



Office or Warehouse Space for Lease in Little Canada

**5 WEST VIKING DRIVE
LITTLE CANADA, MN 55117**

Available Space:

Space 1: Approx. 1,782 SF - Office

Space 2: Approx. 1,500 SF - Office

Space 3: Approx 3,282 SF Total - Office

Space 4: Approx. 3,282 SF Total - Warehouse*

*(Note that Landlord is willing to convert the office space in its current configuration to warehouse space upon request)

Lease Rates:

\$10.00 PSF Net

Est. CAM/Tax & Utilities:

\$6.50 PSF

Highlights:

- Easy access and visibility to Highway 36
- Ample parking
- Strong area demographics and traffic counts



For information, please contact:

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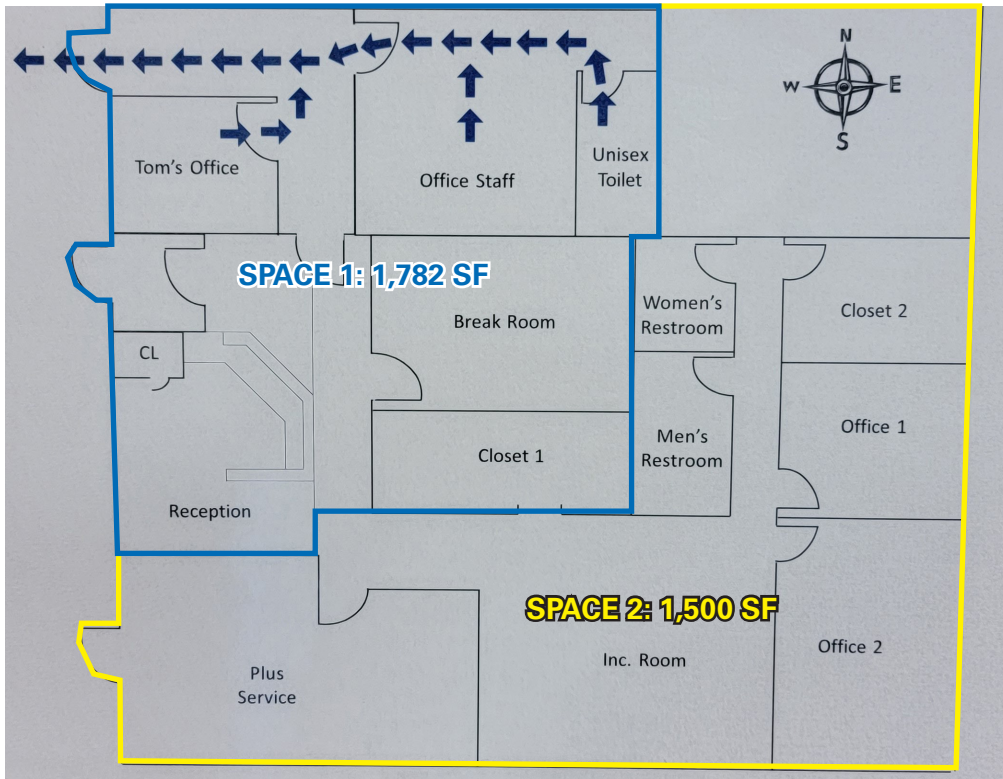
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NEWMARK

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FLOOR PLAN



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