

FOR LEASE



**INNSBRUCK
PROFESSIONAL CENTER**

2655 INNSBRUCK DRIVE ● NEW BRIGHTON, MN 55112

- 710 SF AVAILABLE
- EXCELLENT SMALL CORNER OFFICE
- 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, SUBWAY, LA FITNESS, COWBOY JACKS AND MORE

CONTACT:

WWW.ESSENCEREALESTATE.COM

JEFF NORDNESS
jeff@essencerealestate.com
651-341-5044

INNSBRUCK PROFESSIONAL CENTER

2655 INNSBRUCK DRIVE • NEW BRIGHTON, MN 55112

BUILDING DETAILS:

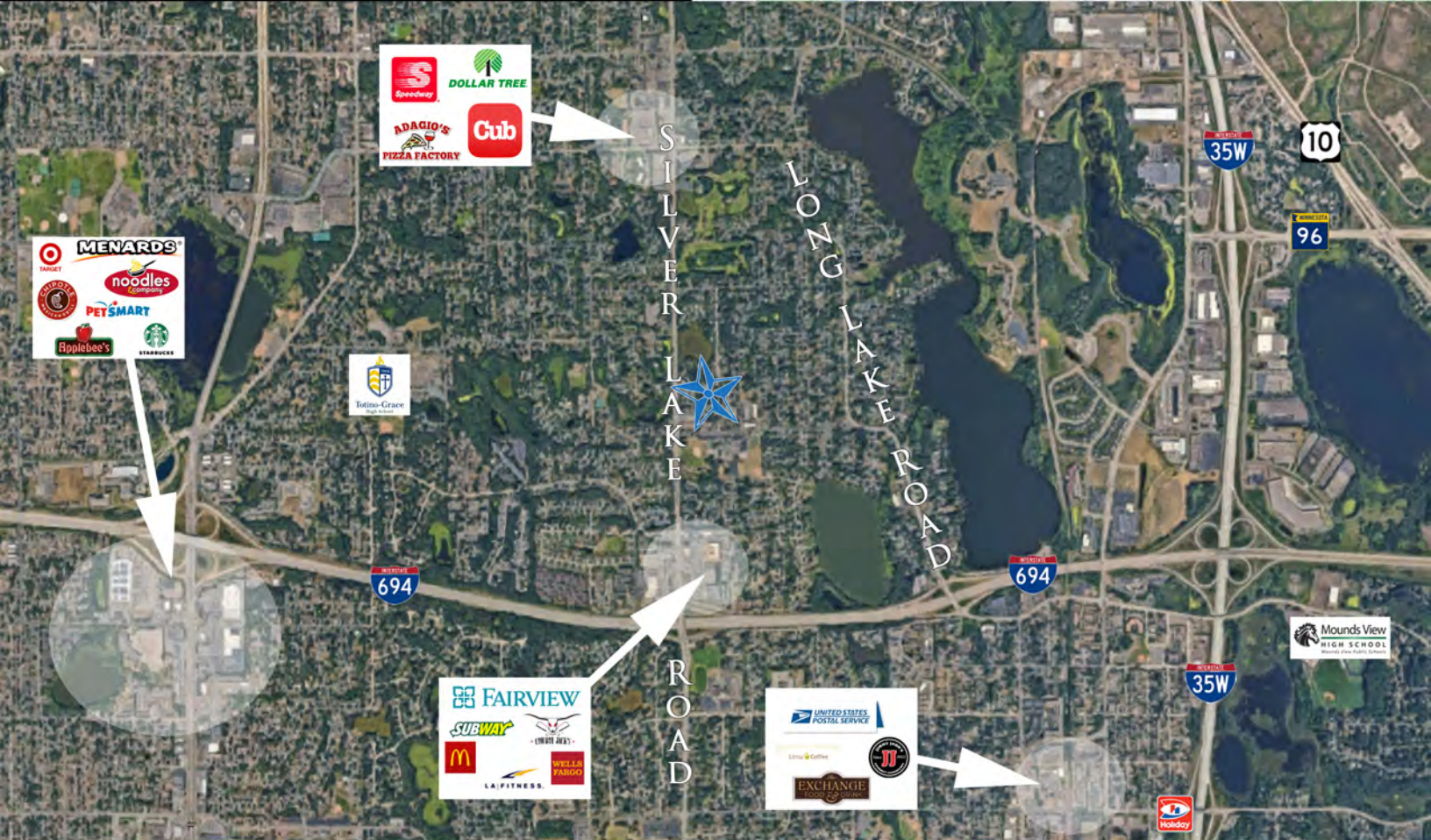
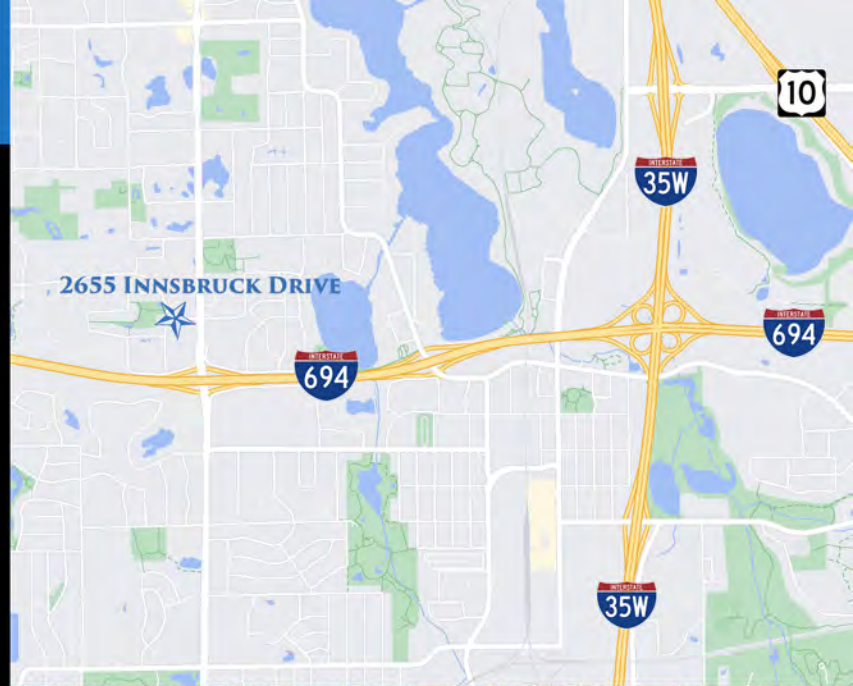
OFFICE NET RENT: \$13.66 SF
2023 EST. OP. EXP. \$11,28 SF

