

# FOR LEASE

## Prairie Ridge Office Condo

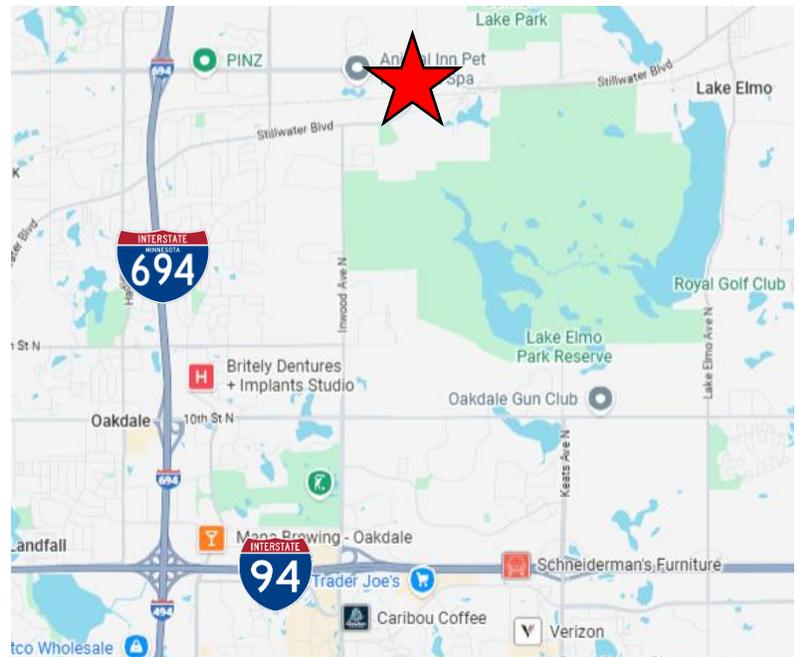
8953 33<sup>rd</sup> St. N, Lake Elmo MN 55042



### LISTING DETAILS

- Building Size: 5,000 SF
- Year Built: 2005
- Condo Size: 1,000 SF
- Lease Rates: \$20.00 /SF (NNN)
- CAM/HOA: \$5.42 /SF
- Taxes: \$5.22 /SF  
\$10.64 /SF

### LOCATION



### PROPERTY DETAILS

- Owner-User Opportunity
- 3 Private Offices, Conference Room, Kitchenette, and Reception Area
- Easy Access to I-694
- Move-In Ready
- On-building Signage Available



**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

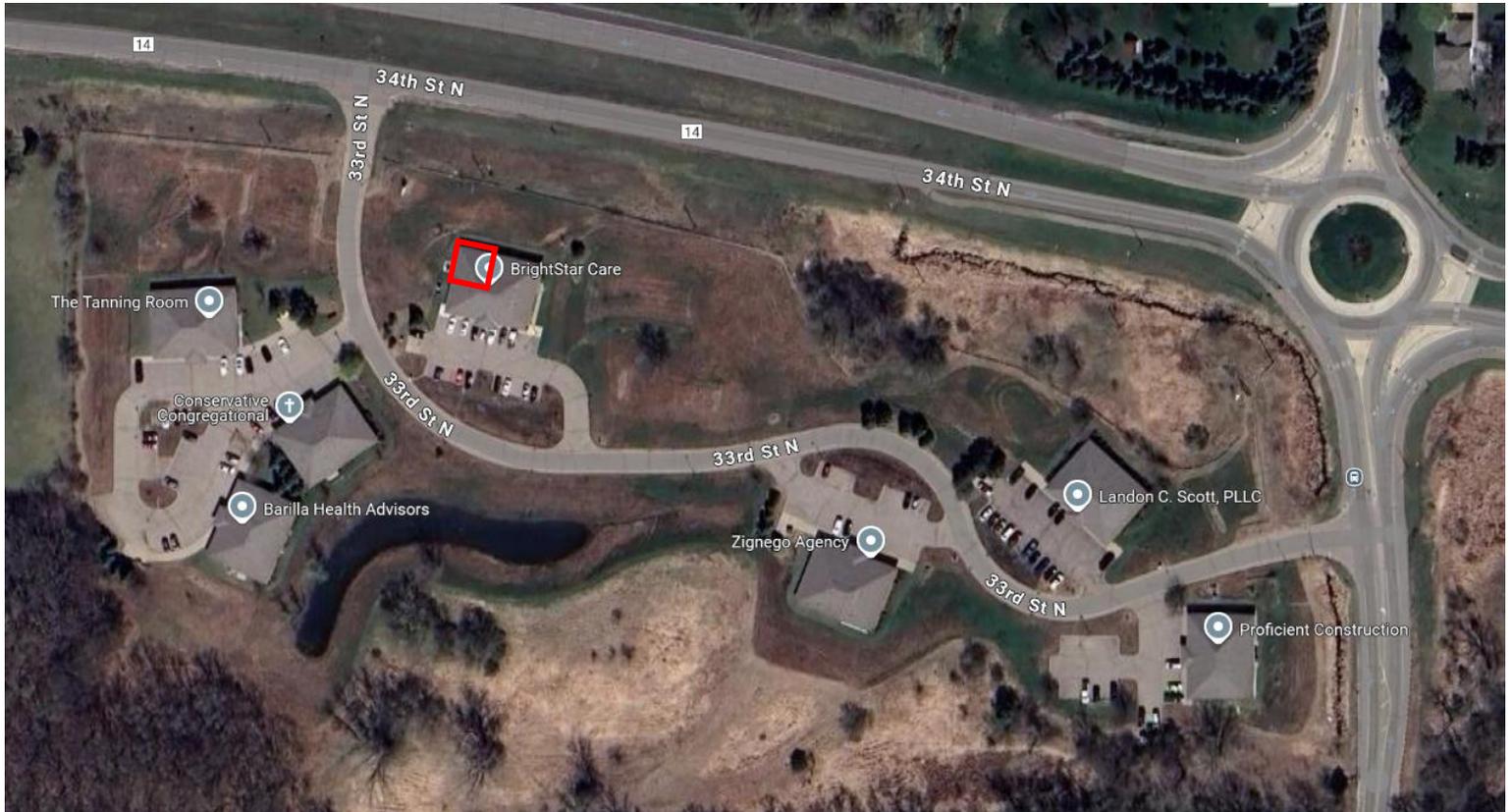
[www.crossroadsproperties.net](http://www.crossroadsproperties.net)

