

FOR LEASE

2035 EAST COUNTY ROAD D

11,780 SF AVAILABLE



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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 divisible to +/- 2,000 SF
Rate	\$13.00/SF NNN
2023 Est. Tax/Cam	\$10.31/SF

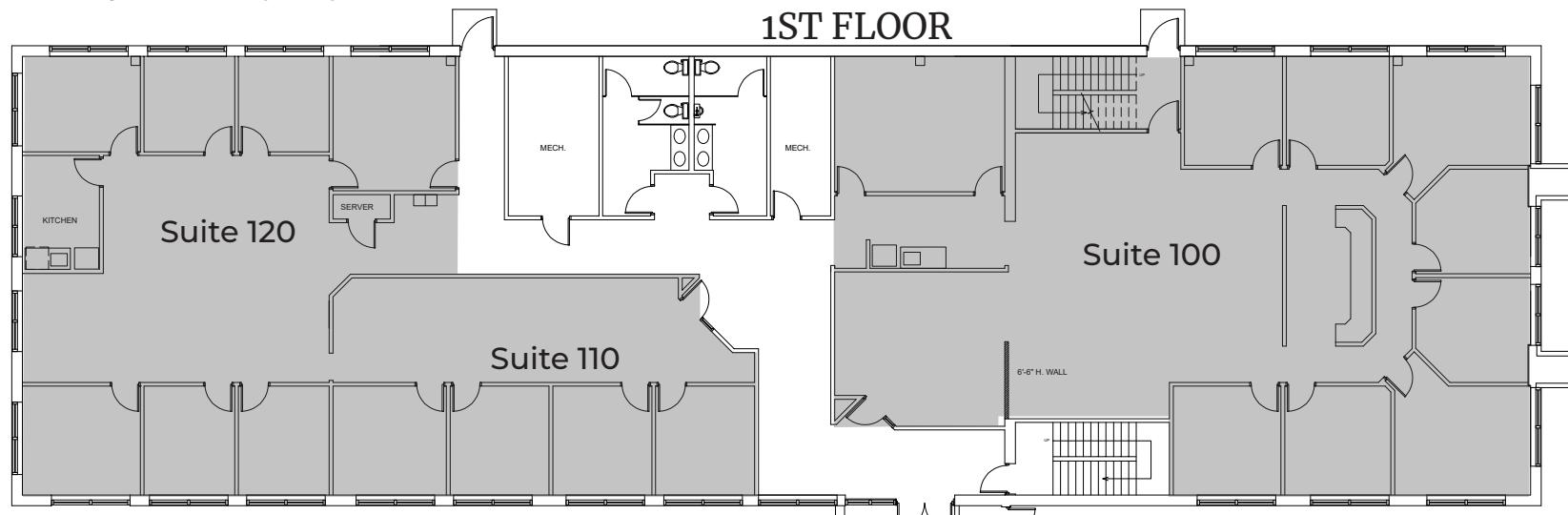


- Rare 11,780 sf single tenant opportunity divisible to 2,000 SF
- Easy access & high visibility to I-694
- Quality construction with functional buildout
- Walkable to a dynamic commercial area and Maplewood Mall
- Monument/building and freeway signage opportunities
- An abundance of natural light with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

