

# FOR LEASE

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



## 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.



# SUMMERHILL

Commercial Real Estate, LLC



## CONTACT:

**Patrick Lensing, CPM**

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6495 City West Parkway  
Eden Prairie, MN 55344

[www.summerhillcommercial.com](http://www.summerhillcommercial.com)

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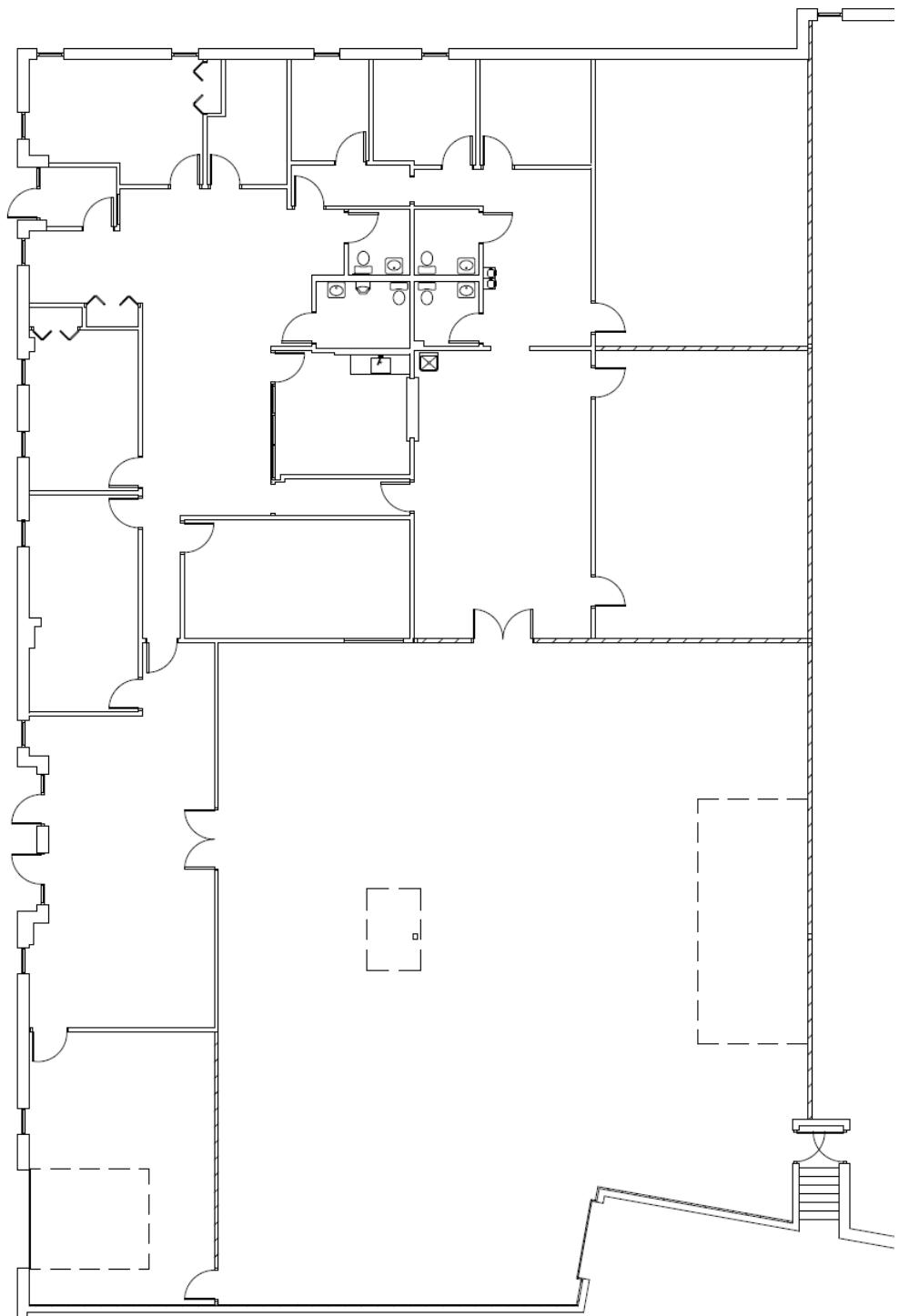


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## SITE PLAN:

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