



## LONDON SQUARE

219 LITTLE CANADA ROAD EAST, LITTLE CANADA, MN 55117

- SUITE 210: 1,187 RSF AVAILABLE FOR SUBLEASE
- OFFICE NET RENT: \$10.00 SF
- 2025 ESTIMATED OPERATING EXPENSE: \$7.71 SF
- LEASE EXPIRES - JUNE 30, 2028
- SHARED CONFERENCE ROOM THAT SEATS 20
- AMPLE PARKING
- 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](http://WWW.ESSENCEREALESTATE.COM)

JEFF NORDNESS  
[jeff@essencerealestate.com](mailto:jeff@essencerealestate.com)  
(651) 341-5044



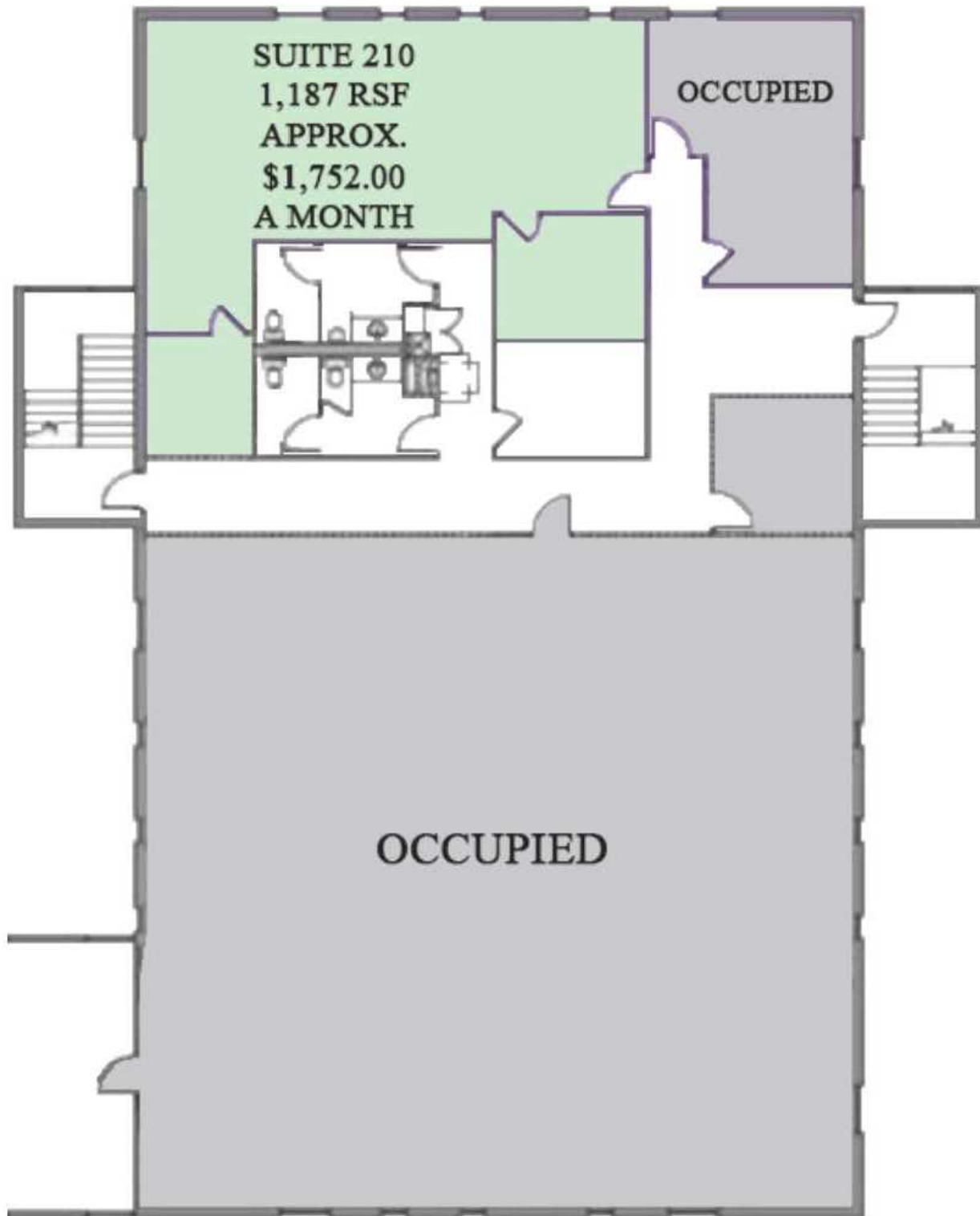
# LONDON SQUARE

Little Canada Road East, Little Canada, MN 55117



# LONDON SQUARE - 219 BUILDING

Little Canada Road East, Little Canada, MN 55117



**ERSI**

ESSENCE  
REAL ESTATE  
SERVICES, INC.

3 COMMERCIAL REAL ESTATE SINCE 1990

JEFF NORDNESS

[jeff@essencerealestate.com](mailto:jeff@essencerealestate.com)

(651) 341-5044