



Colliers



RJ MARCO
GENERAL CONTRACTOR

HARRISON TILE

Aero Drapery

HunterDouglas

SUITE 104

75 West Viking Drive
Little Canada, MN

Office For Lease

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Property Information

- Excellent freeway visibility
- Building signage available
- Parking at the curb
- Easy access from Hwy 36 and Rice Street

Address 75 West Viking Drive
Little Canada, MN 55117

Building Size 27,202 SF

Year Built 1999

Floors Two (2)

Parking 100 Surface Spaces

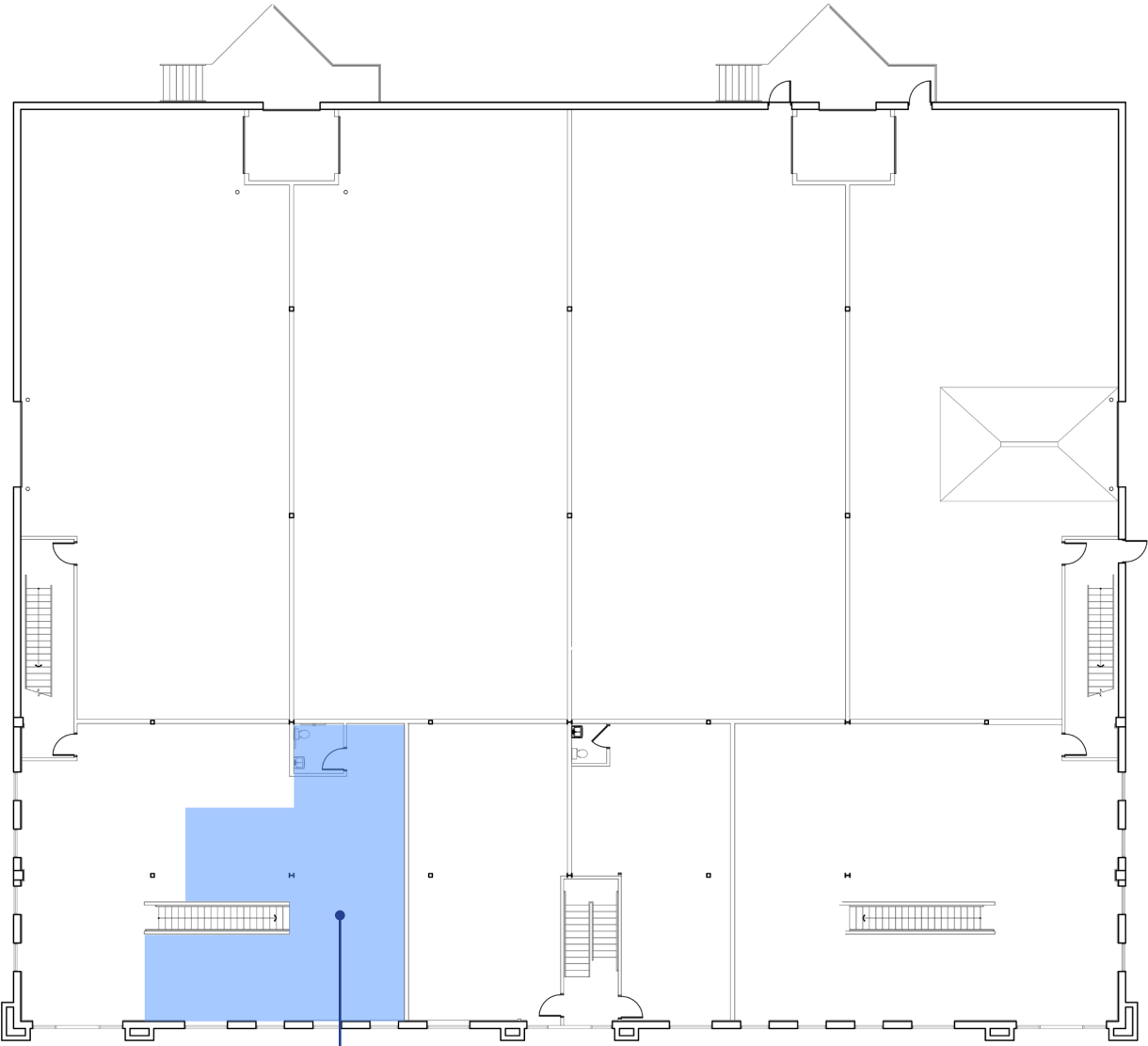
Available Space Suite 201B: 1,062 SF

Rental Rates \$10.00 PSF/YR (NNN)