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FLOOR PLAN

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1ST FLOOR

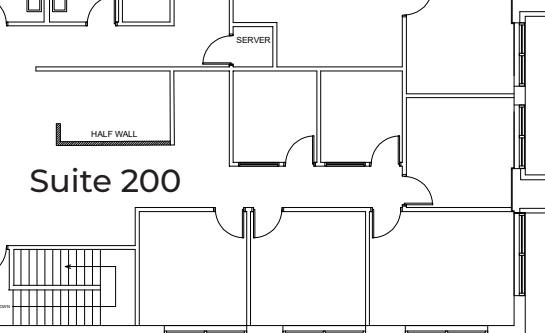
Suite 100: 4,518 SF

Suite 110-120: 4,262 SF

Total: 8,780 SF

**divisible to 2,000 SF*

2ND FLOOR



2ND FLOOR

Suite 200: 3,010 SF

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FORTE

REAL ESTATE PARTNERS

BUILDING PHOTOS

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AERIAL VIEW

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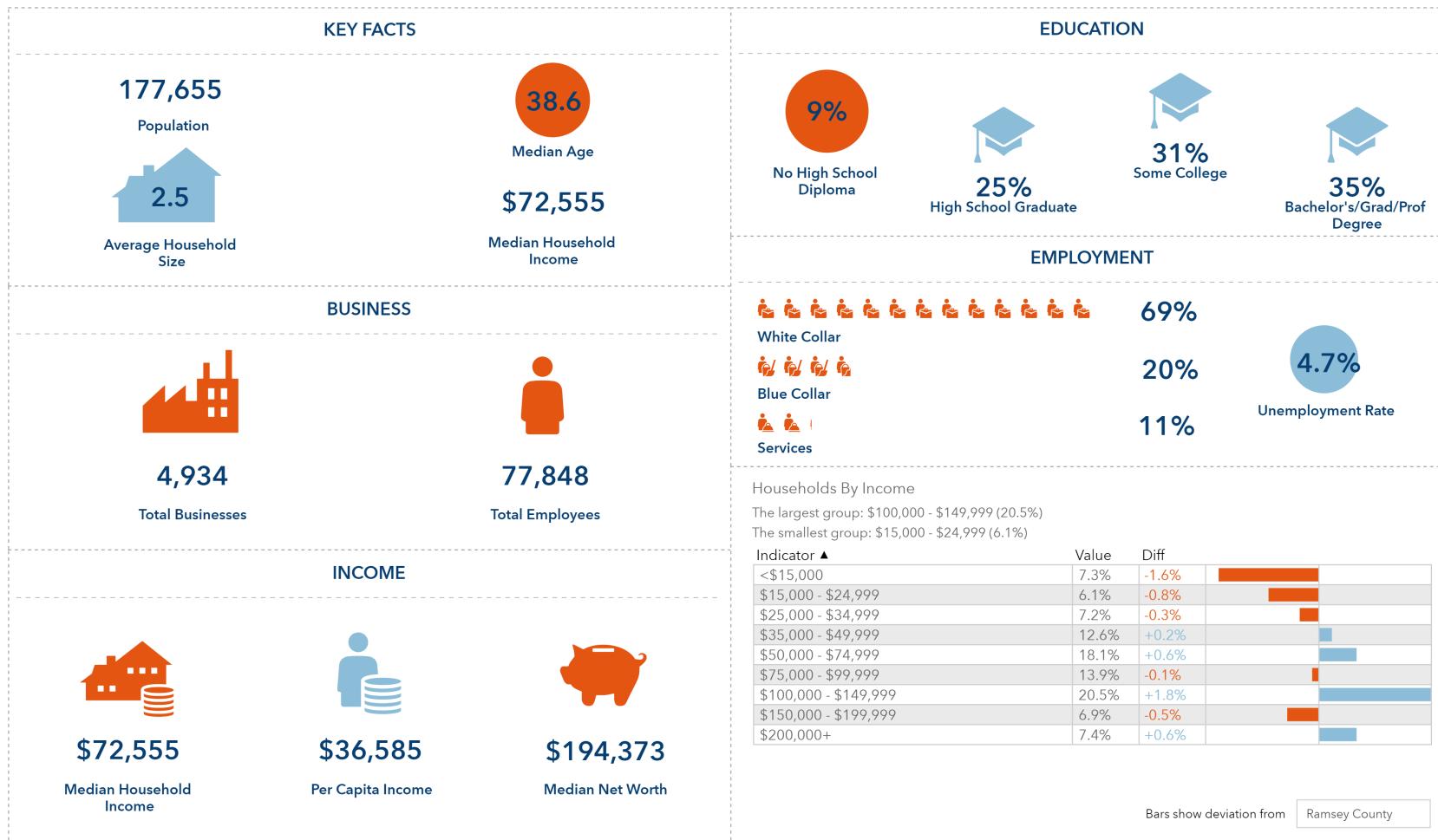


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 **FORTE**
REAL ESTATE PARTNERS

DEMOCRAPHICS

2035 E County Road D | Maplewood, MN 55109



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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