



COUNTRY DRIVE BUILDING

2935 COUNTRY DRIVE, LITTLE CANADA, MN 55117

- SUITE 101: 4,050 RSF AVAILABLE
- SUITE 103: 4,039 RSF AVAILABLE
- CORNER SPACES WITH SIGNIFICANT GLASS
- GREAT ACCESS TO I-35E, I-694, AND HIGHWAY 36
- NET RENT: \$13.00 RSF
- 2026 ESTIMATED OPERATING EXPENSE: \$7.56 RSF
- MANY ARE AMENITIES INCLUDING: GAS STATIONS, RESTAURANTS, CARIBOU COFFEE, FAST FOOD, AND MORE

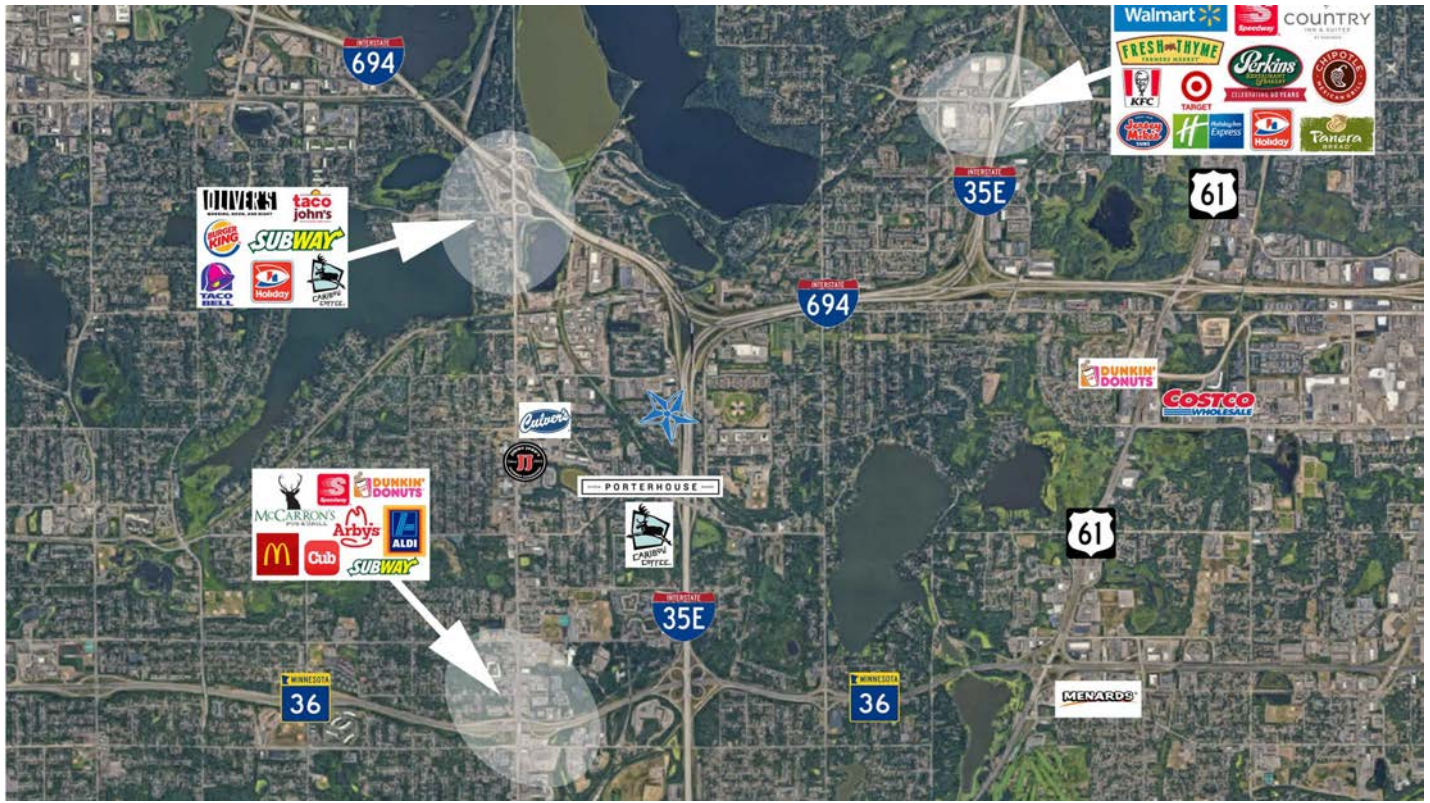
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COUNTRY DRIVE BUIDLING

2935 Country Drive, Little Canada, MN 55117



FLOOR PLAN

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THE ESTIMATED MONTHLY COST FOR SUITE 101, 4,050 RSF IS \$6,939.00

THE ESTIMATED MONTHLY COST FOR SUITE 103, 4,039 RSF IS \$6,920.15