2024 Tax/CAM \$6.96 PSF Total

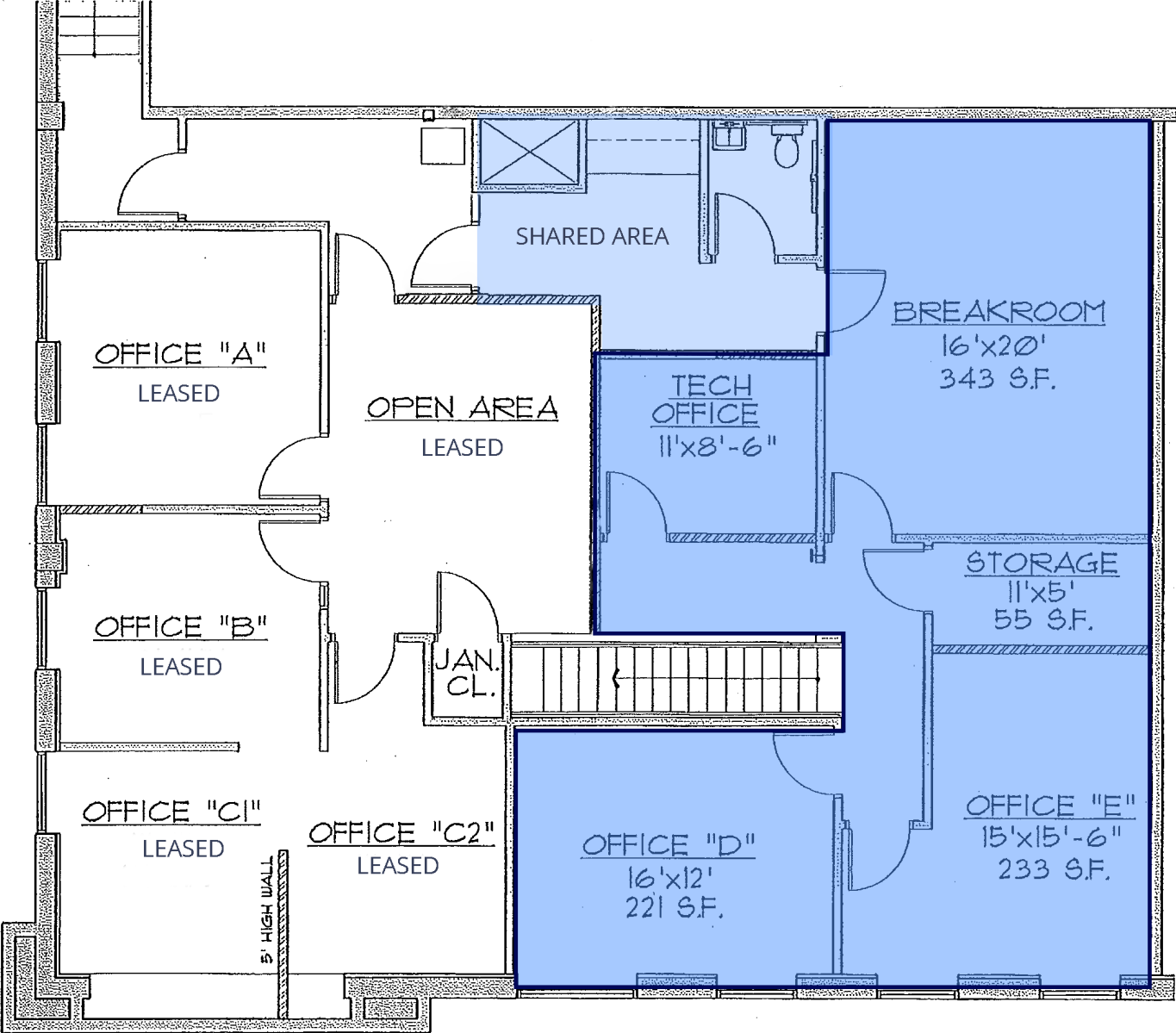


Floor Plan



Suite 201B
1,062 SF

Space Plan



Location Overview



Highway 36

80,247 vpd

Rice St

13,804 vpd

W Viking Dr

1,655 vpd





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