

Little Canada | MN 55117  
2885 Country Drive



For Lease



## PROPERTY HIGHLIGHTS

- 32,670 SF multi-tenant, office/warehouse building
- Drive-in and dock loading
- 14'-16' clear height
- 9' ceilings in office
- Freeway visibility
- Convenient access to I-35E via Country Drive and Little Canada Road



2025 4th Street | Suite 106  
White Bear Lake | MN 55110  
[www.TITUScre.com](http://www.TITUScre.com)



Mike Brass  
612-750-4312  
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**AVAILABLE FOR LEASE**

**SUITE 165:**

Option 1: 3,105 square feet-all office

Option 2: 1,605 square feet of office

1,500 square feet of warehouse



**NET LEASING RATES**

\$10.00 PSF for Office

\$6.50 PSF for Warehouse

**2022 ESTIMATED TAX AND CAM**

\$1.87 PSF for Tax

\$1.84 PSF for CAM

\$3.71 TOTAL PSF



Suite	Total SF	Office SF	WHS SF	Net Office PSF	Net WHS PSF	Total Net/ Month	CAM PSF	EST Tax & Cam/ Month	Total/Month
165: OP1	3,105	3,105	-	\$10.00	-	<b>\$2,588</b>	\$3.71	<b>\$960</b>	<b>\$3,548</b>
165: OP2	3,105	1,605	1,500	\$10.00	\$6.50	<b>\$2,150</b>	\$3.71	<b>\$960</b>	<b>\$3,110</b>

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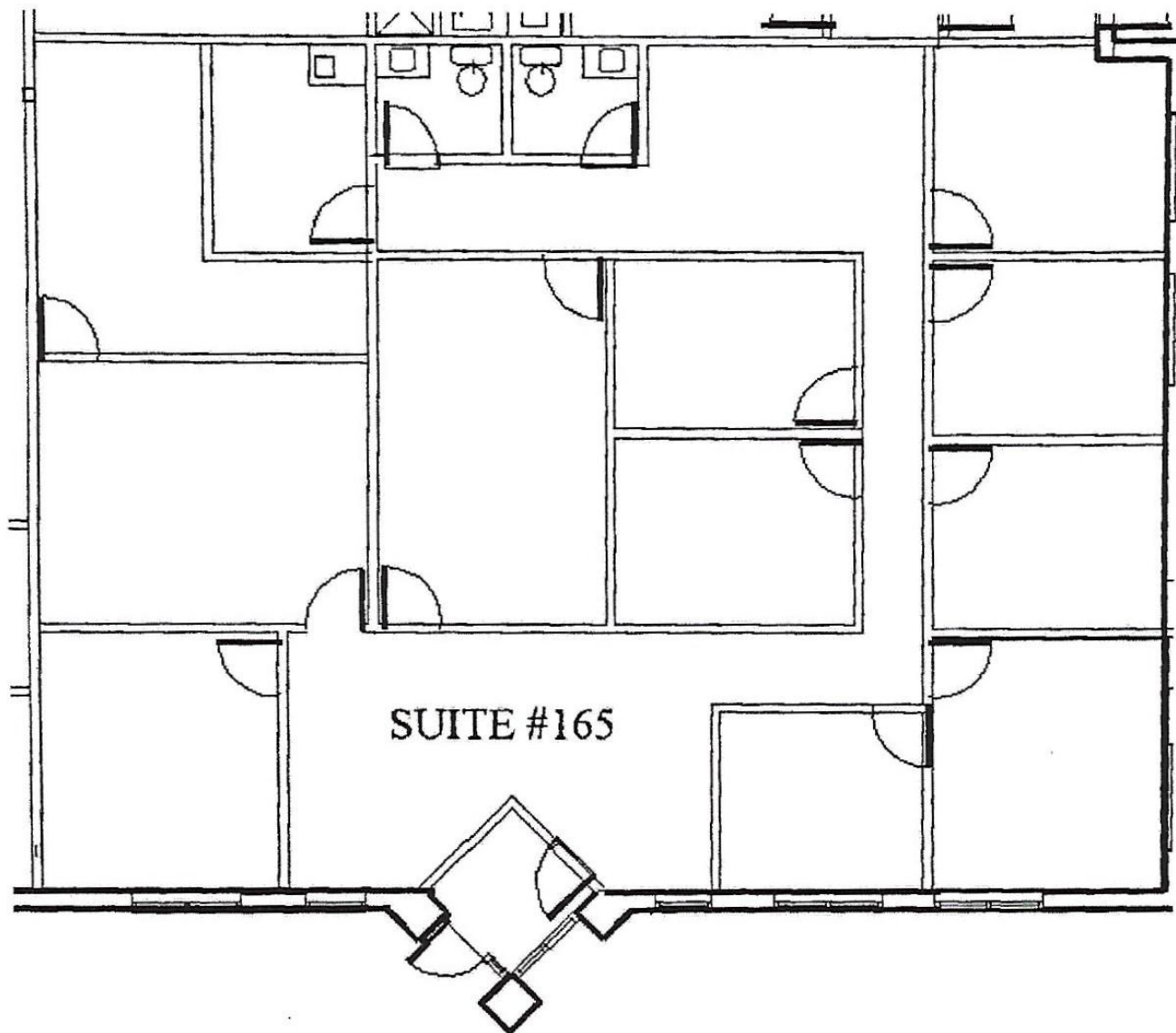
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Available  
Suite 165 Option 1  
3,105 SF all office



