

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
- Sprinklered
- 9' ceilings in office
- Build in 1990
- 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

Little Canada | MN 55117  
2885 Country Drive



For Lease

**AVAILABLE FOR LEASE**

**SUITE 110:**

1,000 Square Feet of Office  
Open area  
\$12.00 PSF for Office

**SUITE 130:**

1,560 Square Feet of Office  
3 private offices  
\$12.00 PSF for Office

**SUITE 165-175:**

7,395 Total Square Feet  
3,855 SF of office  
3,540 SF of warehouse  
\$7.00 PSF for Warehouse  
\$12.00 PSF for Office

**2026 ESTIMATED TAX AND CAM**

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

**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
110	1,000	1,000	-	\$12.00	-	\$1,000	\$5.26	\$438	\$1,438
130	1,560	1,560	-	\$12.00	-	\$1,560	\$5.26	\$684	\$2,244
165-175	7,395	3,855	3,540	\$12.00	\$7.00	\$5,920	\$5.26	\$3,241	\$9,161

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



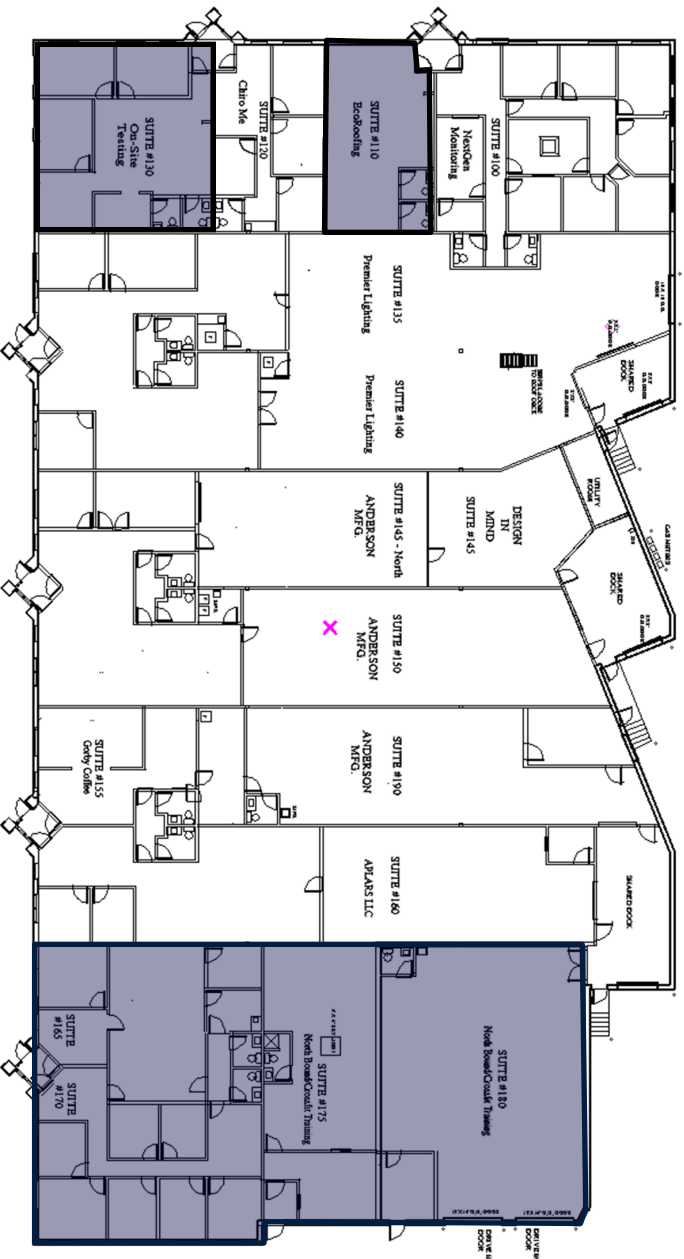
Mike Brass  
612-750-4312  
mike@mikebrass.com

Little Canada | MN 55117  
 2885 Country Drive

For Lease

Available  
 Suite 110  
 1,000 SF of Office

Available  
 Suite 130  
 1,560 SF of Office



Available  
 Suite 165-175  
 7,395 Total  
 3,855 SF Office  
 3,540 SF Warehouse

