

FOR SALE

Maplewood Office Condo

2127 County Road D E, Maplewood, MN 55109



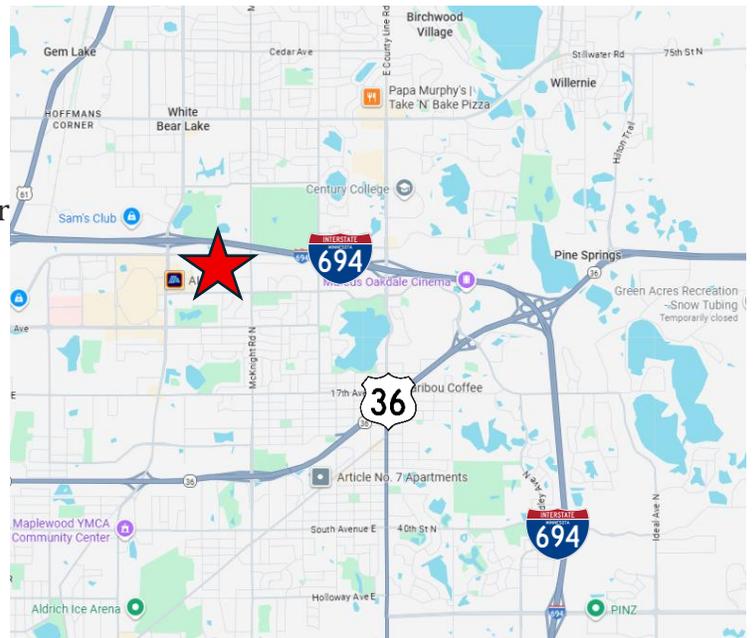
LISTING DETAILS

- Price: \$695,000 (\$157.24 PSF)
- Condo Unit Size: 4,420 SF
- Suites For Sale:
 - Suite A: 1,835 SF (LEASED)- 1st Floor
 - Suite B: 2,585 SF (VACANT)- 2nd Floor
- PIDs: 35-30-22-43-0041
35-30-22-43-0042
- CAM: \$2.80 PSF
- Taxes: \$4.72 PSF
- CAM & Taxes: \$7.52

PROPERTY DETAILS

- Owner-User Opportunity w/ Income In Place
- Professional Office Park
- Conveniently Located off I-694 & White Bear Ave
- Existing Furniture Available

