

Office Space for Sale/Lease

**3252/3254 Rice Street
Little Canada, MN 55126**



This lower-level suite offers a spacious layout with great natural light, built-in storage, and a peaceful pond view at the back of the property. The flexible floor plan is well suited for private offices, meeting rooms, or collaborative work areas, all within a well-maintained professional building. Conveniently located on Rice Street with quick access to I-694, Highway 36, and I-35E, the property is surrounded by restaurants, retail, and services, making it an ideal spot for client meetings and everyday needs. Perfect for small businesses or professional firms looking for functionality and charm in the North Metro.

- Ample onsite parking for staff and visitors.

- Communal Conference Room.

- Professional tenant mix within the building creates a welcoming business environment.

- Located along Rice Street with steady traffic flow.



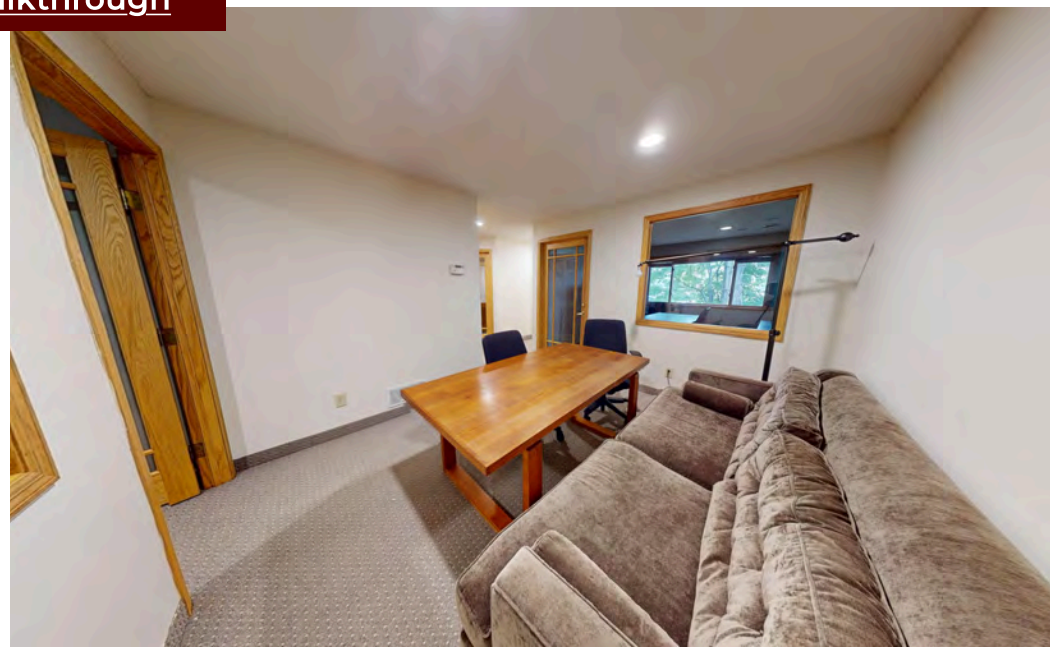
Property Type	Office Condo
Purchase price	\$1,000,000 / \$180 PSF
Asking Rent	\$18-20 Gross
Lease Type	Gross
Suite Available	Lower Level Unit
Availability Date	ASAP
Available SF	2772 SF
Minimum SF	1386 SF
Building SF	5544 SF
Total Floors	2
County	Ramsey
Class	B
Zoning	C-1
Sprinklers	No
Parking Ratio	7.22/1000
Year Built	2000