KANDICE HEIGHTS I  
 LITTLE CANADA RD & INTERSTATE 35E  
 LITTLE CANADA, MINNESOTA  
 BUILDING FLOOR PLAN - TENANTS  
 SCALE 1/8" = 1'-0"  
 32,670 SQ FT

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

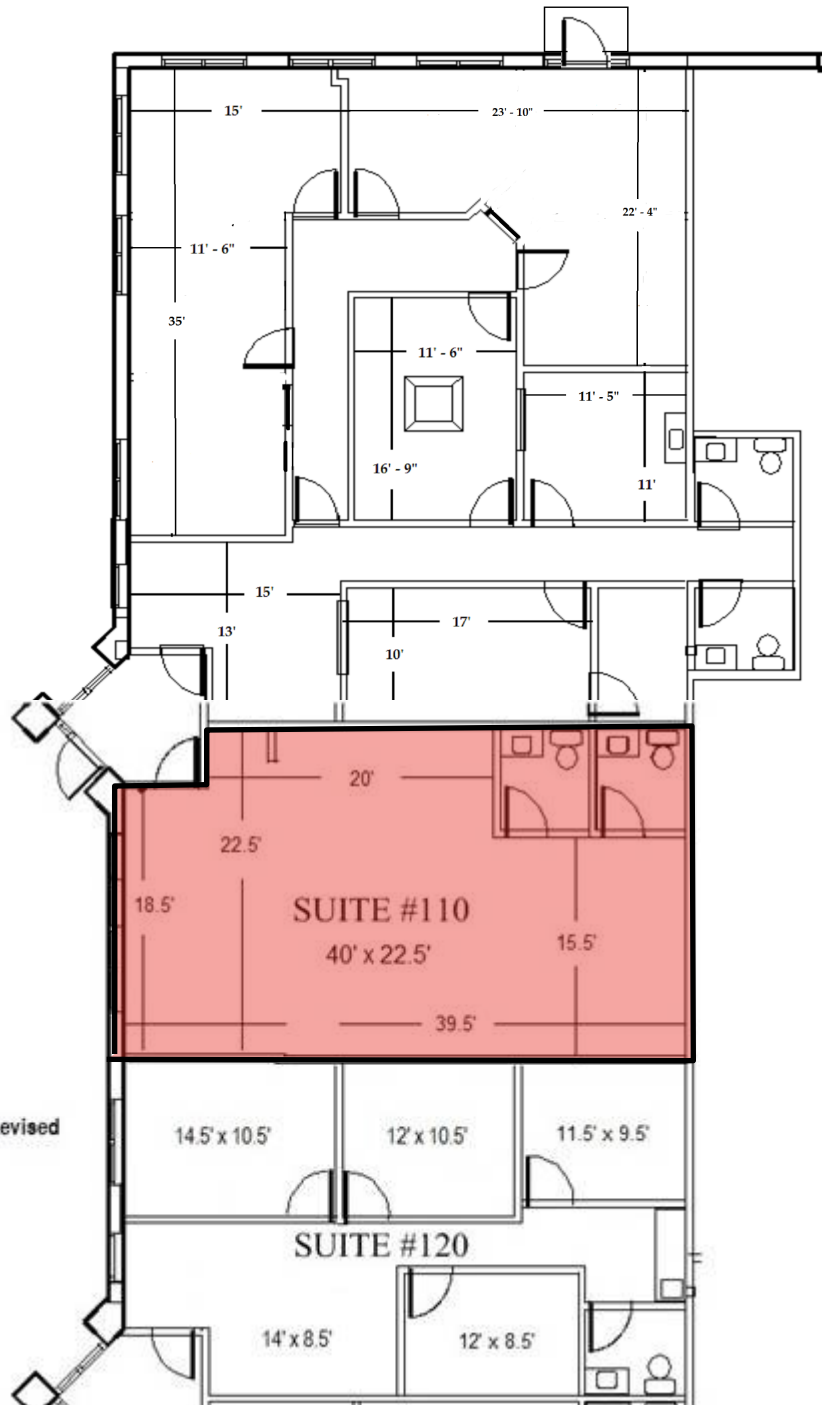


Mike Brass  
 612-750-4312  
 mike@mikebrass.com

Little Canada | MN 55117  
2885 Country Drive



For Lease



Available  
Suite 110  
1,000 SF