EXCLUDES GAS & ELECTRIC

SPACE AVAILABLE:

SUITE E 710 SF

**APPROX. \$1,475.62
A MONTH**



EXCELLENT SMALL CORNER OFFICE SPACE

ERSI

ESSENCE
REAL ESTATE
SERVICES INC.

JEFF NORDNESS

651-341-5044

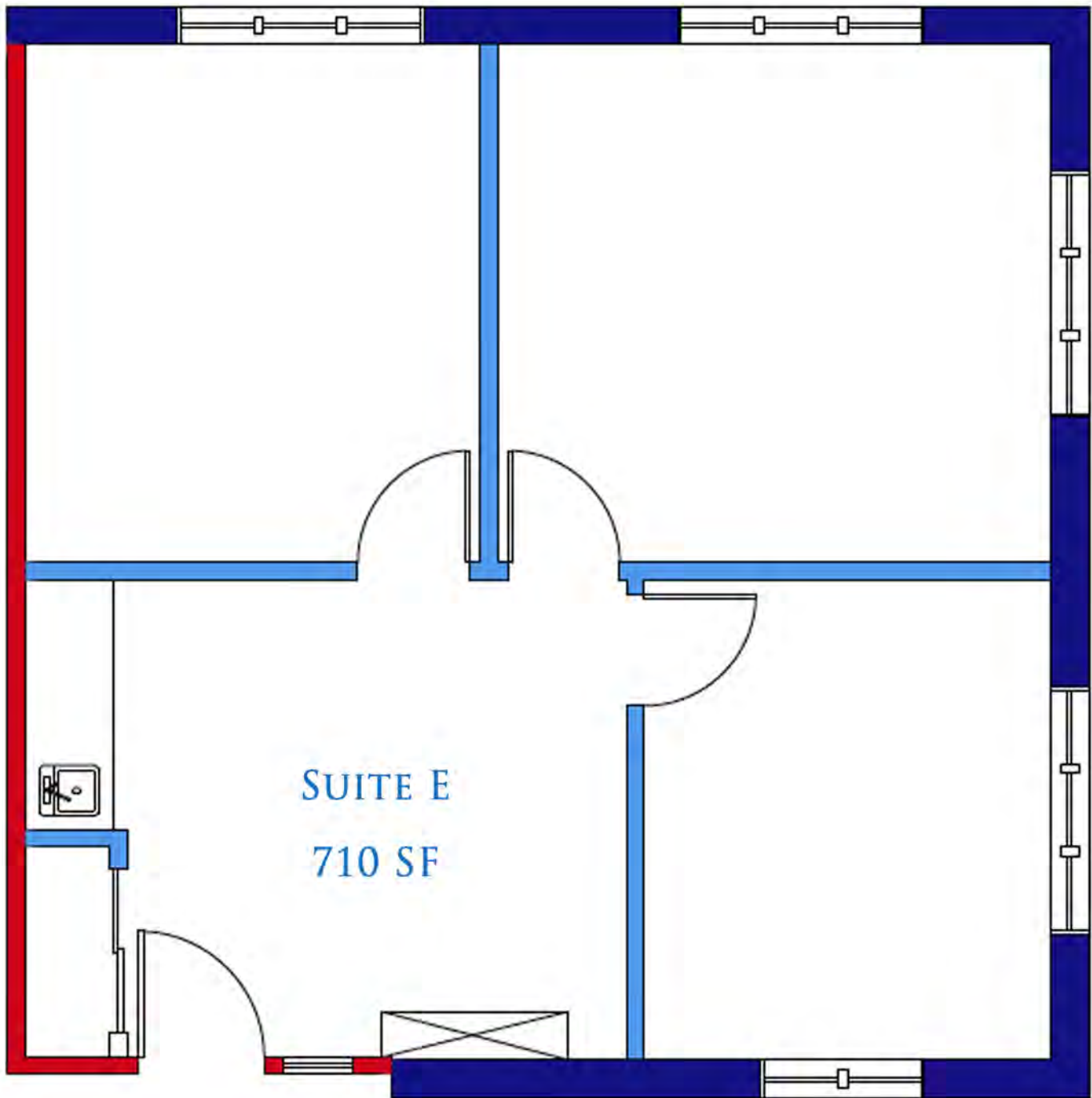
jeff@essencerealestate.com

COMMERCIAL REAL ESTATE SINCE 1990

OFFICE: 651-482-1871

INNSBRUCK PROFESSIONAL CENTER

2655 INNSBRUCK DRIVE • NEW BRIGHTON, MN 55112



APPROX. \$1,475.62 PER MONTH

ERSI

ESSENCE
REAL ESTATE
SERVICES INC.

COMMERCIAL REAL ESTATE SINCE 1990

JEFF NORDNESS

651-341-5044

jeff@essencerealestate.com

OFFICE: 651-482-1871