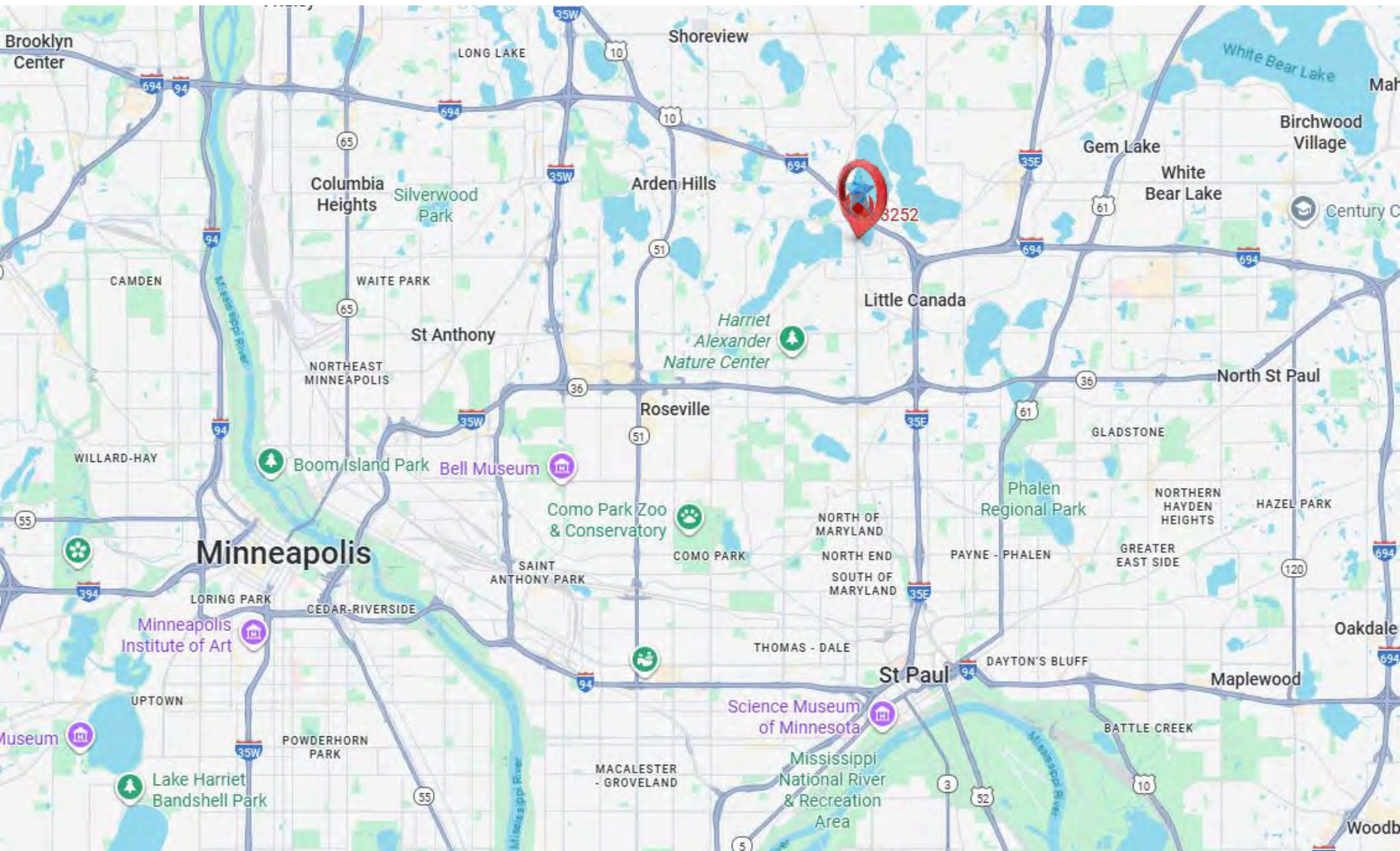


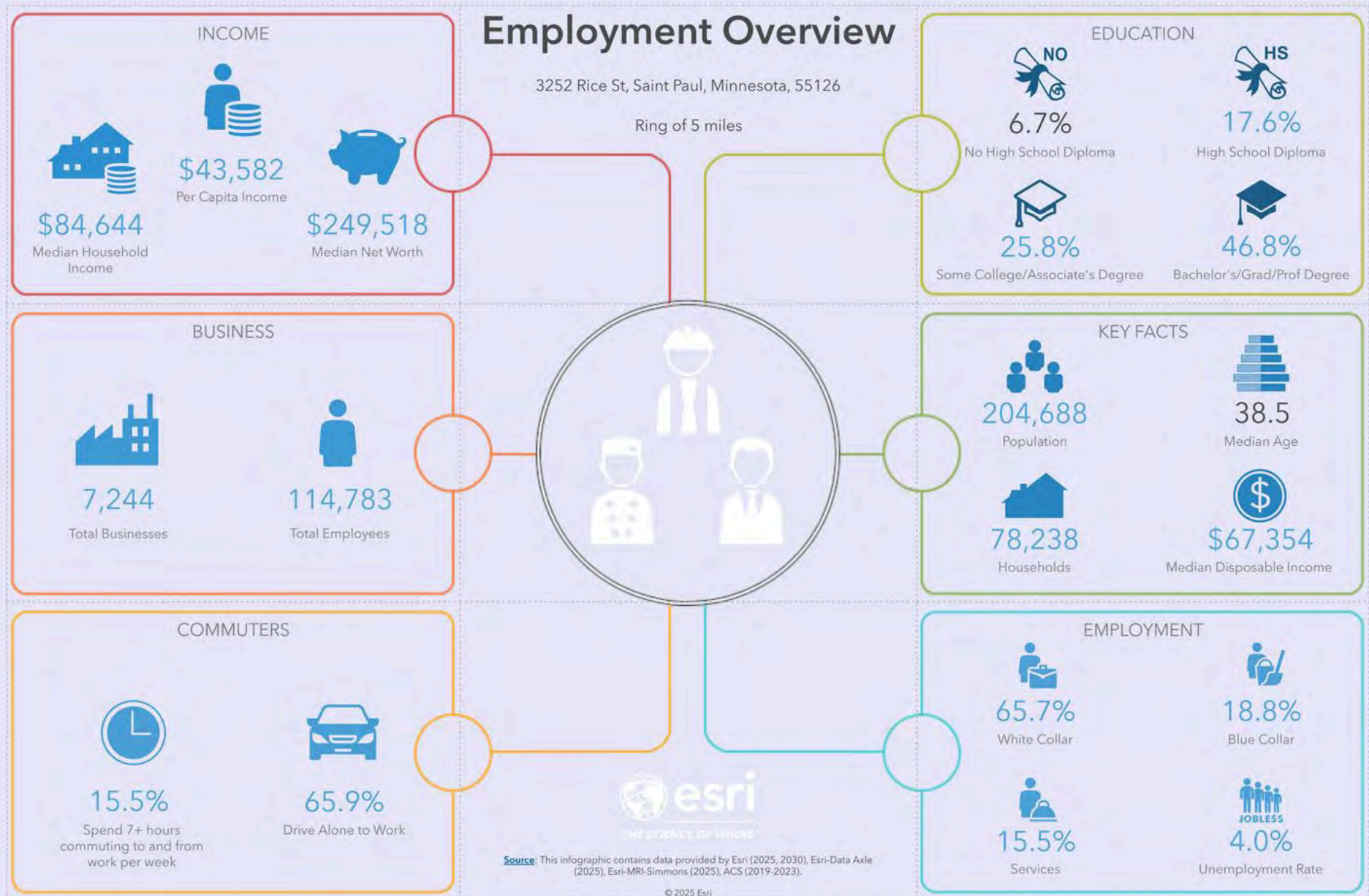
Owner occupies the upper level and would like to sign a lease back option with any potential sale.



[Virtual Walkthrough](#)







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