



650 Brakke Drive, Suite 102

Hudson, WI 54016

Website: www.greystone-commercial.com

Email: gerickson@greystone-commercial.com

For Lease

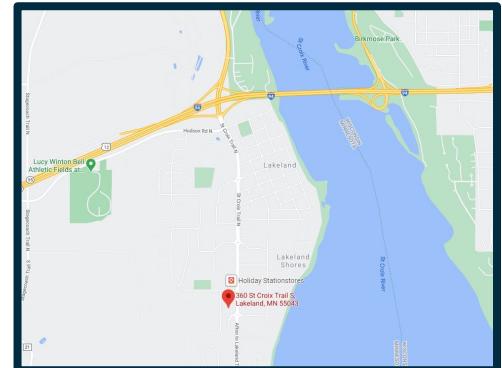
1,343-2,145 SF

Available
Retail/Office/
Restaurant

- Convenient Access to I-94
- Ample Parking
- Immediate Availability
- Reasonable Lease Rates
- Turnkey Office Available
- Remodeled Exterior
- Excellent Access & Visibility
- Unique Tenant Mix
- Pylon Signage Available
- Flexible Terms



**320-400 St. Croix Trail South
Lakeland, MN 55043**



For more information contact:

Grady Erickson

651.341.0798 mobile

651.430.2480 fax

gerickson@greystone-commercial.com

The information contained herein has been provided by the property owner or obtained from sources deemed reliable. Although the information is believed to be accurate, it is not guaranteed. The property is subject to price change, prior sale or lease and withdrawal from the market, without notice. Buyer is responsible to conduct its own due diligence, as this offering contains no representations or warranties.



For Lease

320-400 St. Croix Trail South
Lakeland, MN

Site Information:

Property Type: Retail/Office/Restaurant
Single/Multi: Multi-Tenant
Date Available: IMMEDIATE
Lease Term: Three (3) Year Minimum



Square Feet Available:

SF Available: 2,145
Largest Block: 2,145
Smallest Block: 1,343



Rates/SF:

Main Level: Negotiable NNN
Total OpEx: \$5.77 PSF
TI Allowance: Negotiable
Tenant Pays: Rent, CAM, Tax & Utilities



Building Data:

Construction: Block
Parking: Ample
Utilities: Electric/Gas
HVAC: Forced Air/Natural Gas



For more information contact:

Grady Erickson

651.341.0798 mobile

651.430.2480 fax

gerickson@greystone-commercial.com

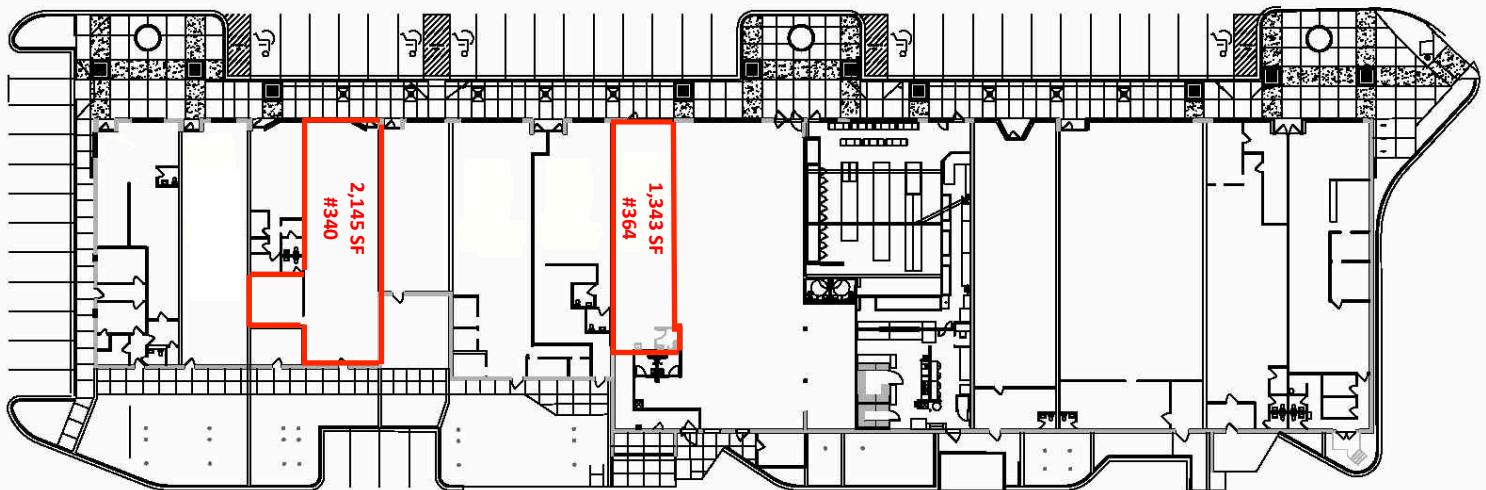
All square footages are assumed to be approximate

The information contained herein has been provided by the property owner or obtained from sources deemed reliable. Although the information is believed to be accurate, it is not guaranteed. The property is subject to price change, prior sale or lease and withdrawal from the market, without notice. Buyer is responsible to conduct its own due diligence, as this offering contains no representations or warranties.



For Lease

320-400 St. Croix Trail South
Lakeland, MN



For more information contact:

Grady Erickson
651.341.0798 mobile
651.430.2480 fax
gerickson@greystone-commercial.com

The information contained herein has been provided by the property owner or obtained from sources deemed reliable. Although the information is believed to be accurate, it is not guaranteed. The property is subject to price change, prior sale or lease and withdrawal from the market, without notice. Buyer is responsible to conduct its own due diligence, as this offering contains no representations or warranties.