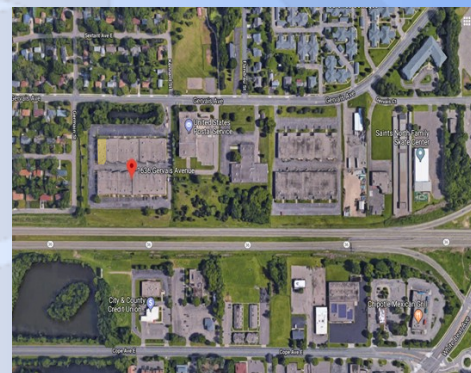
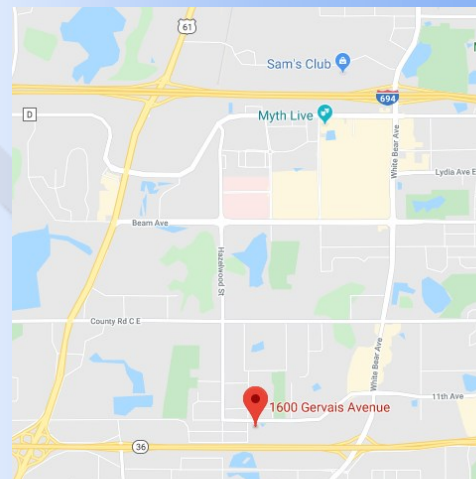


FOR LEASE

Maplewood Business Center II
1600 Gervais Avenue, Suites 1-3
Maplewood, MN 55109



SUMMERHILL
Commercial Real Estate, LLC



LEASE DETAILS:

1600 Gervais Ave

Suites 1-3:	Office:	5,581 SF
	Warehouse:	4,445 SF
	Total SF:	10,026 SF
Net Rental Rates:	\$12.00 psf office/\$6.50 psf warehouse	
CAM & Taxes:	\$4.44 psf (estimate)	

FEATURES:

- Former church, demo to suit for a term deal.
- One dock-height and one drive-in door.
- 480 volt, 3 phase power.
- 100% air-conditioned.
- Many amenities close by.
- Convenient access to Hwy 36 via White Bear Avenue.
- May be divisible.
- Local, responsive property management.

CONTACT:

Patrick Lensing, CPM
plensing@summerhillcommercial.com
952-475-5121

6495 City West Parkway
Eden Prairie, MN 55344

www.summerhillcommercial.com

FOR LEASE

Maplewood Business Center II
1600 Gervais Avenue, Suites 1-3
Maplewood, MN 55109

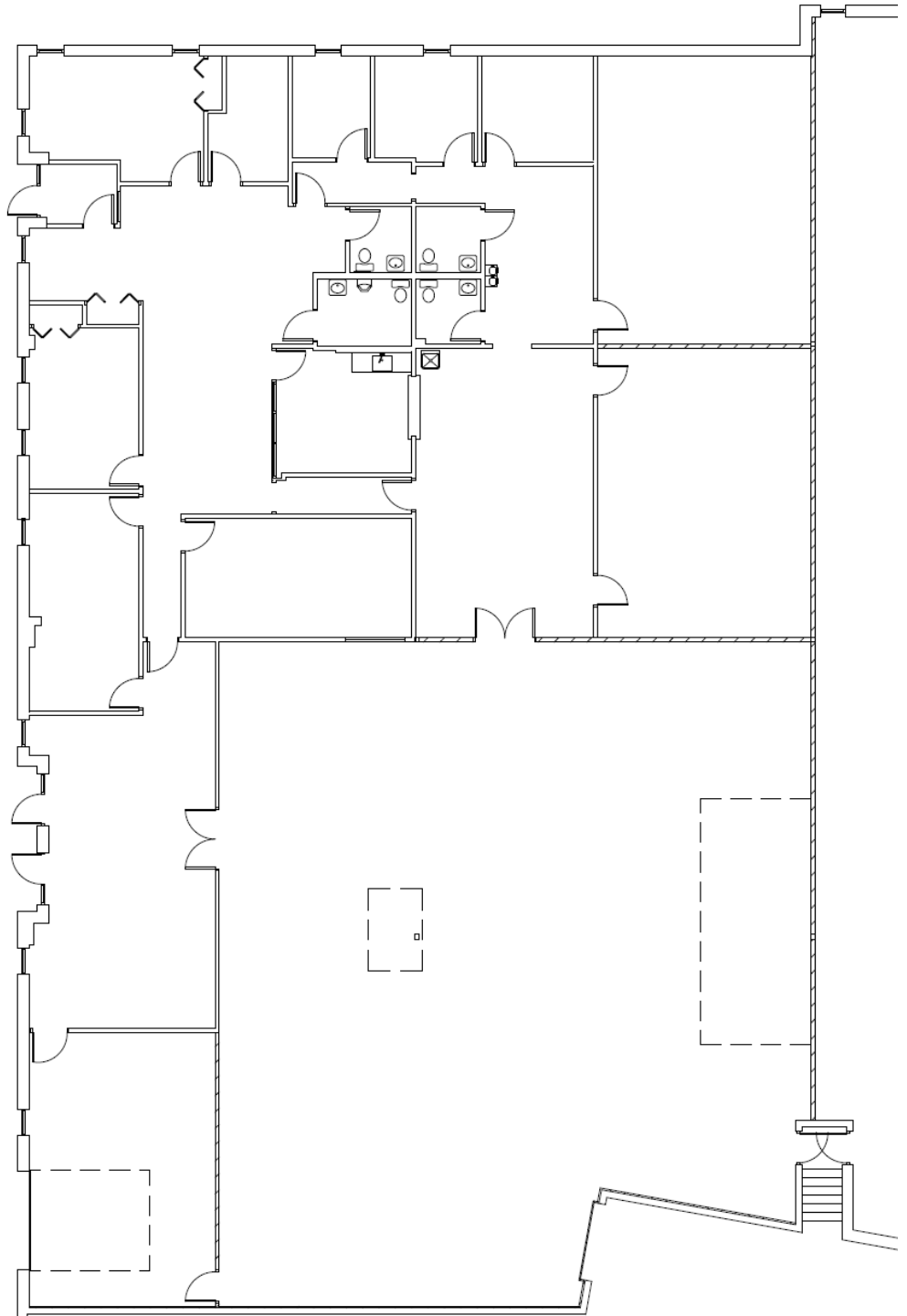


SUMMERHILL
Commercial Real Estate, LLC

SITE PLAN:

Suites 1-3:

Office:	5,581 SF
<u>Warehouse:</u>	<u>4,445 SF</u>
Total SF:	10,026 SF



CONTACT:

Patrick Lensing, CPM
plensing@summerhillcommercial.com
952-475-5121

6495 City West Parkway
Eden Prairie, MN 55344
www.summerhillcommercial.com

FOR LEASE

Maplewood Business Center II
1600 Gervais Avenue, Suites 1-3
Maplewood, MN 55109



SUMMERHILL
Commercial Real Estate, LLC



CONTACT:

Patrick Lensing, CPM
plensing@summerhillcommercial.com
952-475-5121

6495 City West Parkway
Eden Prairie, MN 55344
www.summerhillcommercial.com