

# FOR LEASE

# Fully Leased



## INNSBRUCK PROFESSIONAL BUILDING

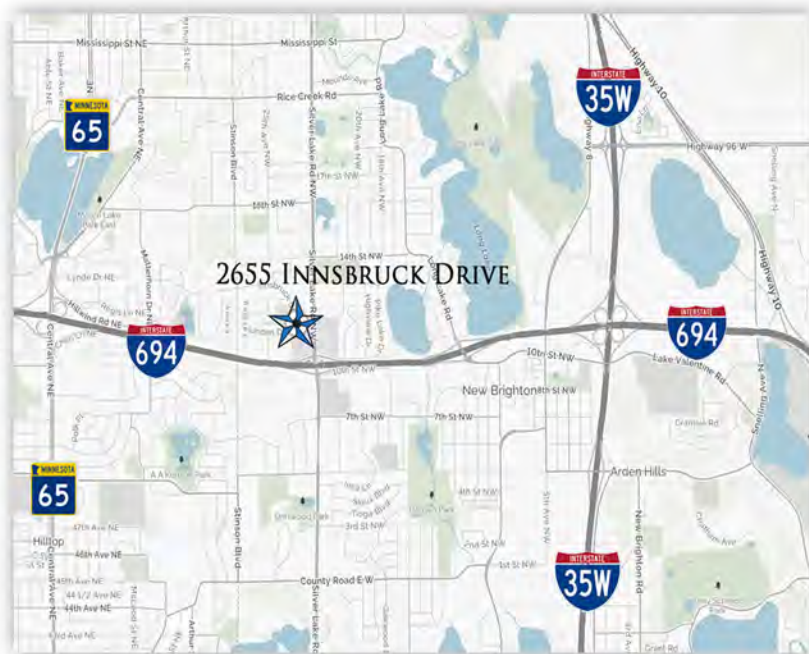
2655 INNSBRUCK DRIVE, NEW BRIGHTON, MN 55112

### LEASE RATES:

OFFICE NET RENT      \$12.50 SF  
2020 EST. OP. EXP.    \$ 9.47 SF

(GAS & ELECTRIC EXCLUDED)

- 678 SF AVAILABLE
- GREAT SMALL SUITE!!!
- PERFECT FOR MEDICAL OFFICE, OR SERVICE
- SPACE HAS WINDOWS THAT OPEN
- TERRIFIC ACCESS TO I-694, I-35W
- EXTENSIVE LANDSCAPING
- AREA AMENITIES INCLUDE: GREAT RESTAURANTS, HOTELS, RETAIL AND HEALTH CLUBS



## BEAUTIFUL CAMPUS ATMOSPHERE

# ERSI

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