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**SITE PLAN**



**NORTH**



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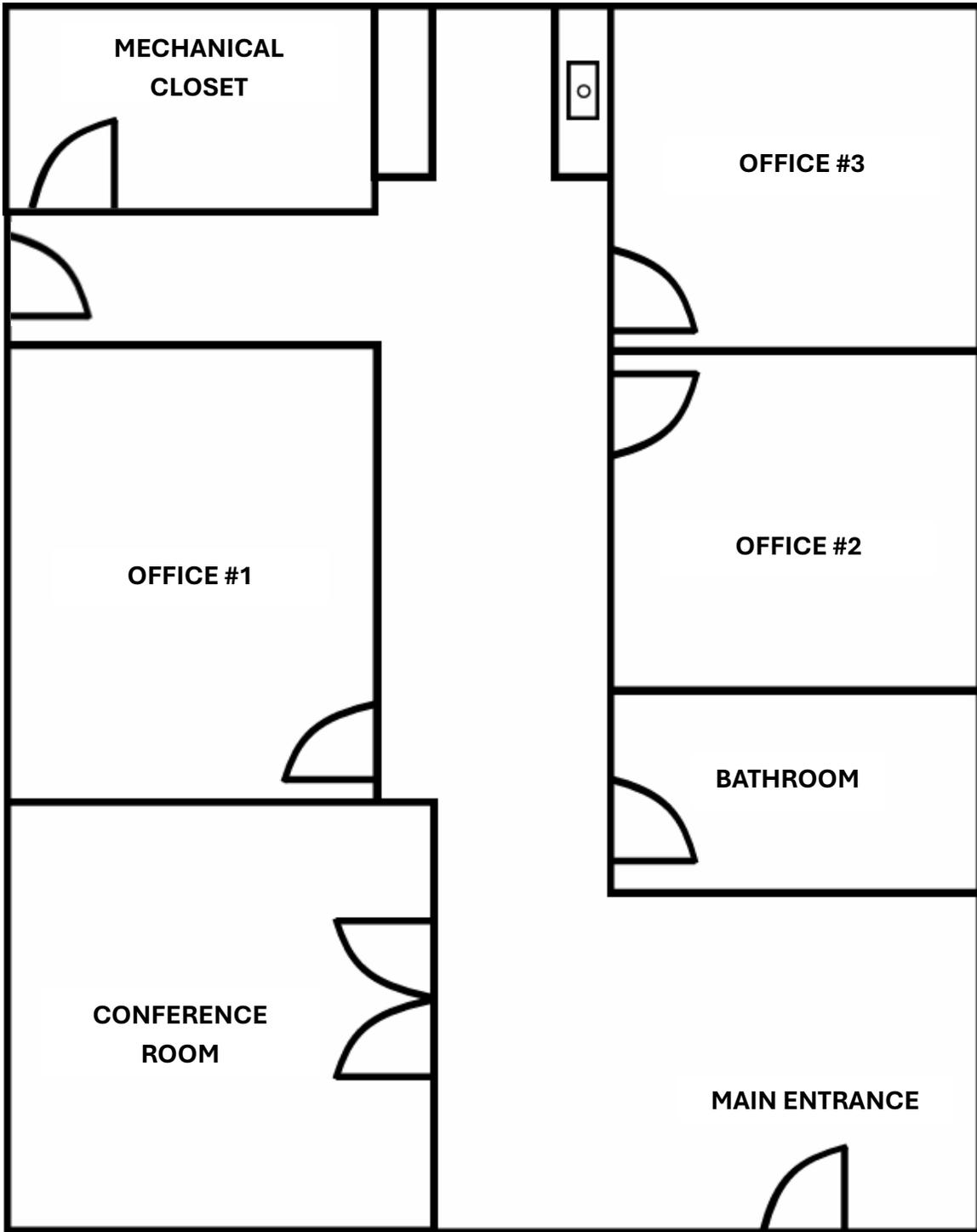
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**8953 33<sup>rd</sup> St. N, Lake Elmo MN 55042**

**FLOOR PLAN – 1,000 SF**



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