

Little Canada | MN 55117
2885 Country Drive



For Lease



PROPERTY HIGHLIGHTS

- 32,670 SF multi-tenant, office/warehouse building
- Drive-in and dock loading
- 14'-16' clear height
- 9' ceilings in office
- Freeway visibility
- Convenient access to I-35E via Country Drive and Little Canada Road



4771 Bald Eagle Avenue | 101
White Bear Lake | MN 55110
www.TITUScre.com



Mike Brass
612-750-4312
mike@mikebrass.com

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2885 Country Drive



For Lease

AVAILABLE FOR LEASE

SUITE 100:

2,200 Square Feet of Office
\$12.00 PSF for Office

2025 ESTIMATED TAX AND CAM

\$2.92 PSF for Tax
\$2.34 PSF for CAM
\$5.26 TOTAL PSF

SUITE 135-140:

6,415 Square Feet Total
2,125 Square Feet of Office
4,290 Square Feet of Warehouse
1 Dock door
14' Clear height

NET LEASING RATES

\$10.00 PSF for Office
\$6.00 PSF for Warehouse



ESTIMATED MONTHLY RENT

Suite	Total SF	Office SF	WHS SF	Net Office PSF	Net WHS PSF	Total Net/ Month	CAM PSF	EST Tax & Cam/ Month	Total/Month
100	2,200	2,200	-	\$12.00	-	\$2,200	\$5.26	\$964	\$3,164
135-140	6,415	2,125	4,290	\$10.00	\$6.00	\$3,916	\$5.26	\$2,812	\$6,728

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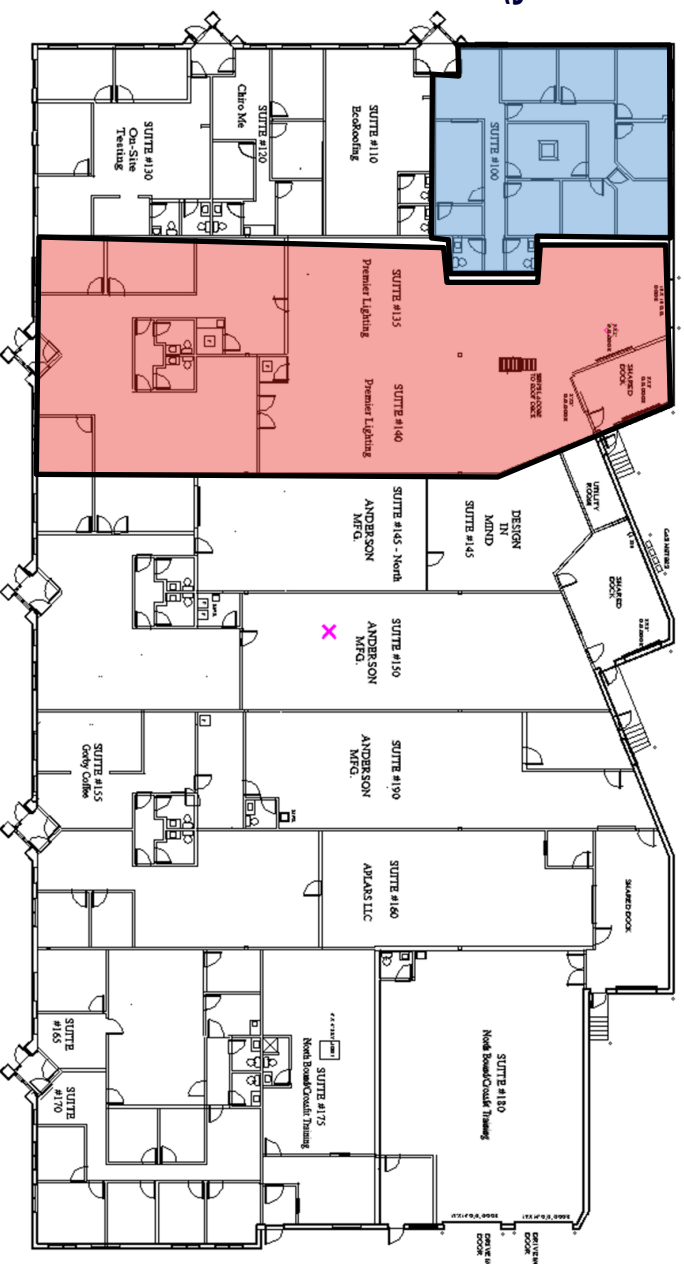


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Available
Suite 135/140
6,415 SF

