

For Lease



3825 Lake Elmo Avenue Lake Elmo, MN 55042

Description:

Nice mix of office and warehouse space. 857 square feet of office area consisting of three private offices, bathroom, kitchenette, and lobby area. 788 square feet of warehouse space with drive in overhead door. Tax and CAM very reasonable at \$5.22 per square foot combined. Great Lake Elmo location, close to freeway access. Call Mick Lynskey at 651-210-0075 for a private showing.

Office Area:	857 Square feet	Taxes:	2026- \$33,952 (\$2.96 per square foot)
Warehouse Area:	788 Square feet	CAM:	\$2.26 Per Square Foot
Base Rent:	Office: \$18/square foot NNN	Year Built:	1977
	Warehouse: \$9/square foot NNN	Parking Ratio:	3.5 per 1000 sq ft.
Lease Terms:	3-5 years, 3% annual increases	Elevator:	No
		Drive in Door:	Yes
Utilities:	City Sewer/City Water	Zoning:	Village Mixed Use

** All information deemed reliable but not guaranteed**

CONTACT: MICK LYNSKEY
651.439.1412 • FAX 651.439.8071
PO BOX 36 • 118 S. MAIN ST. • STILLWATER, MINNESOTA 55082
LYNSKEYCLARK.COM

Front Elevation



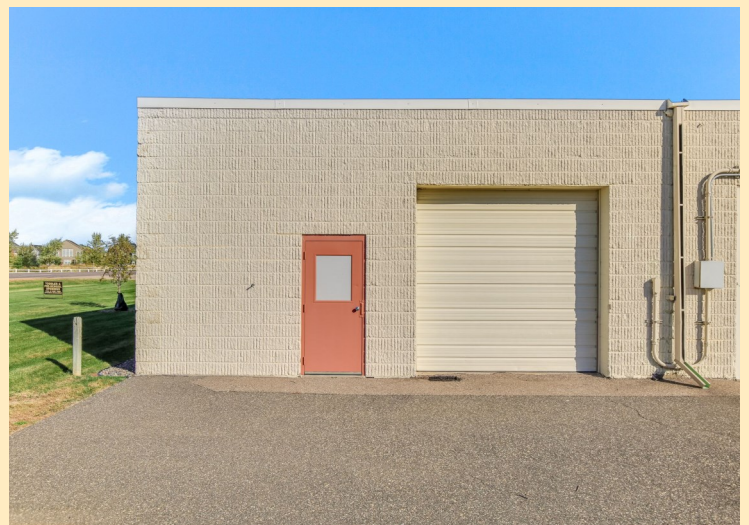
West Elevation



Warehouse Drive In



Drive In and Service Door



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Conference Room



Conference Room



Kitchenette



Kitchenette



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Office



Bath



Office



Office



Warehouse



Warehouse



Warehouse



Warehouse



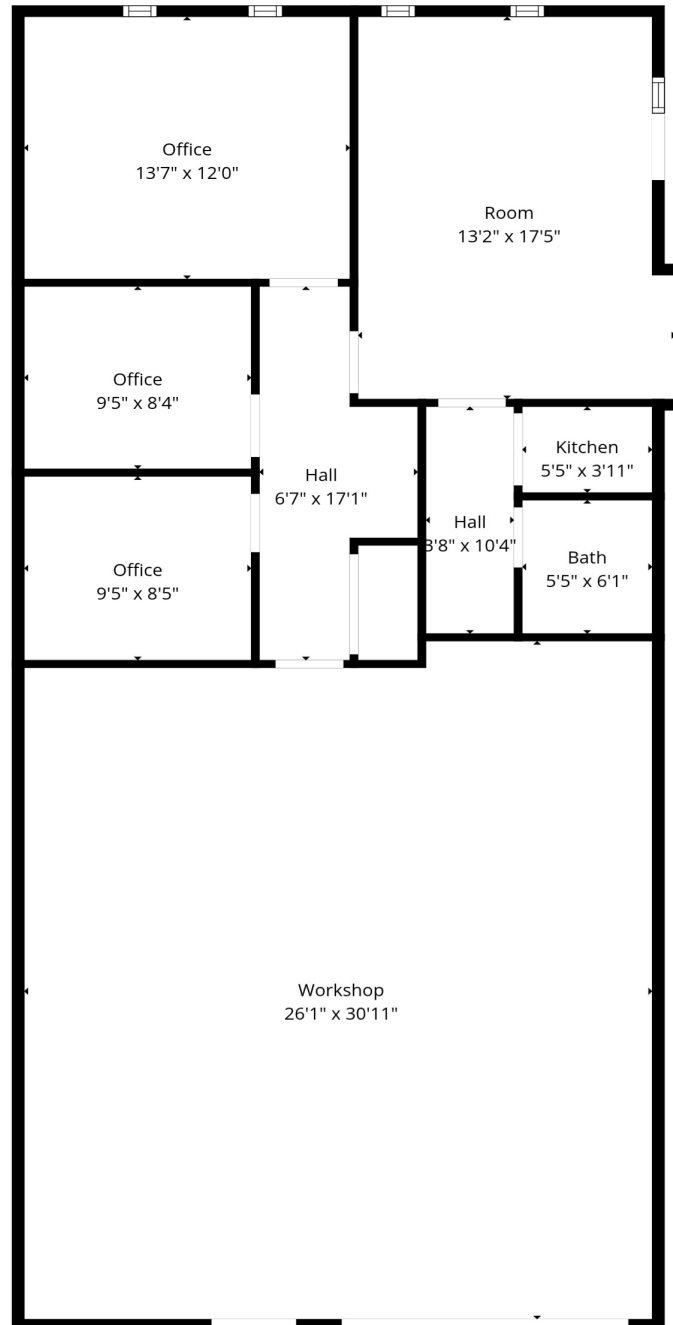
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Floor Plan



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Aerial



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