

FOR SALE

Mahtomedi Professional

12 Long Lake Road #5, Mahtomedi, MN 55115



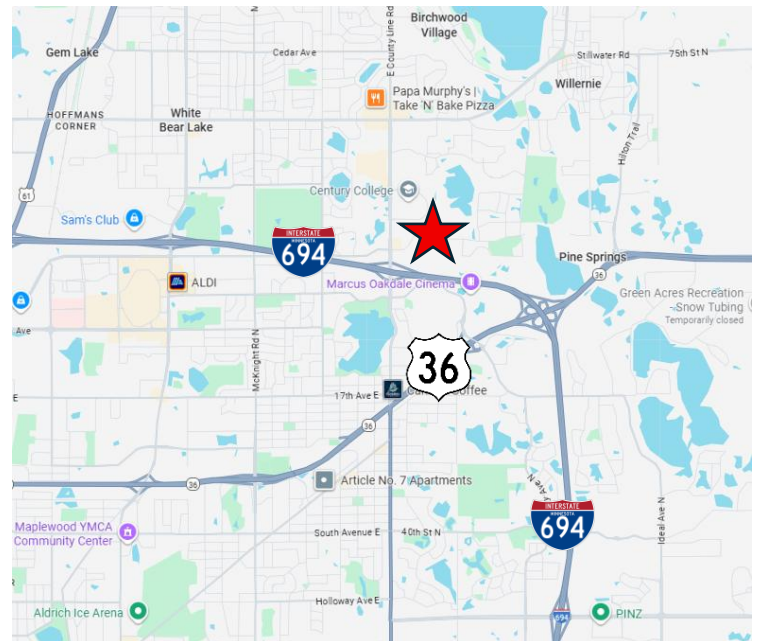
LISTING DETAILS

- Price: \$1,600,000 (\$267 PSF)
- Building Size: 6,000 SF
- Suites: 2,000-6,000 SF
- PID: 3103021340025
- CAM: \$4.13 PSF
- Taxes: \$4.22 PSF
- CAM & Taxes: \$8.35 PSF

PROPERTY DETAILS

- Owner-User Opportunity
- Professional Office Park
- Wooded and Quiet Location off Long Lake Road
- Functional Build Out
- Easily split into 2 Suites (2,000 & 4,000 SF)

LOCATION



CROSSROADS
PROPERTIES

Mark Young

Zac Houle

Joseph Dokken

7250 Hudson Boulevard N, Suite 160, Oakdale, MN 55128

D: 651-233-2435 | M: 651-307-2371

D: 651-209-0520 | M: 651-248-7567

D: 651-363-3598 | M: 651-395-0948

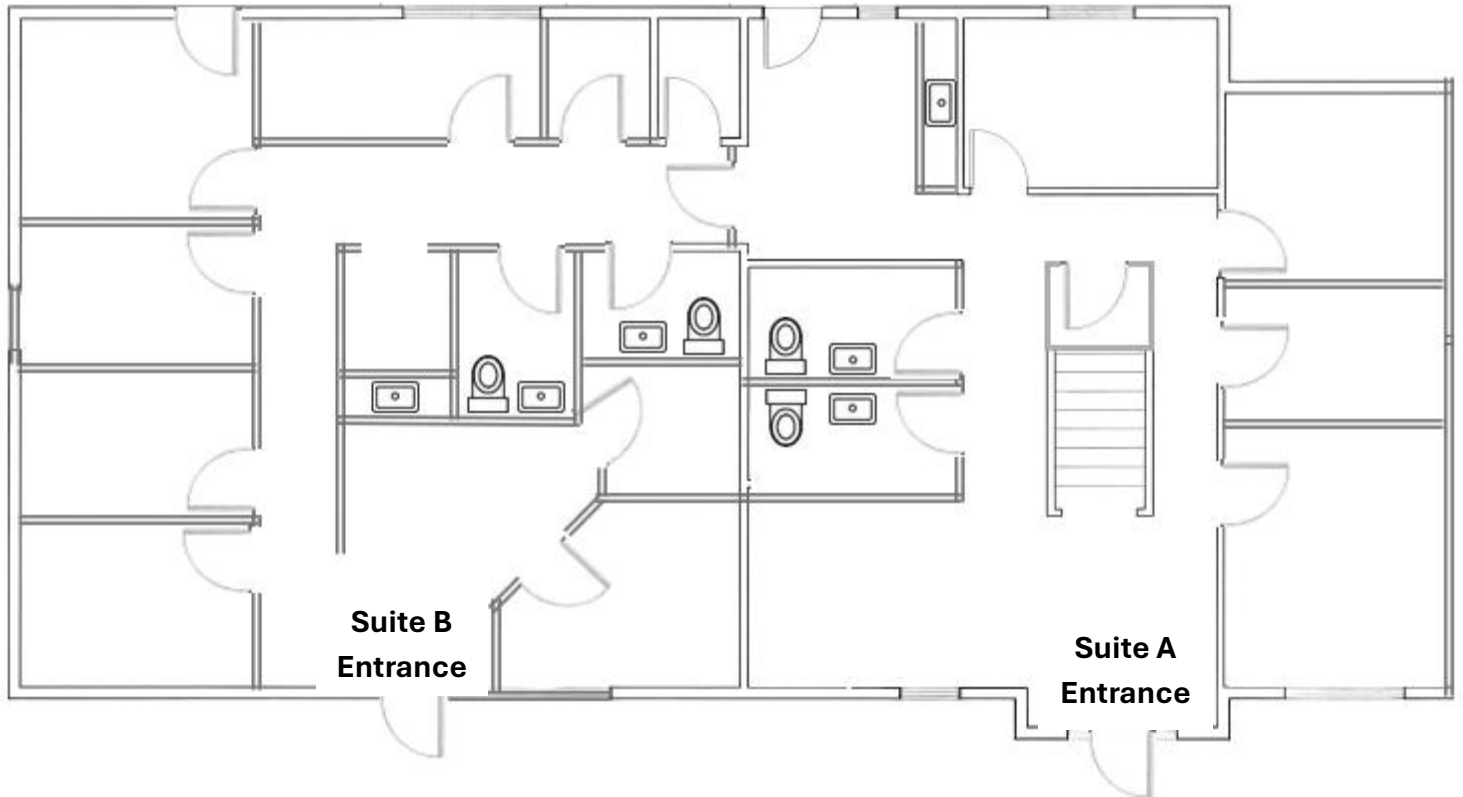
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FLOOR PLAN – MAIN FLOOR (2,000-4,000 SF)



