



## LONDON SQUARE

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

- BUILDING 219, SUITE 210: 1,187 RSF
- BUILDING 223, SUITE 200: 3,883 RSF
- BUILDING 223, SUITE 250: 2,002 RSF
- BUILDING 223, 2ND FLOOR: 5, 885 RSF
- SHARED CONFERENCE ROOM THAT SEATS 20
- AMPLE PARKING
- 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

**CONTACT:**

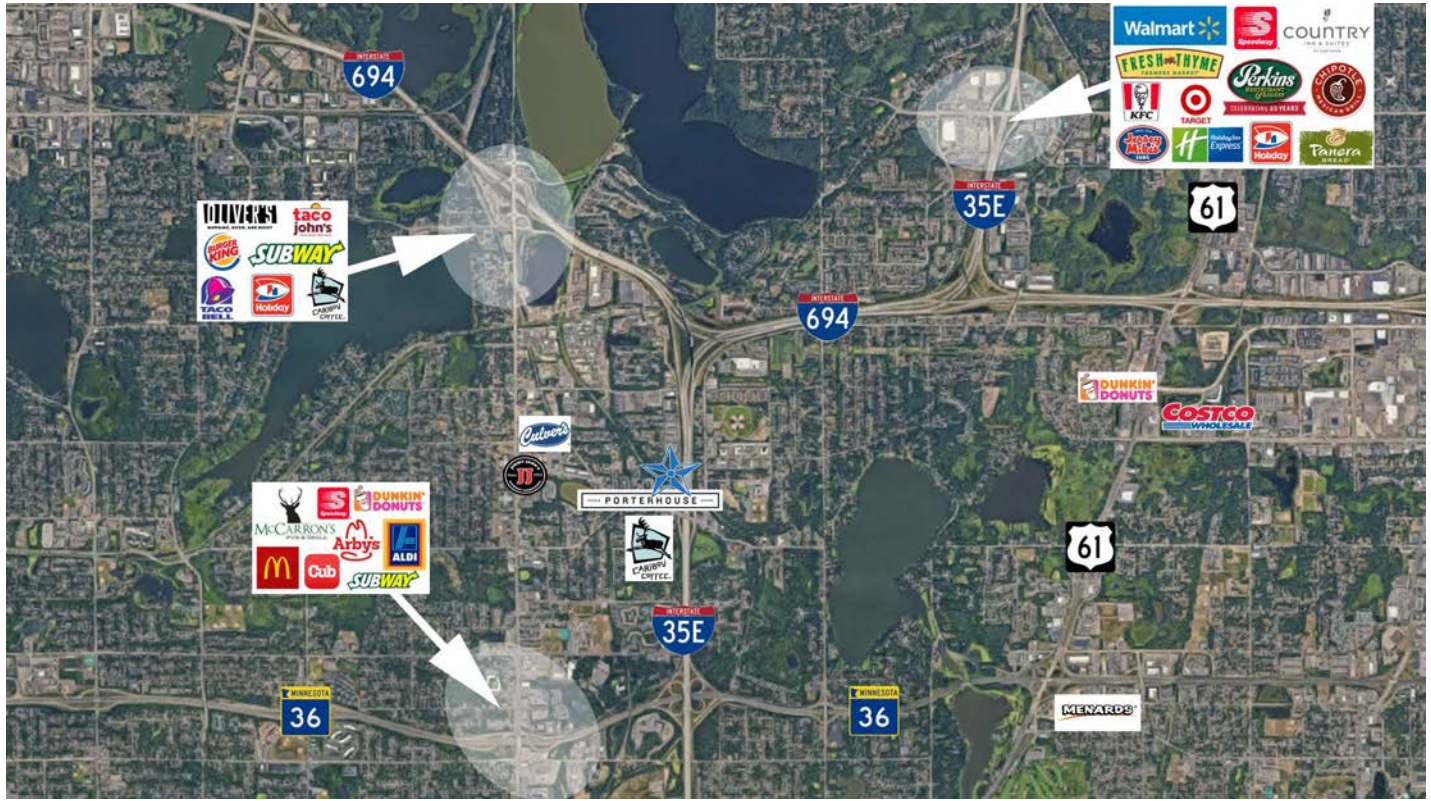
WWW.ESSENCEREALESTATE.COM

JEFF NORDNESS  
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(651) 341-5044



