building <i>divisible to +/- 2,000 SF</i>
Rate	\$13.00/SF NNN
2023 Est. Tax/Cam	\$10.31/SF



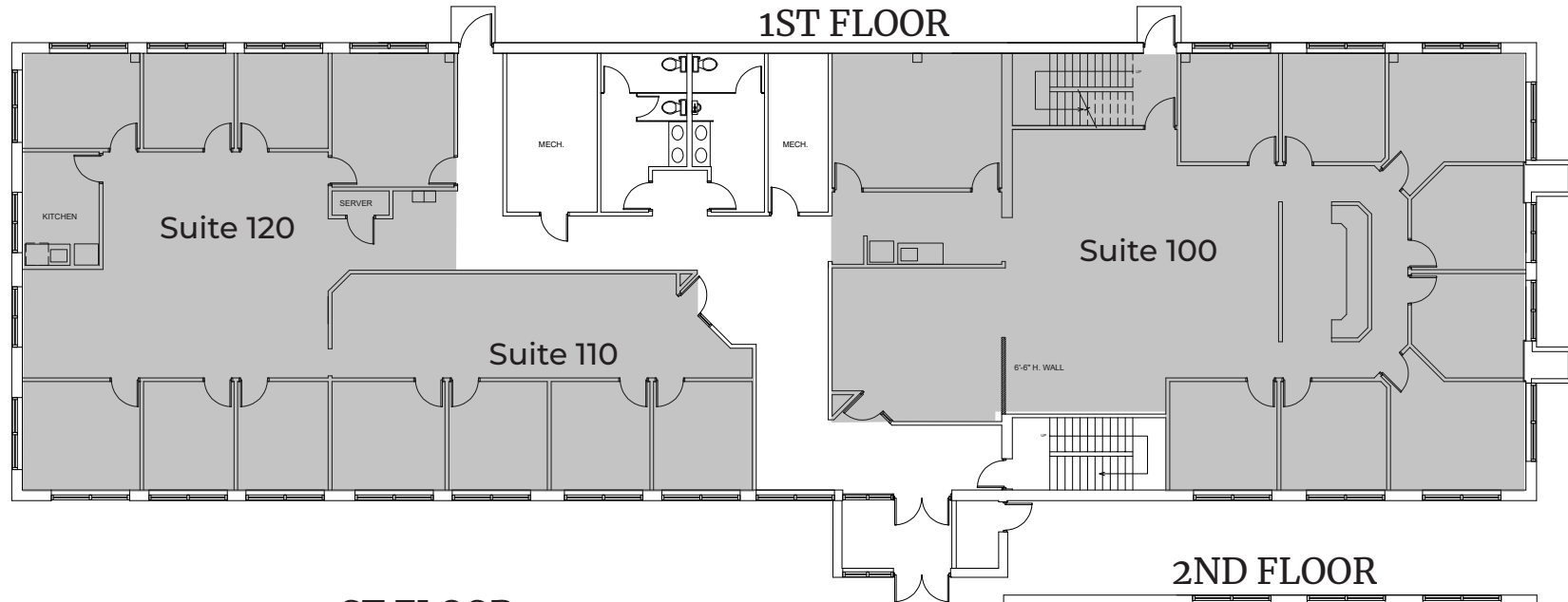
- Rare 11,780 sf single tenant opportunity divisible to 2,000 SF
- Easy access & high visibility to I-694
- Quality construction with functional buildout
- Walkable to a dynamic commercial area and Maplewood Mall
- Monument/building and freeway signage opportunities
- An abundance of natural light with windows on all elevations

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FLOOR PLAN

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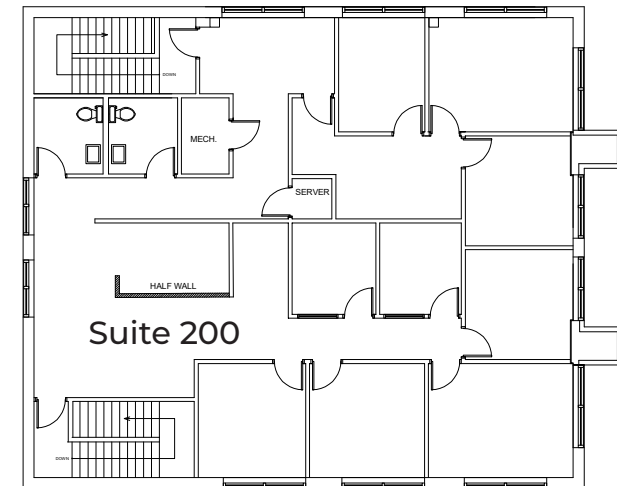