LOCATION



Mark Young

D: 651-233-2435 | M: 651-307-2371

Zac Houle

D: 651-209-0520 | M: 651-248-7567

Joseph Dokken

D: 651-363-3598 | M: 651-395-0948

7250 Hudson Boulevard N, Suite 160, Oakdale, MN 55128

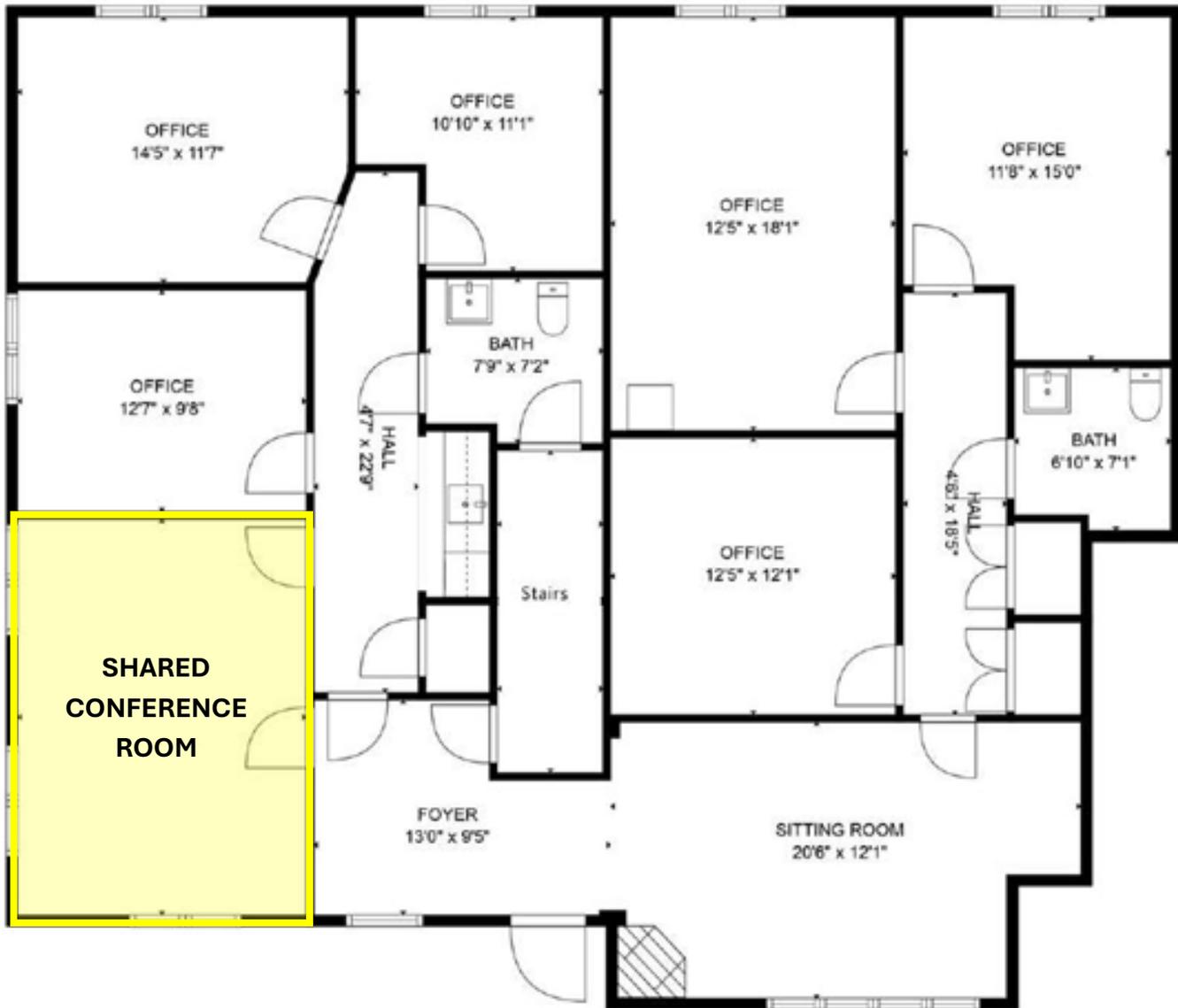
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FLOOR PLAN – FIRST FLOOR (1,835 SF)



***Suites A & B have access to the Shared Conference Room**



CROSSROADS
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RENT ROLL

Floor	Tenant	Rentable SF	% Building Share	Monthly Gross Rent	Annual Gross Rent	Gross Rent per SF	Estimated 2026 Expenses	Net Rent per SF	Estimated Monthly Net Rent	Estimated Annual Net Rent
1	Northeast Counseling	1,835	41.52%	\$3,169.00	\$38,028.00	\$20.72	\$7.52	\$13.20	\$2,019.07	\$24,228.80
	Lease Expiration - Jan. 31, 2028									
Floor	Tenant	Rentable SF	% Building Share	Monthly Gross Rent	Annual Gross Rent	Gross Rent per SF	Estimated 2026 Expenses	Net Rent per SF	Estimated Monthly Net Rent	Estimated Annual Net Rent
2	VACANT	2,585	58.48%	\$0.00	\$0.00	\$0.00	\$7.52	\$0.00	\$0.00	\$0.00
	*Utilities are separately metered and not included in CAM									



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LOCATION AERIAL



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PHOTOS

First Floor Reception Area – Suite A



First Floor Office – Suite A



Second Floor Office – Suite A



Second Floor Break Area – Suite B



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