



PREMIER
COMMERCIAL
PROPERTIES

FOR LEASE



Office for Lease

1881 Station Parkway NW, Andover, MN

AVAILABLE SPACE

- Nicely finished, professional office space for lease
- Total space available 2,362 SF
 - 1,538 SF office with reception, kitchenette, conference room and four (4) nicely built out offices. Oak built-ins
 - 824 SF of warehouse space (heated garage)
- Highly sought after Andover Station
- Lots of parking, close to restaurants, shopping
- Well kept development with professional image



PROPERTY DETAILS

\$16.00 / SF office
\$3.00 / SF garage
2026 CAM / Tax
\$9.21 / SF

FOR MORE INFORMATION, CONTACT

Mike Fisher 763-862-2005

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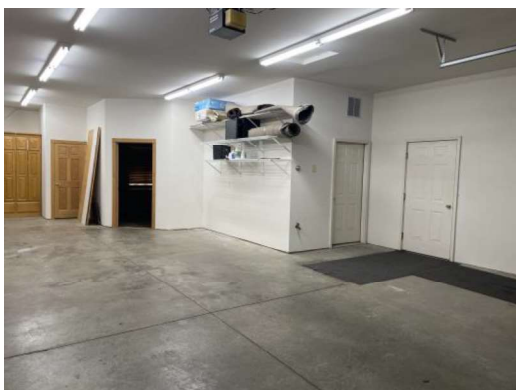
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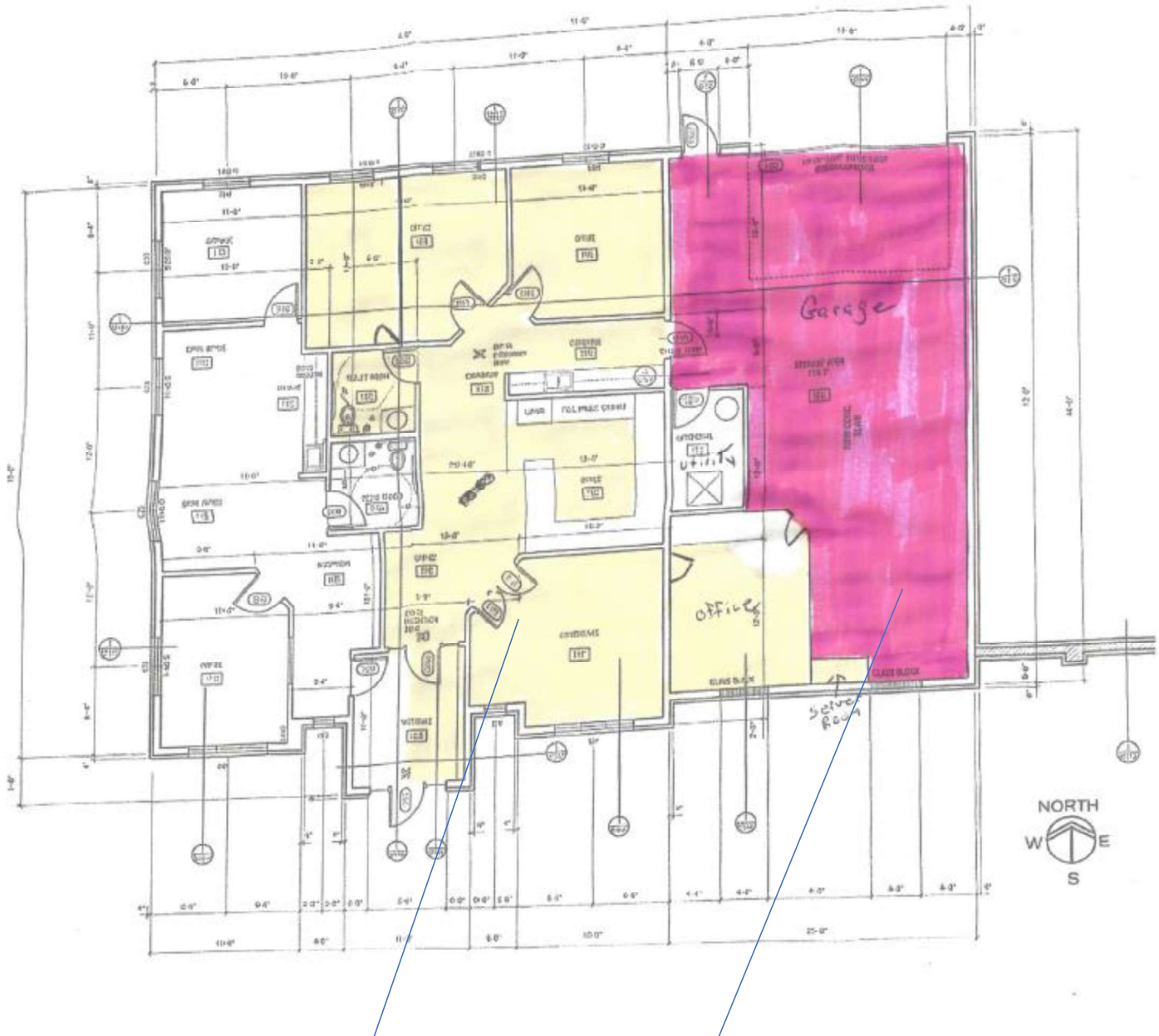
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Office area

Garage Area



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WHY THIS PROPERTY

This property combines approximately 1,562 SF of professional office space with approximately 800 SF of private garage space. The configuration is particularly attractive for contractors, service businesses, office users such as those in the Professional Services, Financial, Technology, Non-Profits sectors and other companies that need professional office space while also requiring a limited amount of secure indoor space for vehicles, equipment, tools or materials.

IDEAL USERS

Law Firms, Accountants, Wealth Management, Insurance Agencies, Real Estate Offices, Title Offices, Restoration Companies, Security / low voltage companies, IT, Cleaning companies, Staffing or recruiting companies, Training Businesses, Survey, Engineering, Home Technology, Pest Control, and consulting firms. Blue collar like users would be a great fit to have a professional office along with use of the garage to store materials and be close to residential neighborhoods and to other areas that are benefiting from current residential and commercial developments.



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Building