For Lease

**Available
Suite 100
2,200 SF of Office**



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LITTLE CANADA RD & INTERSTATE 35E
LITTLE CANADA, MINNESOTA

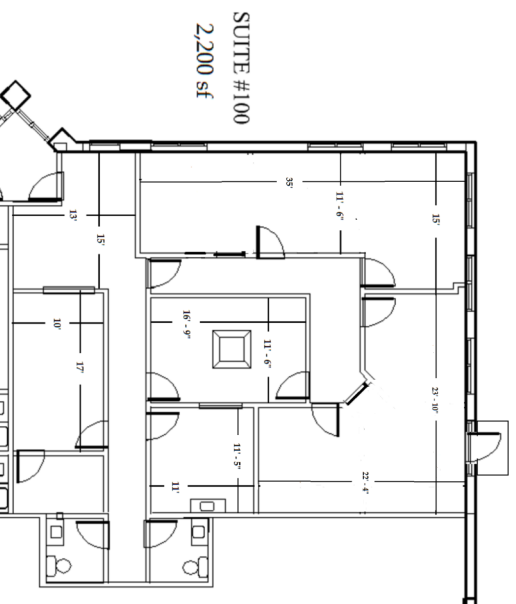
BUILDING FLOOR PLAN - TENANTS

SCALE 1/8" = 1'-0"

32,670 SQ FT

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32,670 SQ FT



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TITUS
COMMERCIAL REAL ESTATE

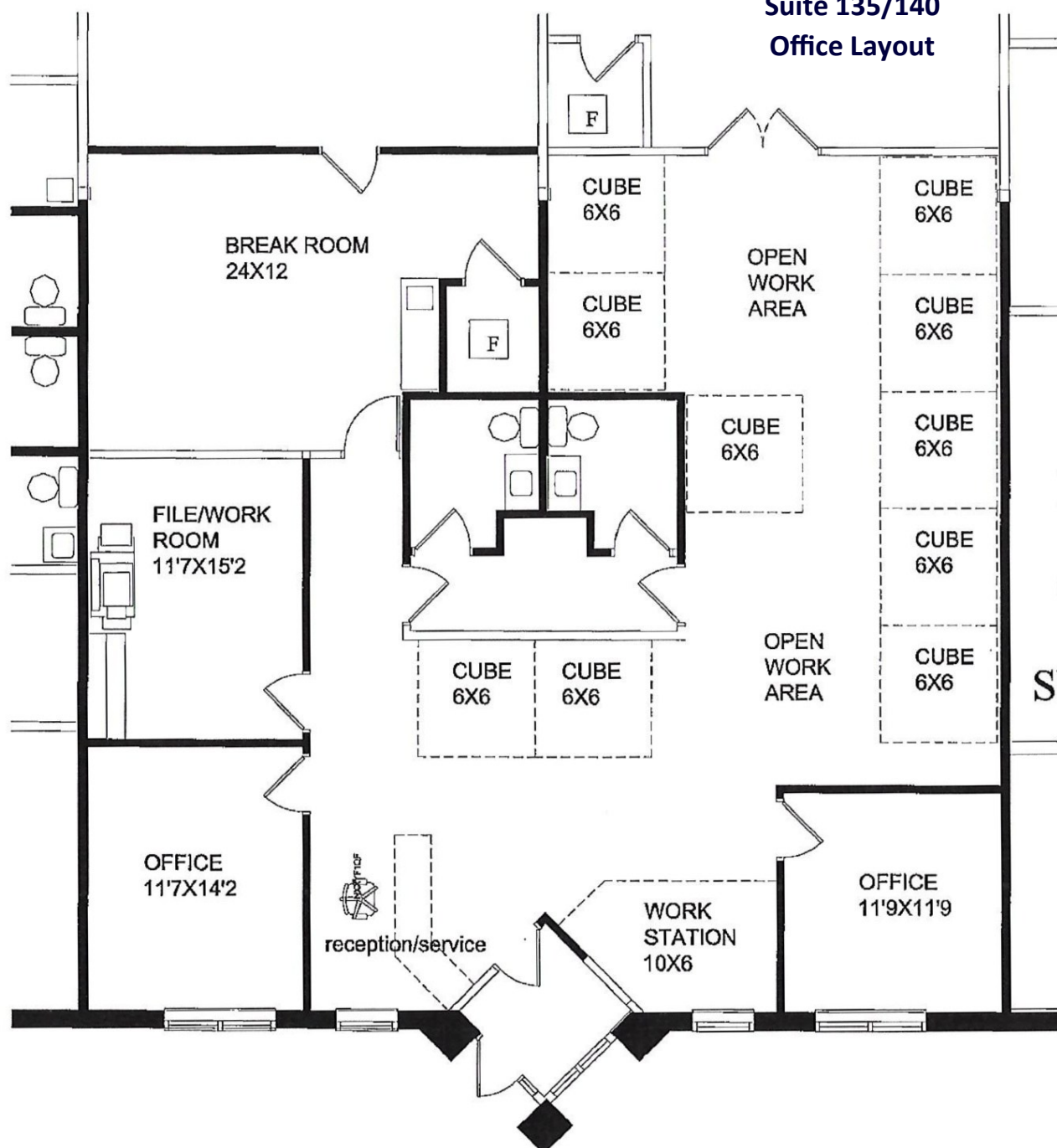
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Office Layout



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