

# FOR SALE

## Maplewood Office Condo

2127 County Road D E, Maplewood, MN 55109



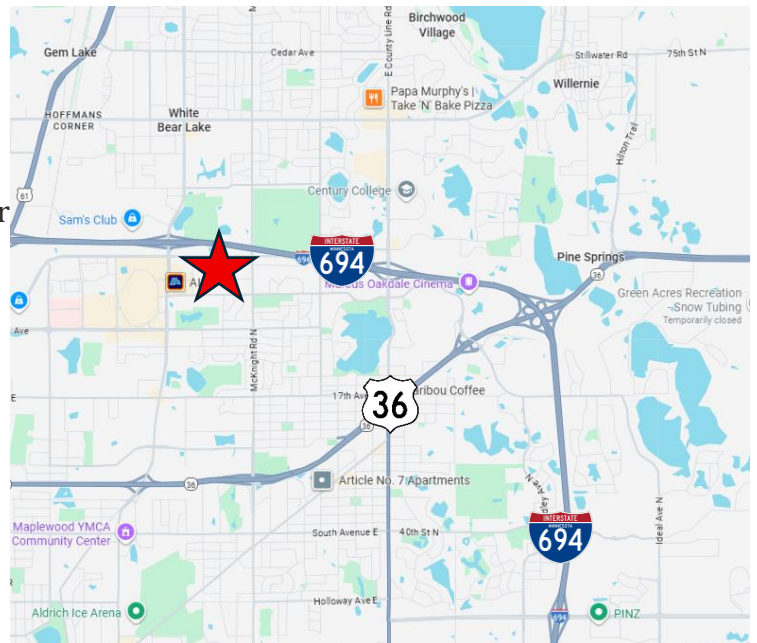
### LISTING DETAILS

- Price: \$650,000 (\$147.06 PSF)
- Condo Unit Size: 4,420 SF
- Suites For Sale:
  - Suite A: 1,835 SF (LEASED)- 1<sup>st</sup> Floor
  - Suite B: 2,585 SF (VACANT)- 2<sup>nd</sup> Floor
- PIDs: 35-30-22-43-0041  
35-30-22-43-0042
- 2026 Est. CAM: \$2.80 PSF
- 2026 Taxes: \$4.72 PSF
- 2026 CAM & Taxes: \$7.52 PSF

