



OBSIDIAN
GROUP



Office Suites

For Lease

5 County Road B East | Little Canada, MN 55117



CONTACT US

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Sam Carter

Associate

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5 County Road B East

Little Canada, MN, 55117

Property Features

Multi-tenant professional office building allowing for a broad array of permitted using per the zoning code. Conveniently located a few minutes away from Hwy 36 and 35E, and also close to all errand spots such as grocery stores, gas stations, dining, and banks. Some of the areas are unfinished. Perfect for storage and offered at a reduced rate.



Building Size

12,432 SF

Available Sizes

1,500-4,500 SF

Largest Contiguous Area

4,500 SF

Lease Rate

Varies

Lease Type

Modified Gross

Year Built

1983

Zoning

B-3 (General Business District)

General Highlights

- Sprinkler System: Yes
- HVAC: Fully temp controlled
- Construction Style: Brick
- Floors: 2
- Offices: Varies per suite (see floor plan)
- Bathrooms: Varies per suite (see floor plan)
- Parking: 2.3/1000
- Proximity to Highways: 1 min away from Hwy 36 and 3 min away from 35E

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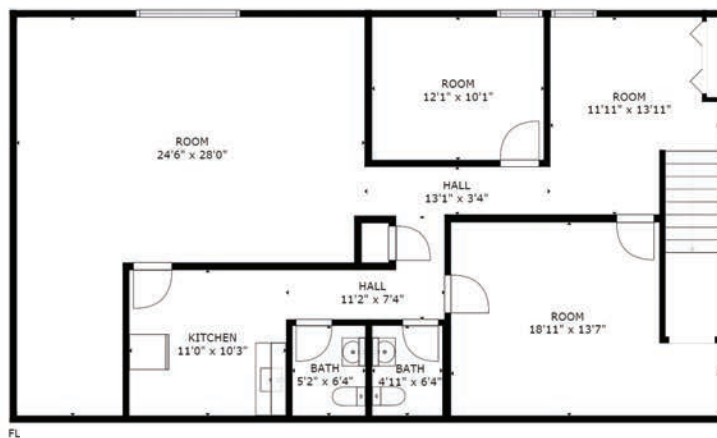


5 County Road B East

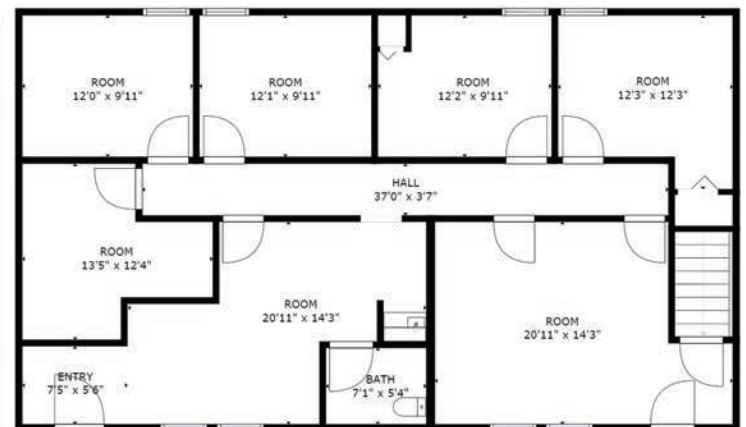
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FLOOR PLAN

Lower Level



Main Level



Available Suites

Suite 3-4: 3,000 SF for \$4,000/mo plus electric

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Demographics

| | 1 Mile | 3 Mile |
|---------------------------|----------|----------|
| Total Population | 8,616 | 108,659 |
| Households | 3,866 | 41,810 |
| Median Age | 37.20 | 34.40 |
| Median HH Income | \$57,851 | \$59,088 |
| Daytime Employees | 5,131 | 34,451 |
| Population Growth '20-'25 | up 3.02% | up 3.18% |
| Household Growth '20-'25 | up 2.82% | up 3.10% |

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