

OFFICE FOR LEASE

2655 INNSBRUCK DRIVE, NEW BRIGHTON, MN 55112
GREAT SMALL OFFICE SPACE

ERSI

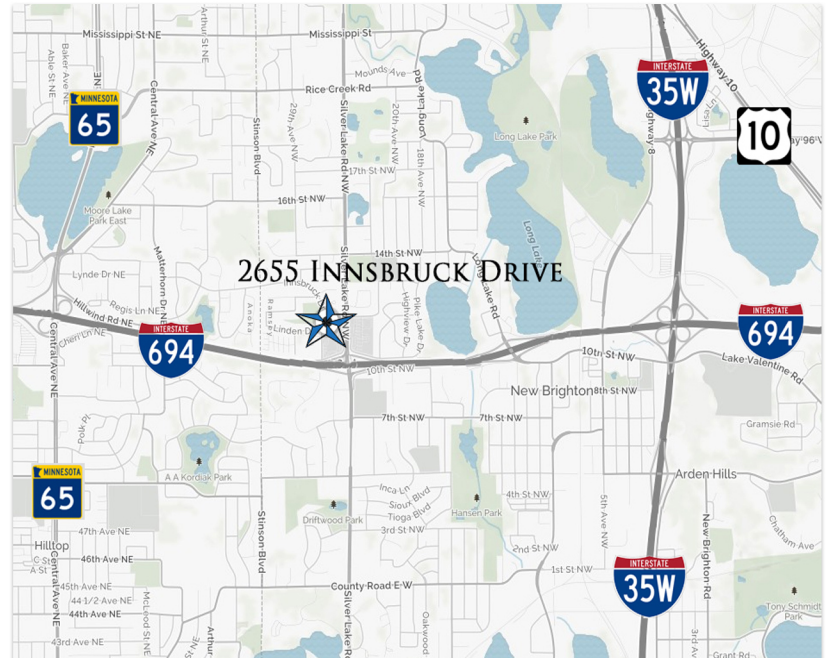
ESSENCE REAL ESTATE
SERVICES, INC.



PROPERTY HIGHLIGHTS:

- 678 SF AVAILABLE
- EXCELLENT SMALL SUITE
- PERFECT FOR MEDICAL OFFICE, OR SERVICE
- SPACE HAS GREAT WINDOWS THAT OPEN
- TERRIFIC ACCESS TO I-694, I-35W
- EXTENSIVE LANDSCAPING
- LOCATED NEAR MN HEALTH CLINIC, WELLS FARGO, ACAPULCO, SUBWAY, LA FITNESS, COWBOY JACKS AND MORE

OFFICE NET RENT	\$13.26 SF
2022 EST. OP. EXP.	\$ 10.81 SF



CONTACT:

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