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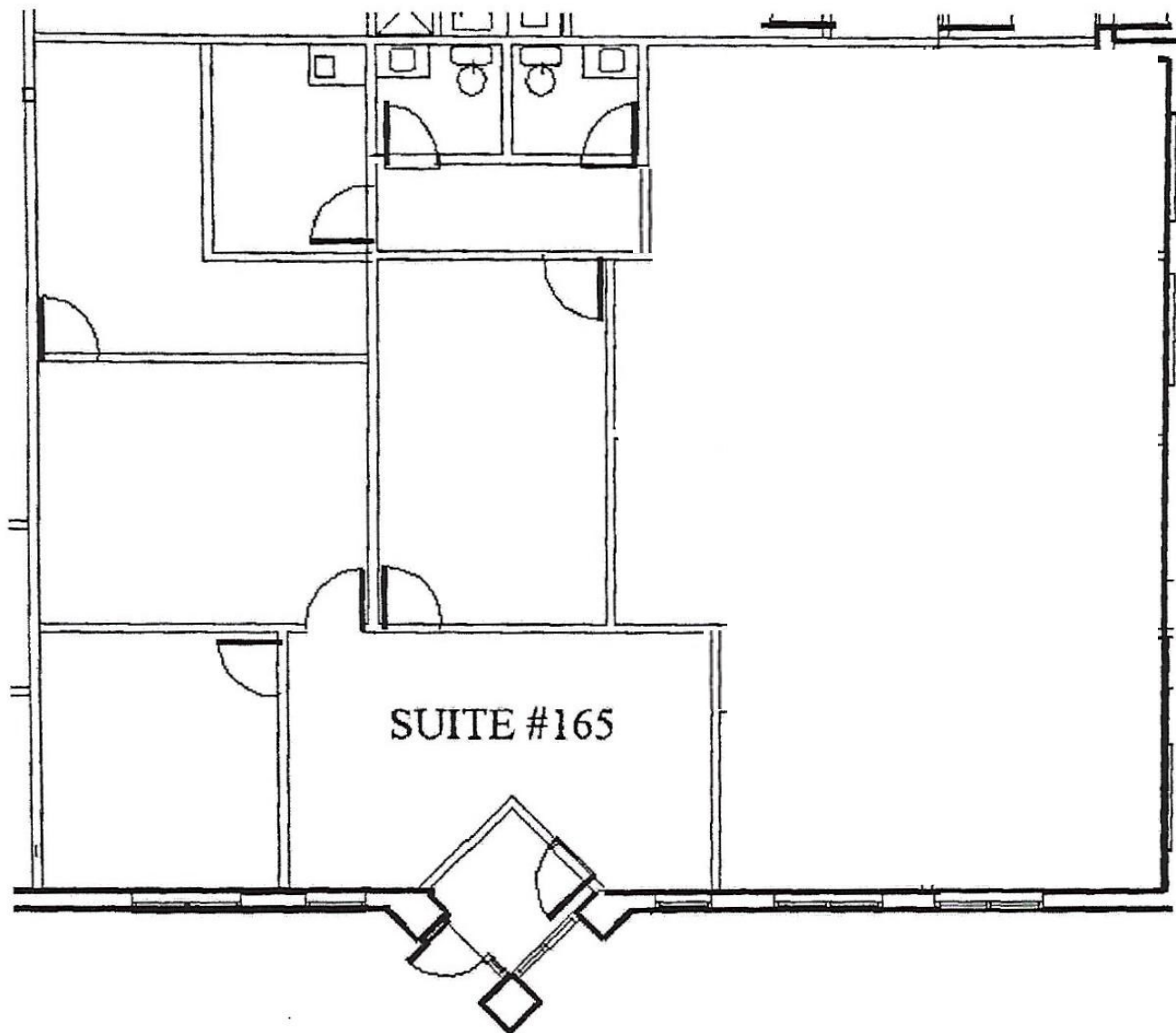
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Available  
Suite 165 Option 2  
1,500 SF of Warehouse  
1,605 SF of Office  
3,105 SF Total