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



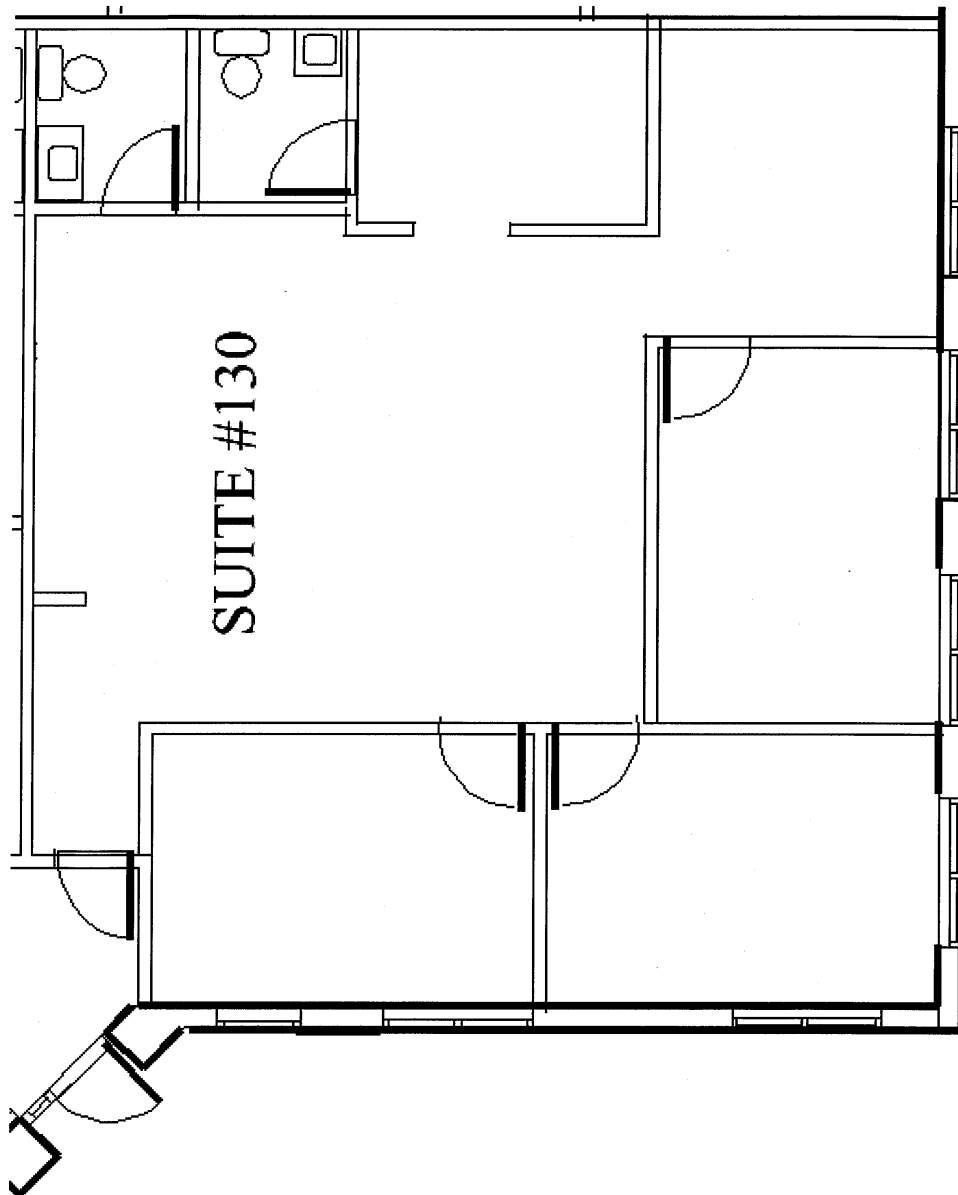
Mike Brass  
612-750-4312  
mike@mikebrass.com

Little Canada | MN 55117  
2885 Country Drive



For Lease

Available  
Suite 130  
1,560 SF



4771 Bald Eagle Avenue | 101  
White Bear Lake | MN 55110  
[www.TITUScre.com](http://www.TITUScre.com)



Mike Brass  
612-750-4312  
[mike@mikebrass.com](mailto:mike@mikebrass.com)