### 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

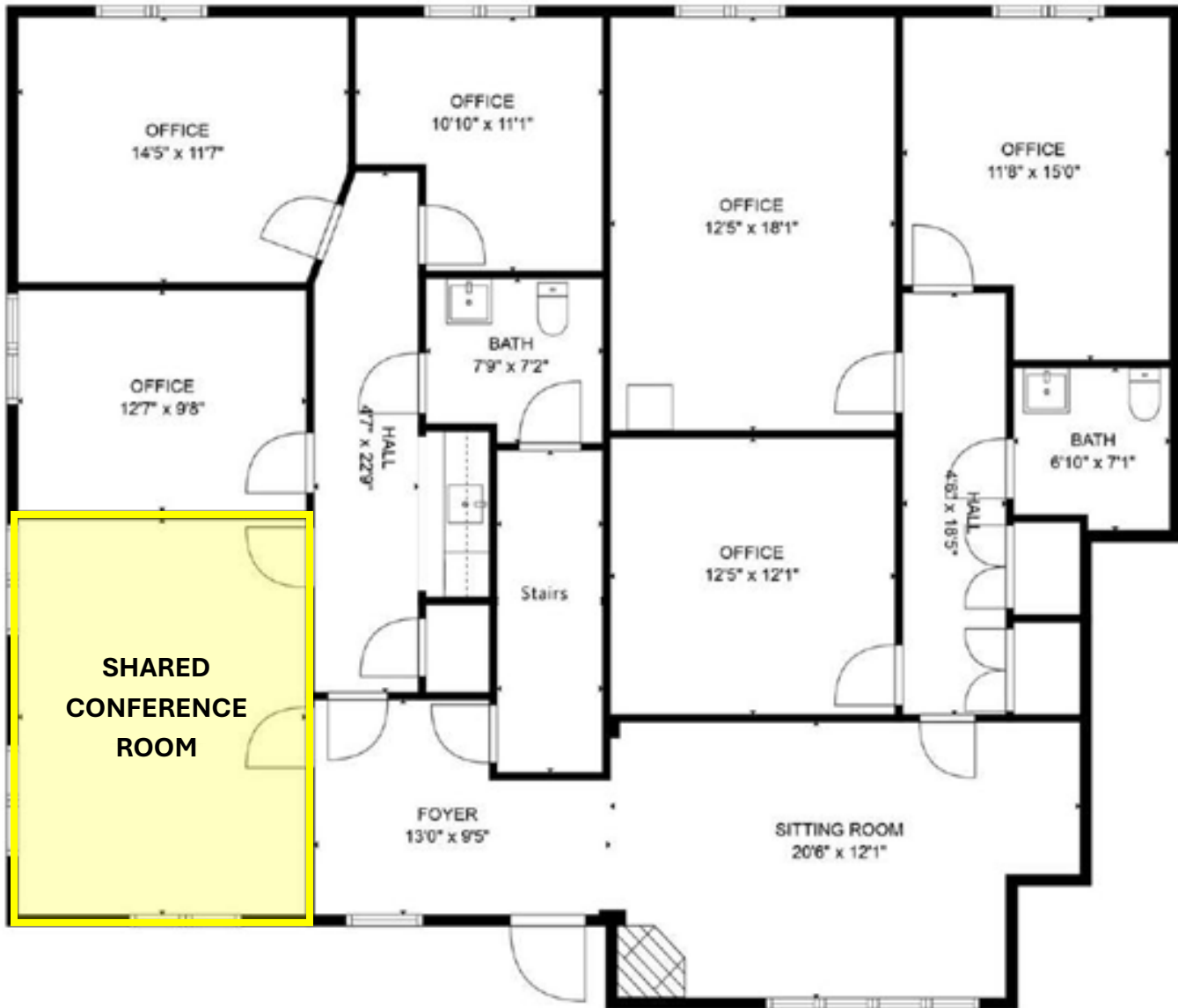
[www.crossroadspropeties.net](http://www.crossroadspropeties.net)