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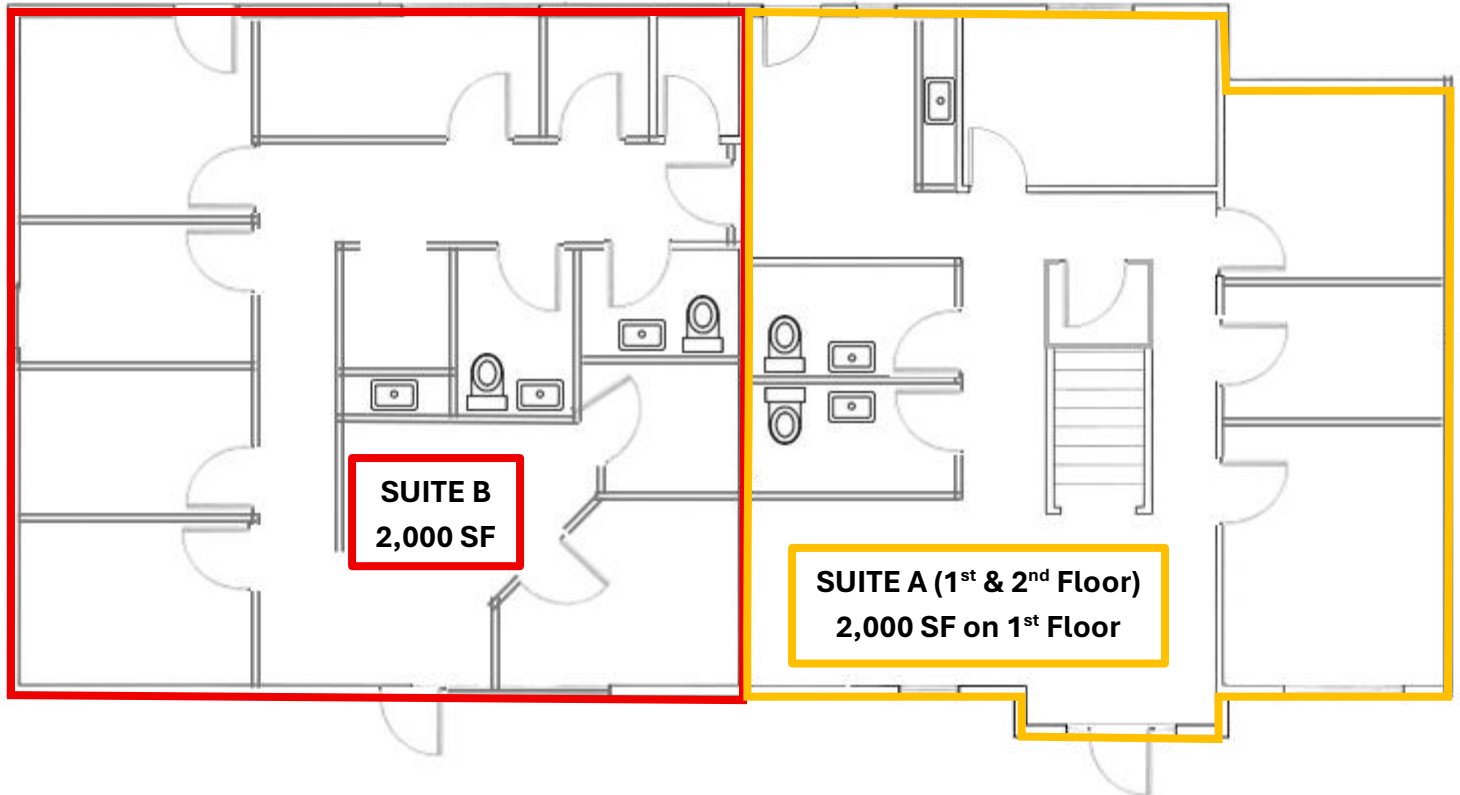
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FLOOR PLAN – MAIN FLOOR DEMISABLE OPTIONS (2,000-4,000 SF)