1ST FLOOR

Suite 100:	4,518 SF
Suite 110-120:	4,262 SF
Total:	8,780 SF
<i>*divisible to 2,000 SF</i>	

2ND FLOOR

Suite 200:	3,010 SF
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BUILDING PHOTOS

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AERIAL VIEW

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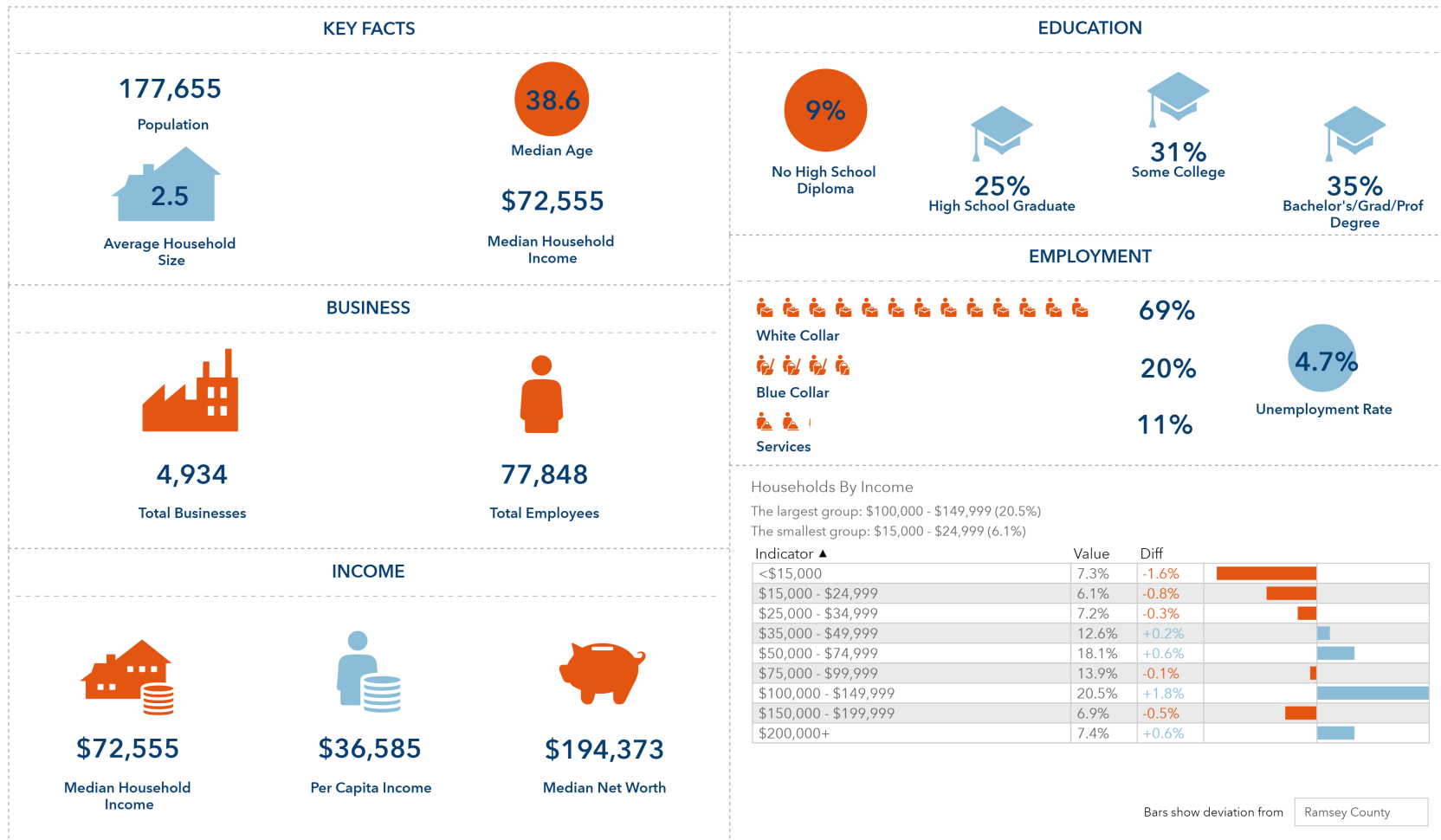
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DEMOGRAPHICS

2035 E County Road D | Maplewood, MN 55109



Data reported within 5 mile radius

Datasource: ESRI

The information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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