# LONDON SQUARE

Little Canada Road East, Little Canada, MN 55117



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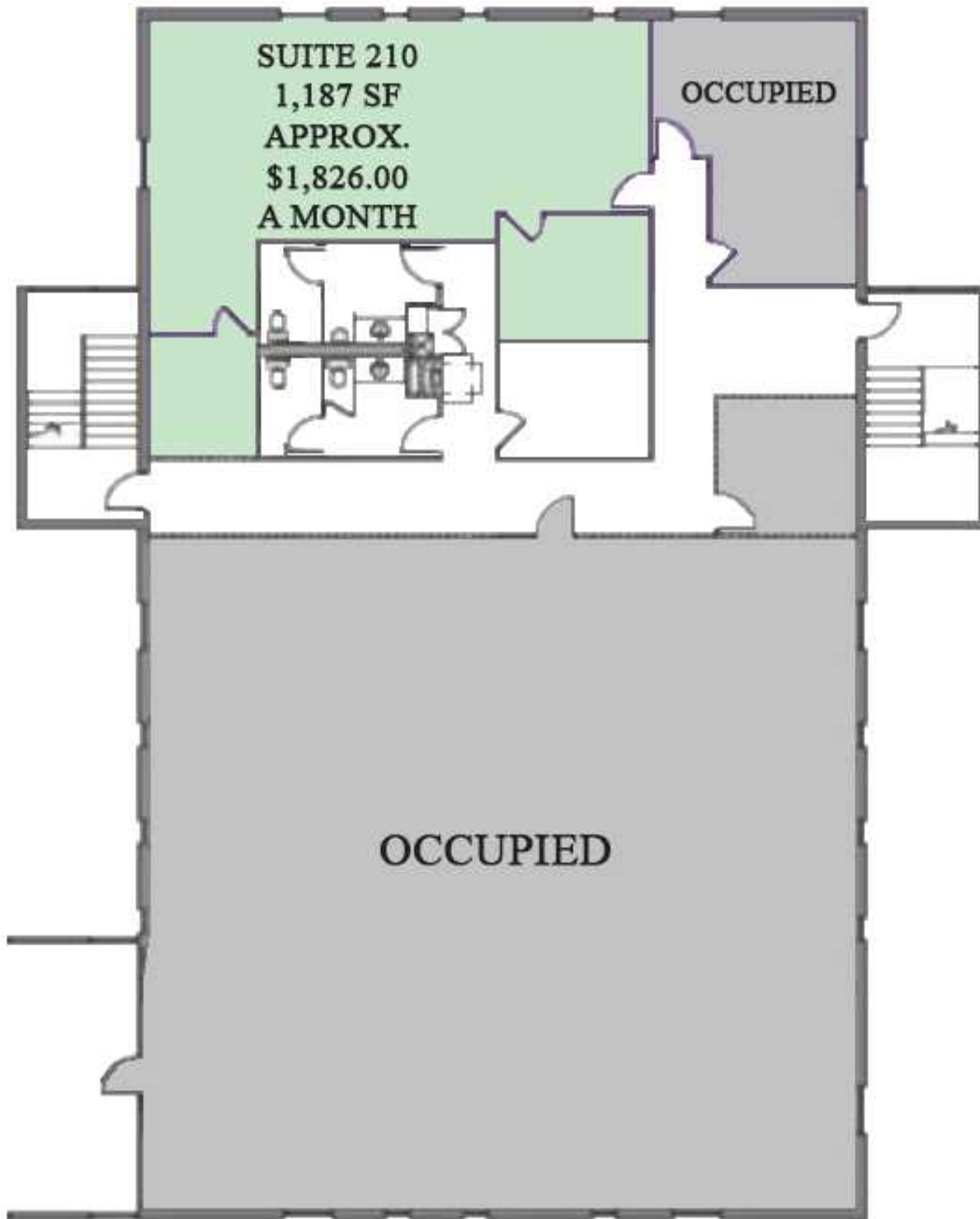
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# LONDON SQUARE - 223 BUILDING

Little Canada Road East, Little Canada, MN 55117

FULL FLOOR  
OPTION  
5,885 RSF  
APPROX.  
\$9,054  
A MONTH

SUITE 200  
3,883 RSF  
APPROX.  
\$5,974.00  
A MONTH

SUITE 250  
2,002 RSF  
APPROX.  
\$3,080.00  
A MONTH

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