



OBSIDIAN
GROUP



Office Suites

For Lease

5 County Road B East | Little Canada, MN 55117



CONTACT US

Andrei Bortnov

VP of Brokerage, CCIM

M: 612-702-6867

E: andrei@obsidiangroup.com

Sam Carter

Associate

M: 651-335-2110

E: sam@obsidiangroup.com

5 County Road B East

Little Canada, MN, 55117

Property Features

Multi-tenant professional office building allowing for a broad array of permitted uses 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

CONTACT US

Andrei Bortnov
VP of Brokerage, CCIM
M: 612-702-6867
E: andrei@obsidiangroup.com

Sam Carter
Associate
M: 651-335-2110
E: sam@obsidiangroup.com



OBSIDIAN
GROUP

5 County Road B East

Little Canada, MN, 55117



CONTACT US

Andrei Bortnov

VP of Brokerage, CCIM

M: 612-702-6867

E: andrei@obsidiangroup.com

Sam Carter

Associate

M: 651-335-2110

E: sam@obsidiangroup.com



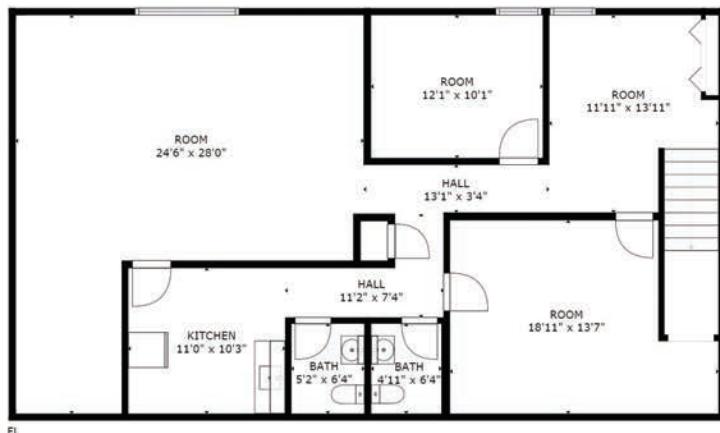
OBSIDIAN
GROUP

5 County Road B East

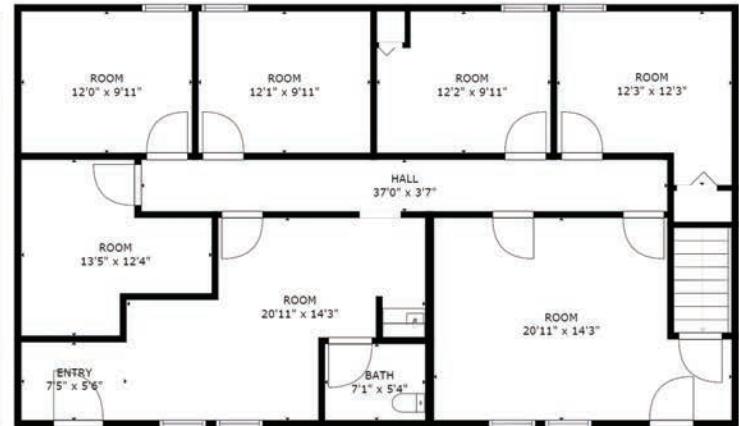
Little Canada, MN, 55117

FLOOR PLAN

Lower Level



Main Level



FL

Available Suites

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

CONTACT US

Andrei Bortnov

VP of Brokerage, CCIM

M: 612-702-6867

E: andrei@obsidiangroup.com

Sam Carter

Associate

M: 651-335-2110

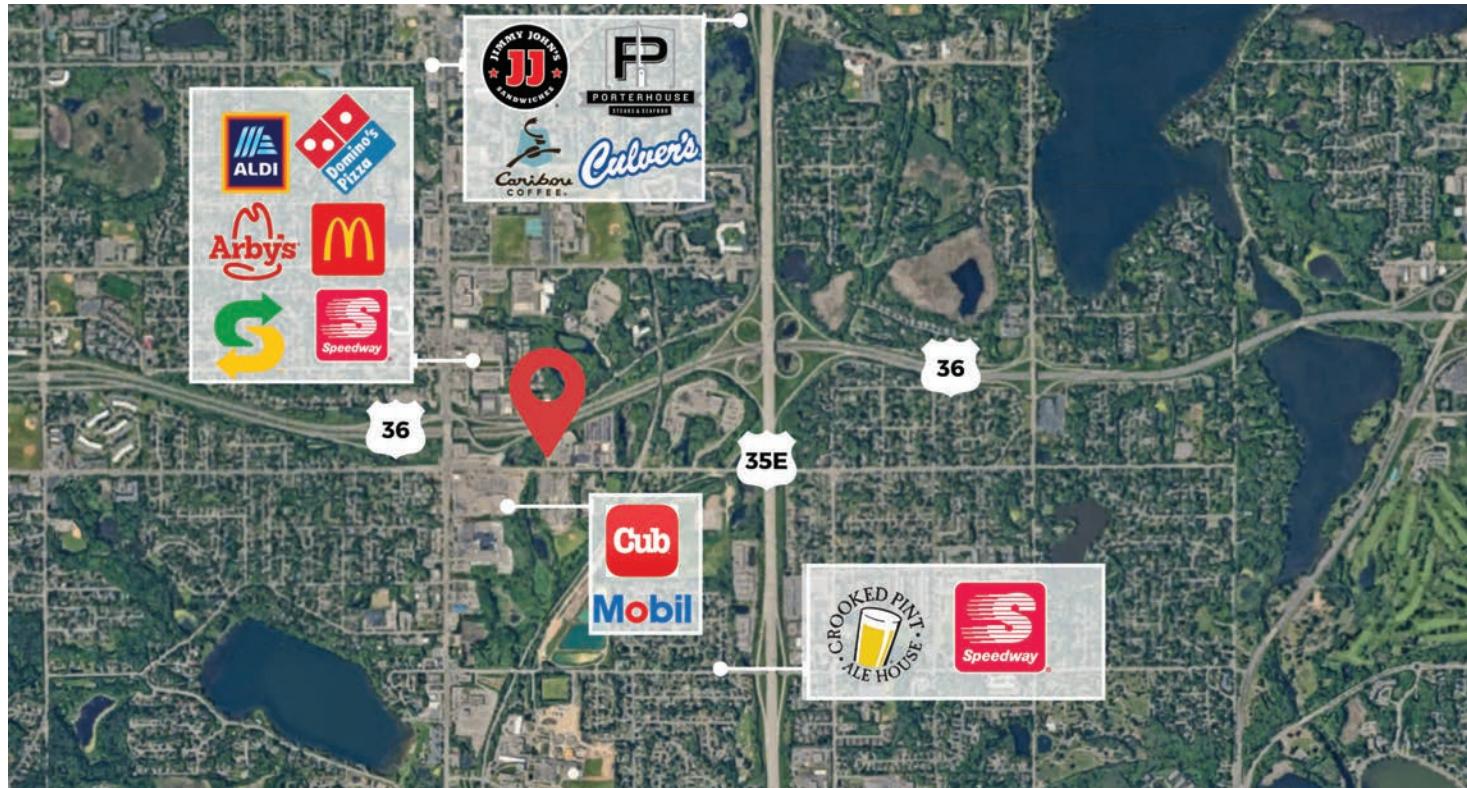
E: sam@obsidiangroup.com



OBSIDIAN
GROUP

5 County Road B East

Little Canada, MN, 55117



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%

CONTACT US

Andrei Bortnov
VP of Brokerage, CCIM
M: 612-702-6867
E: andrei@obsidiangroup.com

Sam Carter
Associate
M: 651-335-2110
E: sam@obsidiangroup.com



OBSIDIAN
GROUP

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.