**FOR SALE**

**Maplewood Office Condo**

**2127 County Road D E, Maplewood, MN 55109**

**FLOOR PLAN – FIRST FLOOR (SUITE A – 1,835 SF)**



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



**CROSSROADS**  
PROPERTIES

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

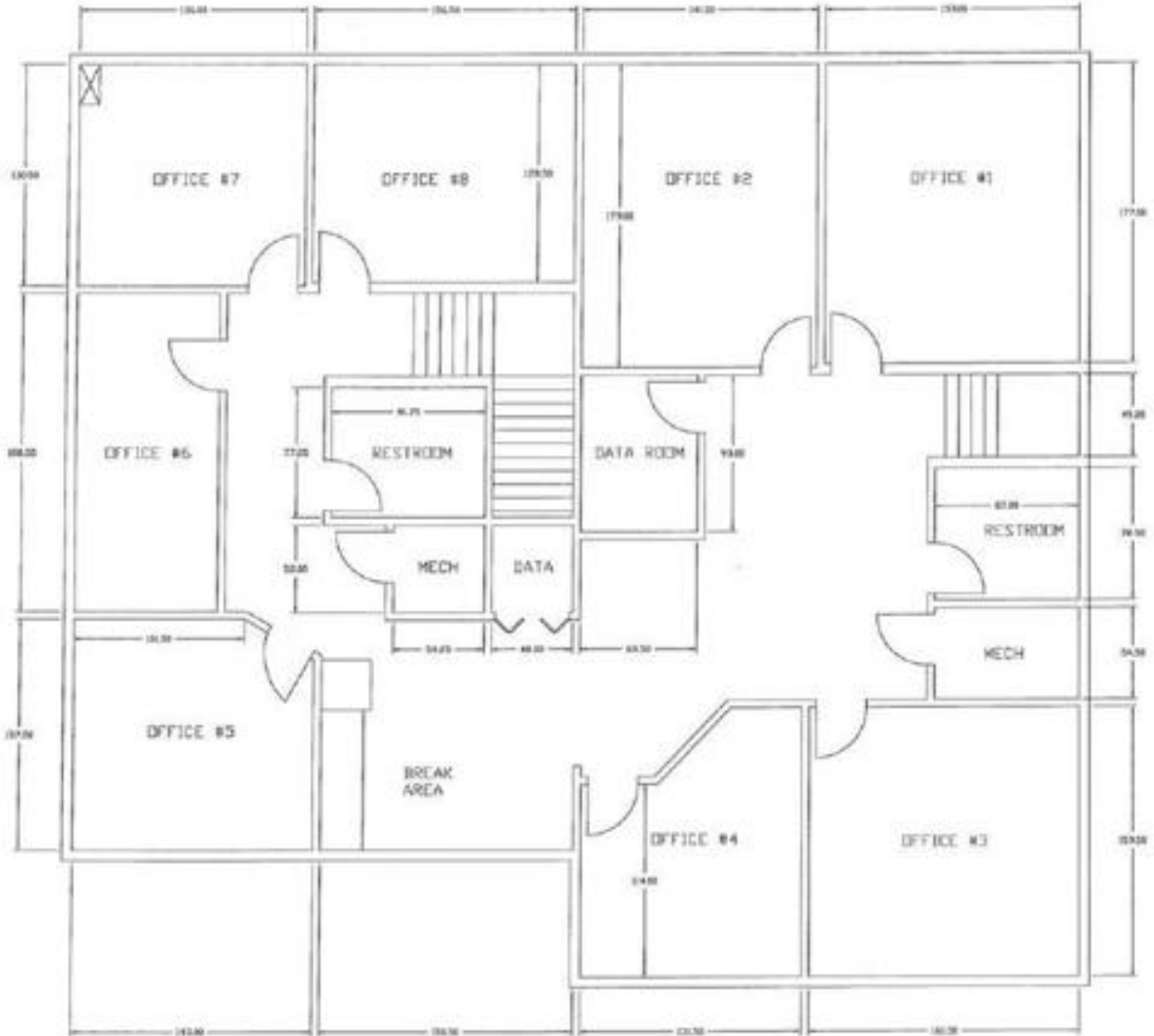
[www.crossroadsproperties.net](http://www.crossroadsproperties.net)

**FOR SALE**

**Maplewood Office Condo**

**2127 County Road D E, Maplewood, MN 55109**

**FLOOR PLAN – SECOND FLOOR (SUITE B – 2,585 SF)**



**CROSSROADS**  
PROPERTIES

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

[www.crossroadsproperties.net](http://www.crossroadsproperties.net)

# FOR SALE

## Maplewood Office Condo

2127 County Road D E, Maplewood, MN 55109

### 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									



**CROSSROADS**  
PROPERTIES

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

[www.crossroadspropeties.net](http://www.crossroadspropeties.net)

**FOR SALE**

**Maplewood Office Condo**

**2127 County Road D E, Maplewood, MN 55109**

**LOCATION AERIAL**



**CROSSROADS**  
PROPERTIES

Mark Young

Zac Houle

Joseph Dokken

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

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

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

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

[www.crossroadsproperties.net](http://www.crossroadsproperties.net)

**FOR SALE**

**Maplewood Office Condo**

**2127 County Road D E, Maplewood, MN 55109**

**PHOTOS**

First Floor Reception Area – Suite A



First Floor Office – Suite A



Second Floor Office – Suite A



Second Floor Break Area – Suite B



**CROSSROADS**  
PROPERTIES

Mark Young

Zac Houle

Joseph Dokken

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

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

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

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

[www.crossroadsproperties.net](http://www.crossroadsproperties.net)