Suite B

- Conference Room
- Six Private Offices
- Reception Area
- Storage/Mechanical
 - 2 Bathrooms
 - Kitchenette

Suite A - 1st Floor

- Conference Room
- Three Private Offices
- Reception Area
- Two Bathrooms
- Break Area
- Storage Room



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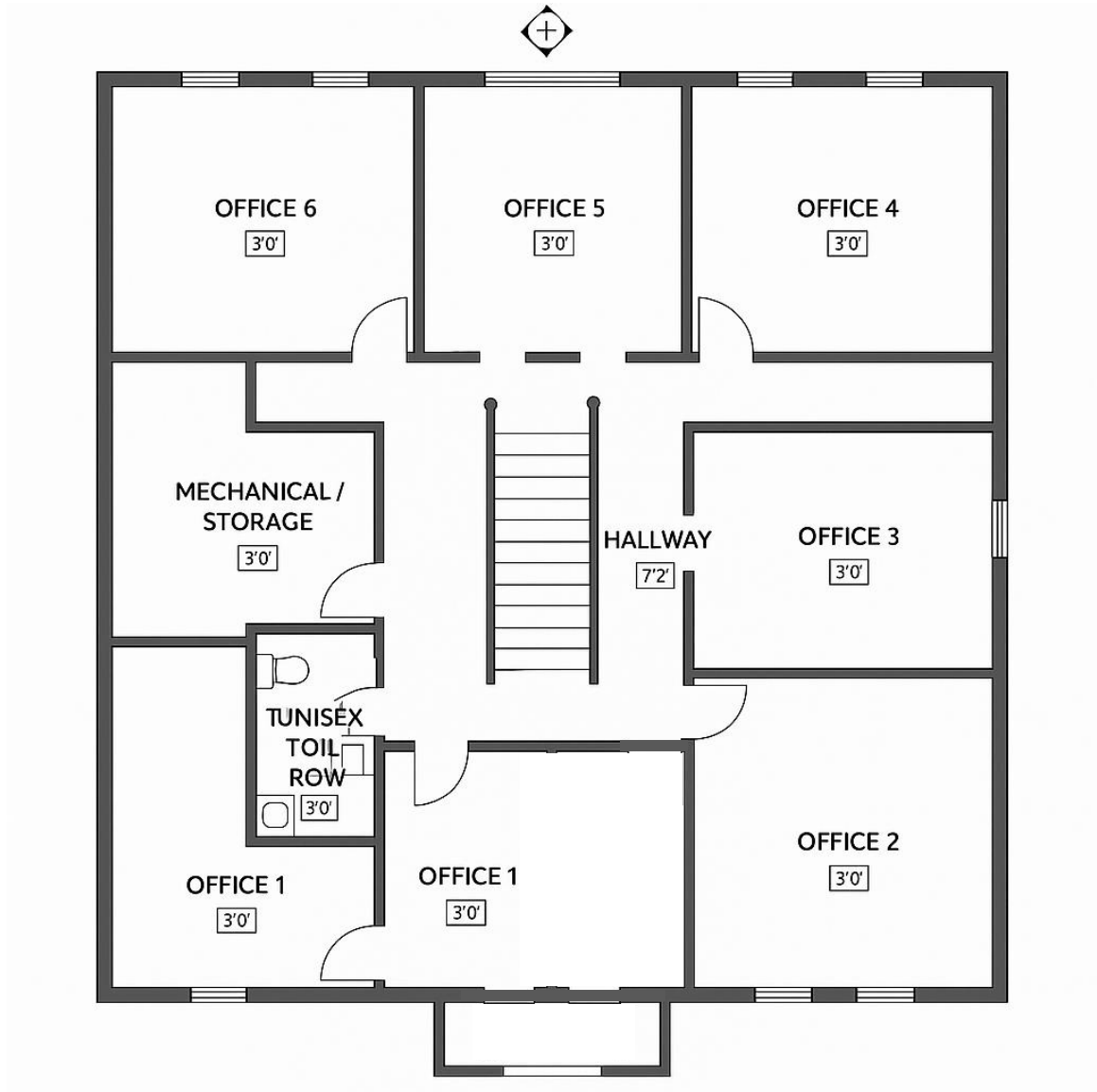
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FLOOR PLAN – SECOND FLOOR (2,000 SF)



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LOCATION AERIAL



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PHOTOS

First Floor Reception Area – Suite A



First Floor Conference Room – Suite A



Second Floor Office – Suite A



First Floor Reception Area – Suite B



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