

FOR SUBLEASE

3035 White Bear Ave N • Maplewood



Ideal Space for Professional Users Seeking Retail Exposure

CONTACT BROKER FOR INFORMATION & TOUR

Ted LaFave • 612.875.3858 • tlafave@grandrea.com • www.grandrea.com

GRAND
REAL ESTATE ADVISORS

Fully built out office unit on end cap of the Maplewood Square retail strip center fronting the Maplewood Mall

- 2,064 SF
- Outstanding visibility and exposure; excellent glass line
- Layout consists of 6 offices, conference room, large reception, and back break room area
- Ample parking on-site
- Space is in excellent condition and move-in ready!
- Furniture available- inquire with broker



Over 3.5 years of term remaining! Sublease expires 8/31/2029

	PSF	Monthly
NNN Lease Rate*	\$24.50	\$4,214
Tax/CAM (2026)	\$15.03	\$2,585
TOTAL	\$39.53	\$6,799

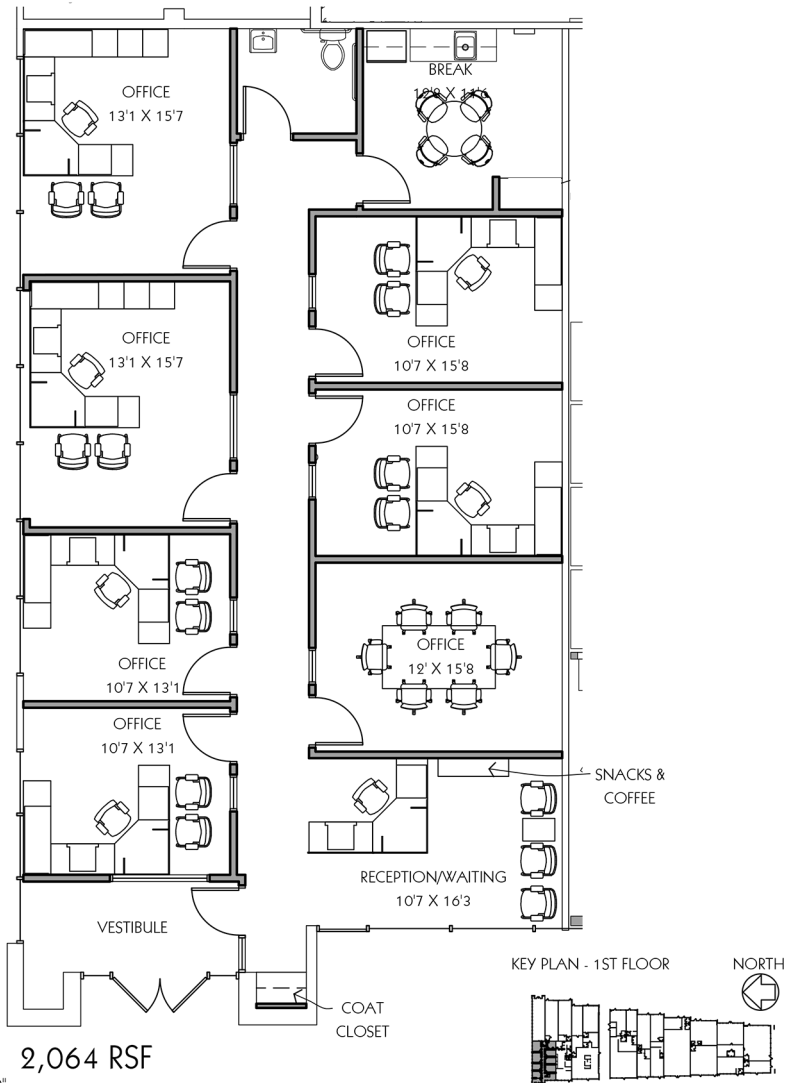
* + 3% annual increases

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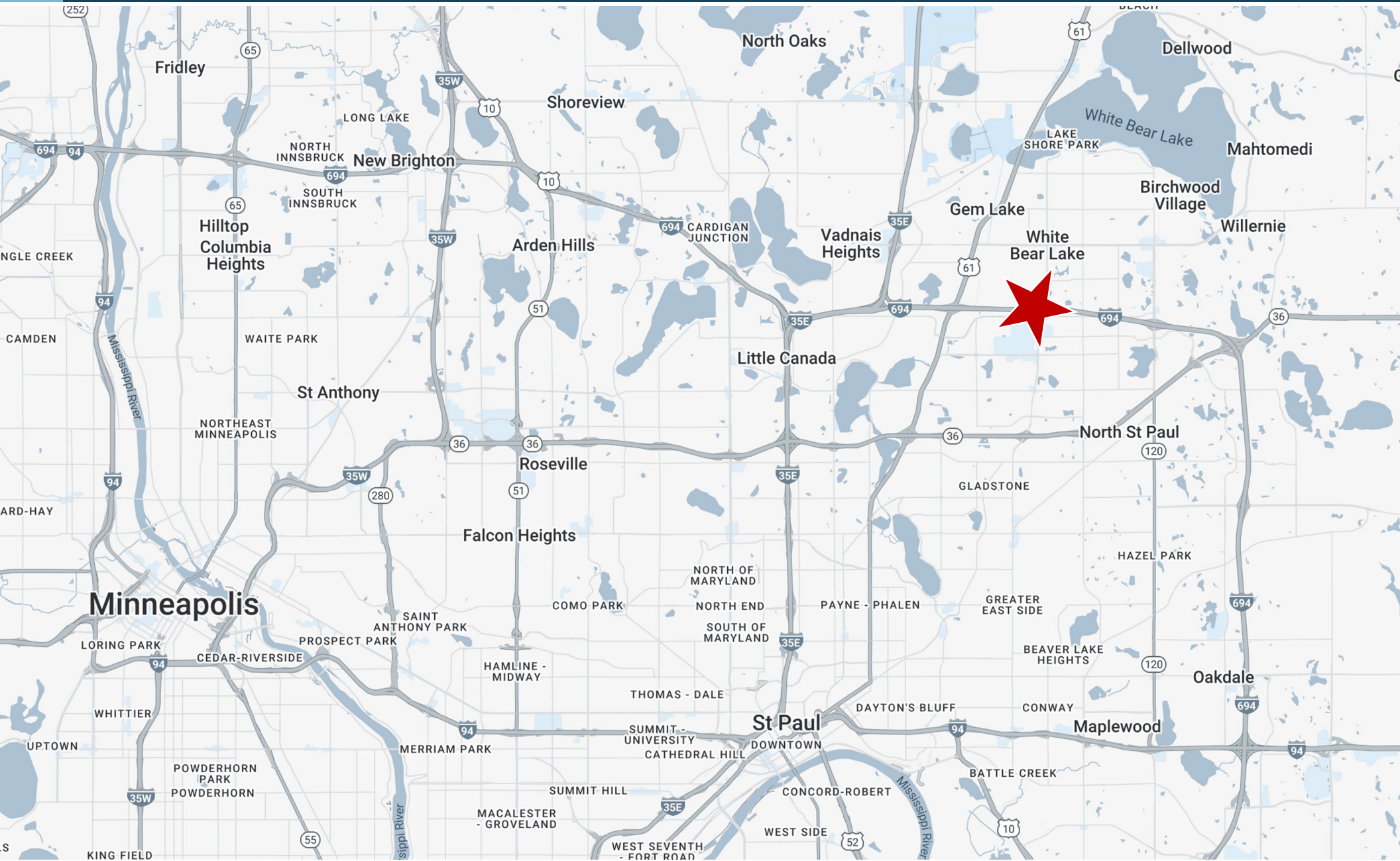
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