



17,439 SF FOR LEASE

HIGHWAY 7 CORPORATE CENTER

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CBRE

 **Capital
Partners**



17,439 SF FOR LEASE

HWY 7 CORPORATE CENTER

ST. LOUIS PARK, MN 55426

PROPERTY DESCRIPTION

High image office, showroom and warehouse space.

Direct access to Highway 7.

Attractive glass lines with decorative brick exterior.

Abundant parking.

Close proximity to retail and restaurants.

Southwest lightrail station within blocks.

NET RENTAL RATES

- Negotiable

AVAILABLE

- Now

EST. 2023 CAM & RE TAXES

- \$5.90 PSF

PROPERTY SPECIFICATIONS

SUITE 100

Office: 14,768 SF
Warehouse: 2,671 SF
Total: 17,439 SF
Loading: 1 dock door, 1 drive-in

TOTAL BUILDING SF

78,831 SF

YEAR BUILT

2007

SPRINKLER SYSTEM

ESFR

PARKING

3.5/1,000

CLEAR HEIGHT

18'

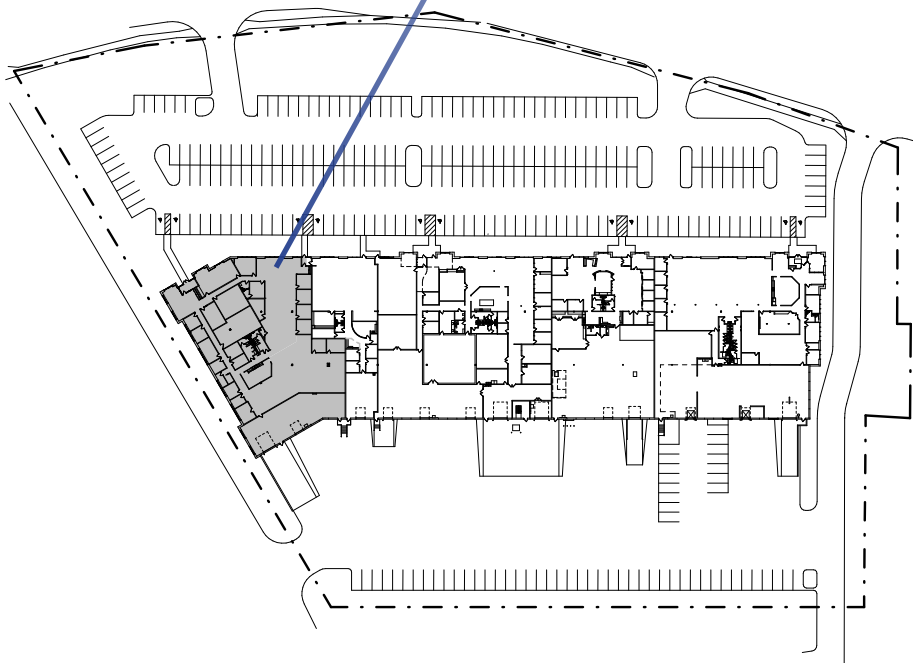
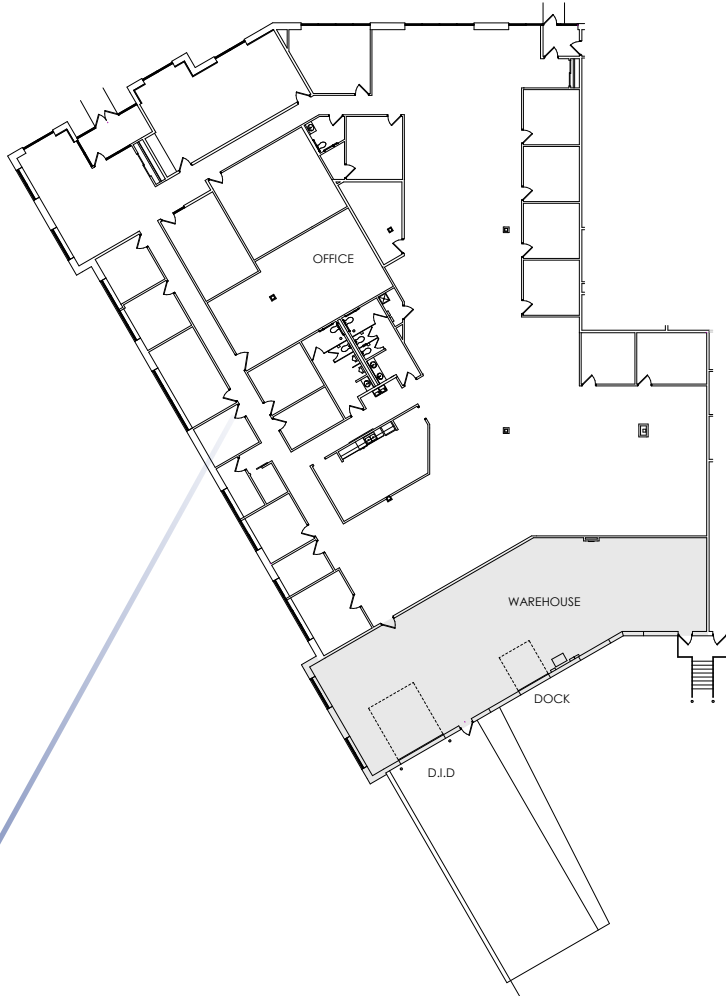
POWER

