



## Retail For Lease

6511 Ware Road  
Lino Lakes, MN

### AVAILABLE SPACE

- Three retail units available
  - Unit 180 – 2,380 sf
  - Unit 160 – 1,564 sf
  - Unit 120 – 1,614 sf
- Ample Parking spaces
- Monument /building signage availability
- Local ownership and management
- Gas / electric are separately metered
- Property is located on signalized intersection
- Dedicated HVAC rooftop units for each bay
- Available for immediate occupancy



### PROPERTY DETAILS

Rent: \$12.00 /sf  
CAM & Taxes: \$10.39/sf

### FOR MORE INFORMATION, CONTACT

**Mike Fisher**

763-486-8247

mikefisher@premiercommercialproperties.com



**PREMIER**  
COMMERCIAL  
PROPERTIES

# FOR LEASE

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**EMAIL:** [mikefisher@premiercommercialproperties.com](mailto:mikefisher@premiercommercialproperties.com)

## Unit 180



**2,380 square feet open set up with two bathrooms**  
**\$4,440.68 per month gross**



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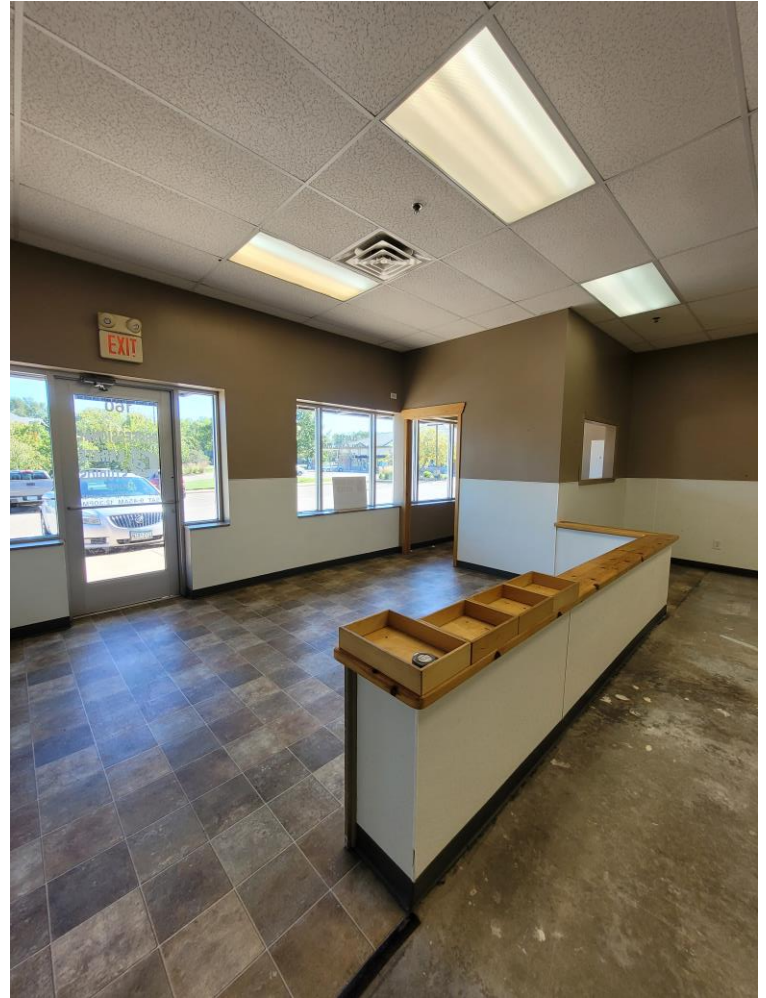
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## Unit 160



**Unit 160 is (68 x 23) 1,564 square feet  
Has bathroom and two changing rooms  
\$2,918.16 per month**



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## Unit 120



**Unit 120 is 1,614 square feet**  
**Has one private bathroom**  
**\$3,011.46 per month**



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