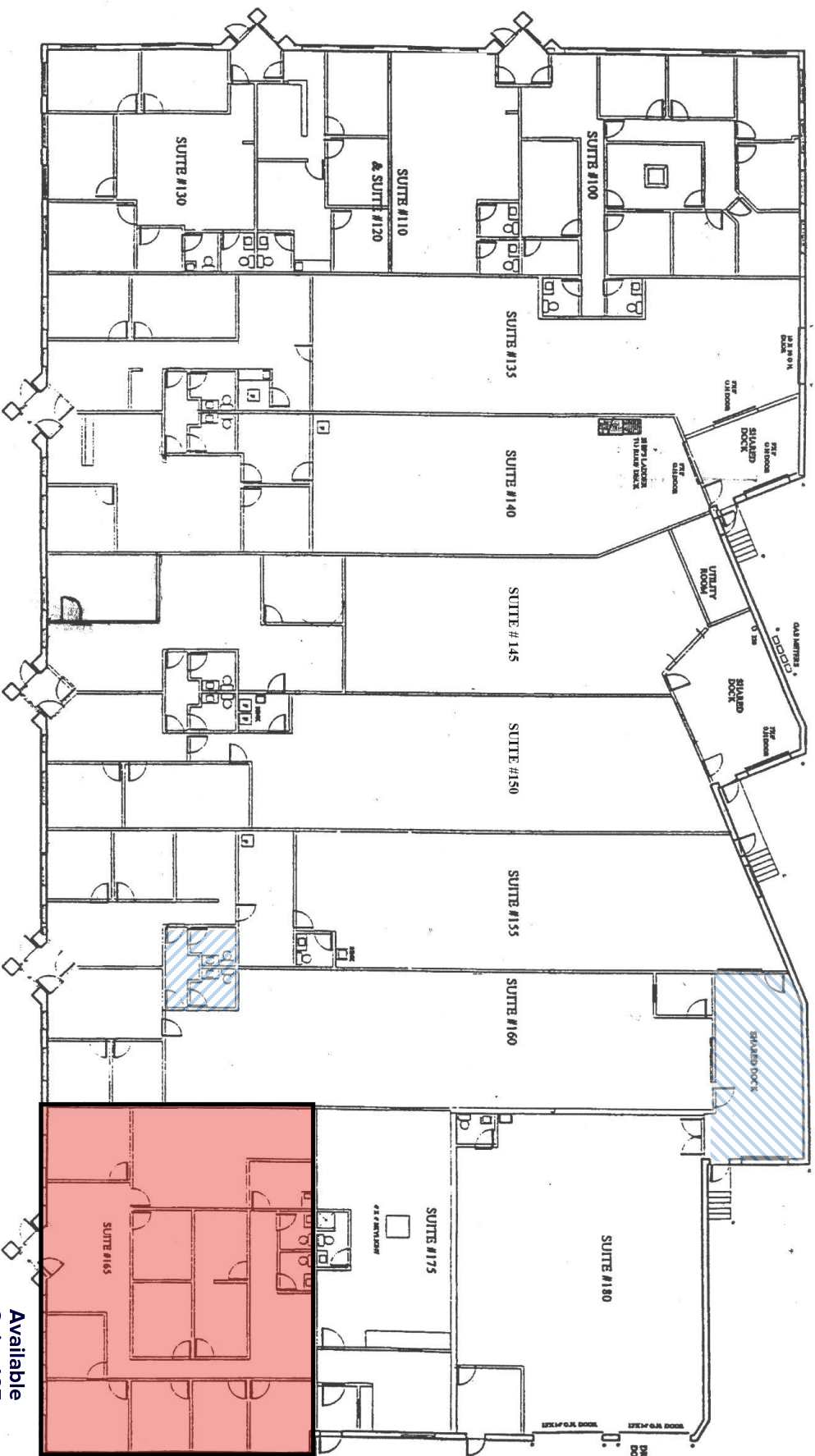
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