3 panels
2 - 225 amps 208/120
1 - 400 amps 208/120

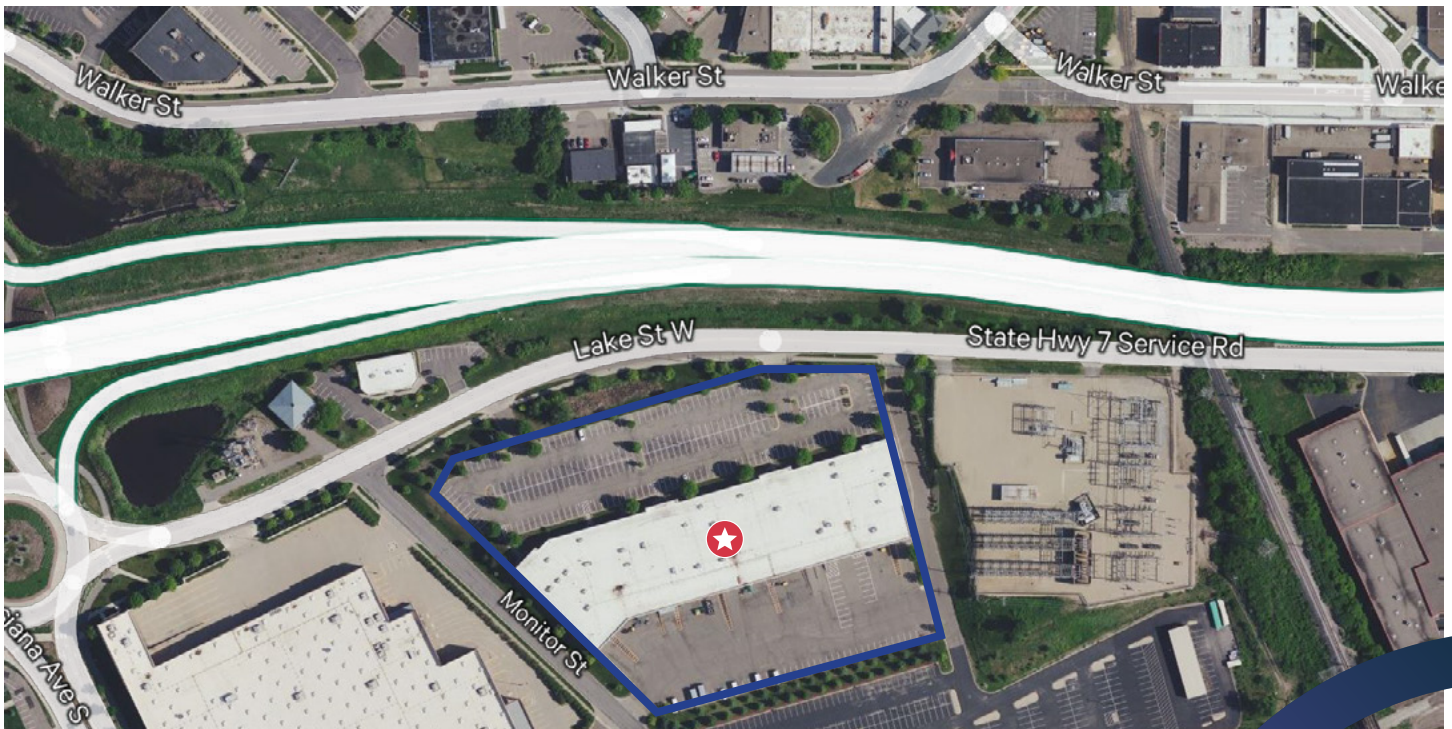
FLOOR PLAN

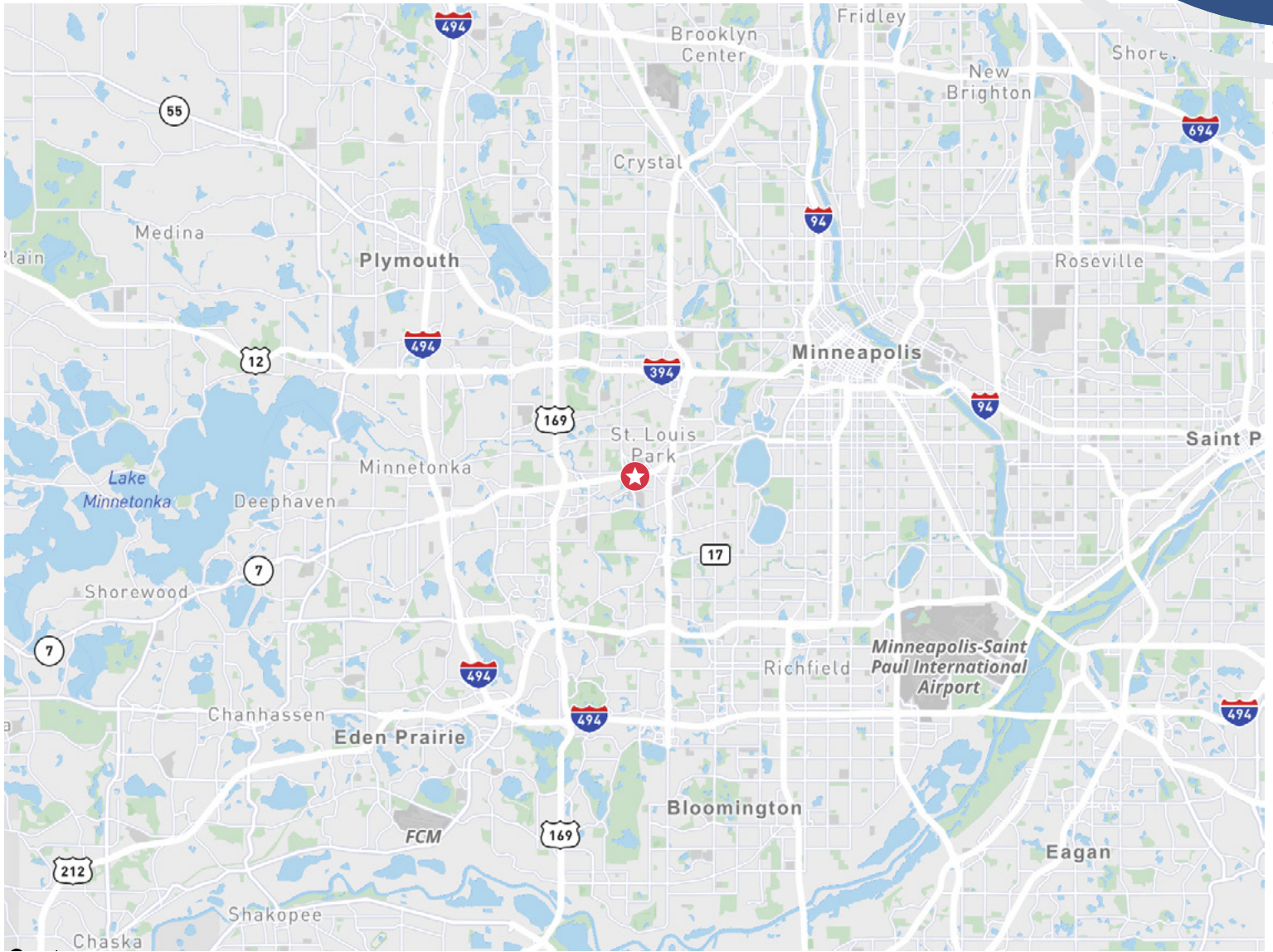
SUITE 100

17,439 SF Total
14,768 SF Office
2,671 SF Warehouse



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CONTACT US

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