



LONDON SQUARE

219-223 LITTLE CANADA ROAD EAST, LITTLE CANADA, MN 55117

- BUILDING 219, SUITE 210: 1,187 SF AVAILABLE
- BUILDING 223, SUITE 200: 3,750 SF AVAILABLE
- BUILDING 223, SUITE 250: 2,400 SF AVAILABLE
- ENTIRE 2ND FLOOR IN BLDG. 223: 6,150 SF AVAILABLE
- SHARED CONFERENCE ROOM
- OFFICE NET RENT: \$10.75 SF
- 2025 ESTIMATED OPERATING EXPENSE: \$7.71 SF
- GREAT ACCESS TO I-694, I-35E, AND HIGHWAY 36
- MANY AREA AMENITIES INCLUDING: GAS STATIONS, RESTAURANTS, CARIBOU COFFEE, FAST FOOD, AND MORE
- AMPLE PARKING

CONTACT:

WWW.ESSENCEREALESTATE.COM

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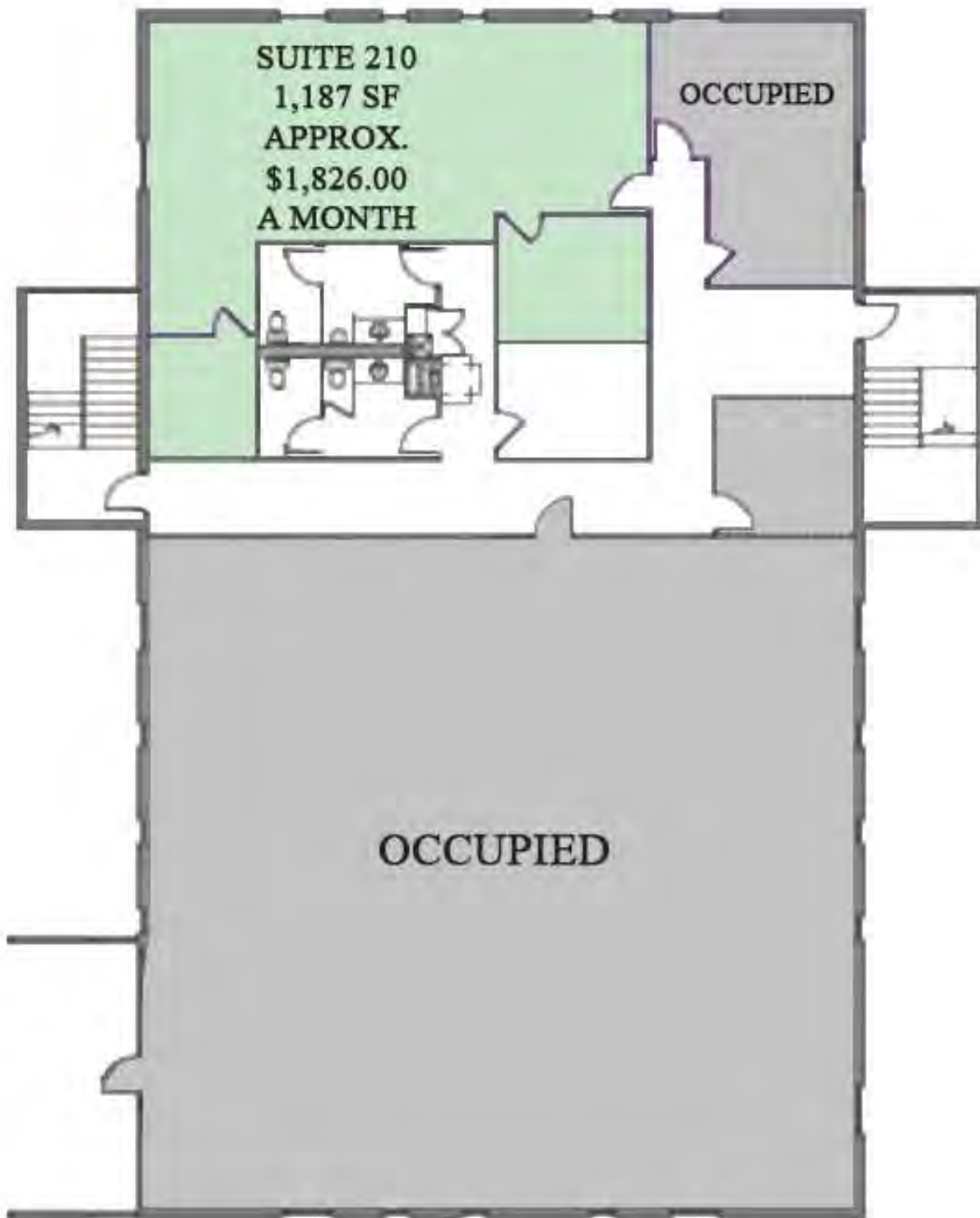
LONDON SQUARE

Little Canada Road East, Little Canada, MN 55117



LONDON SQUARE - 219 BUILDING

Little Canada Road East, Little Canada, MN 55117



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REAL ESTATE
SERVICES, INC.

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LONDON SQUARE - 223 BUILDING

Little Canada Road East, Little Canada, MN 55117

FULL FLOOR
OPTION
6,150 SF
APPROX.
\$9,461.00
A MONTH

SUITE 200
3,750 SF
APPROX.
\$5,769.00
A MONTH

SUITE 250
2,400 SF
APPROX.
\$3,692.00
A MONTH