



## Innsbruck Professional Center

2611 INNSBRUCK DRIVE, NEW BRIGHTON, MN 55112

- 709 SF AVAILABLE, SUITE B
- EXCELLENT CORNER OFFICE
- PERFECT FOR OFFICE OR SERVICE
- SPACE HAS GREAT WINDOWS THAT OPEN
- TERRIFIC ACCESS TO I-694 AND I-35W
- OFFICE NET RENT: \$13.95
- 2024 ESTIMATED OPERATING EXPENSE: \$12.66 SF
- LOCATED NEAR: MN HEALTH CLINIC, WELLS FARGO, SUBWAY, LA FITNESS, COWBOY JACKS, AND MORE
- EXTENSIVE LANDSCAPING

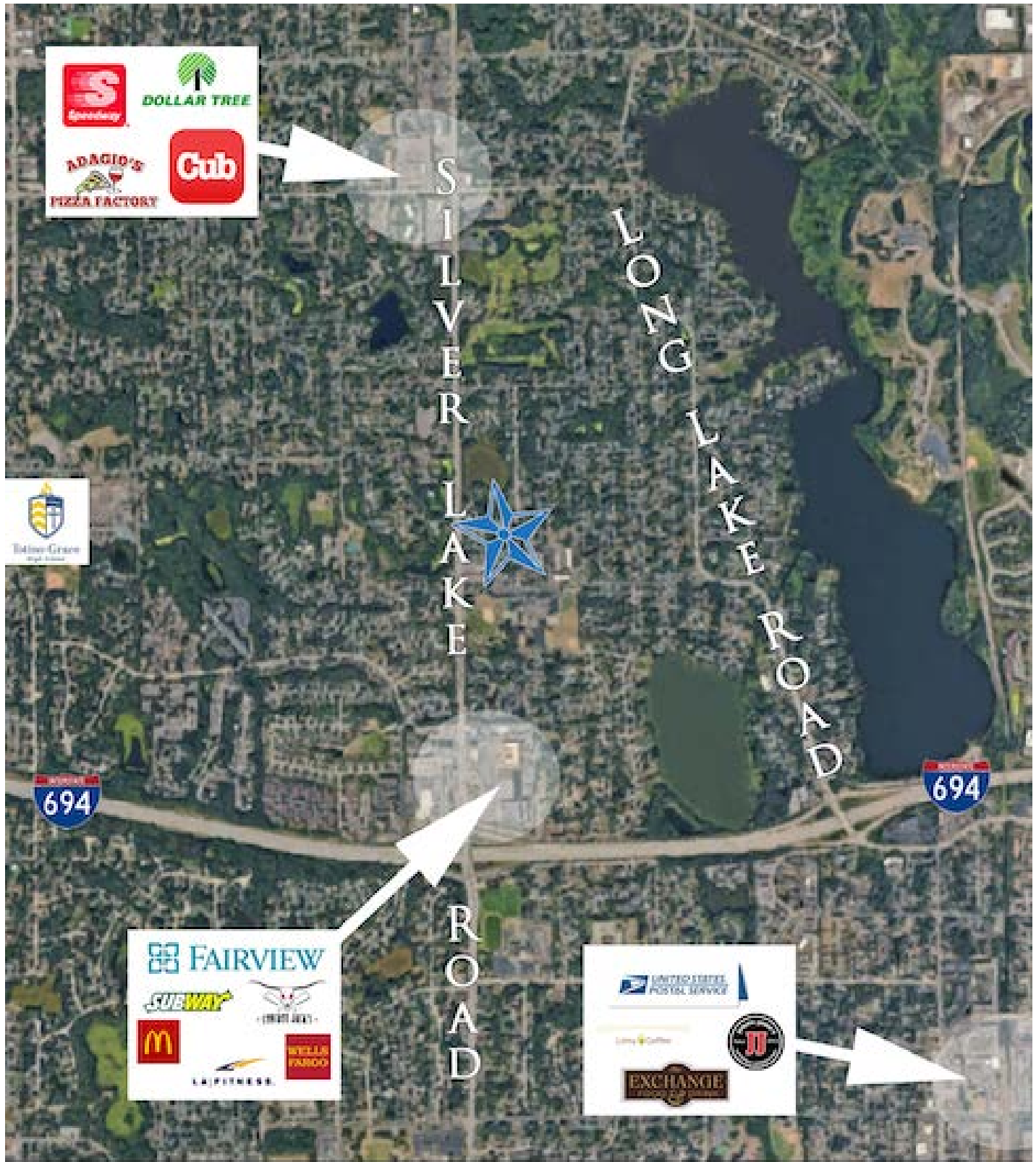
**CONTACT:**

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(651) 341-5044

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# ERSI

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REAL ESTATE  
SERVICES, INC.

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JEFF NORDNESS

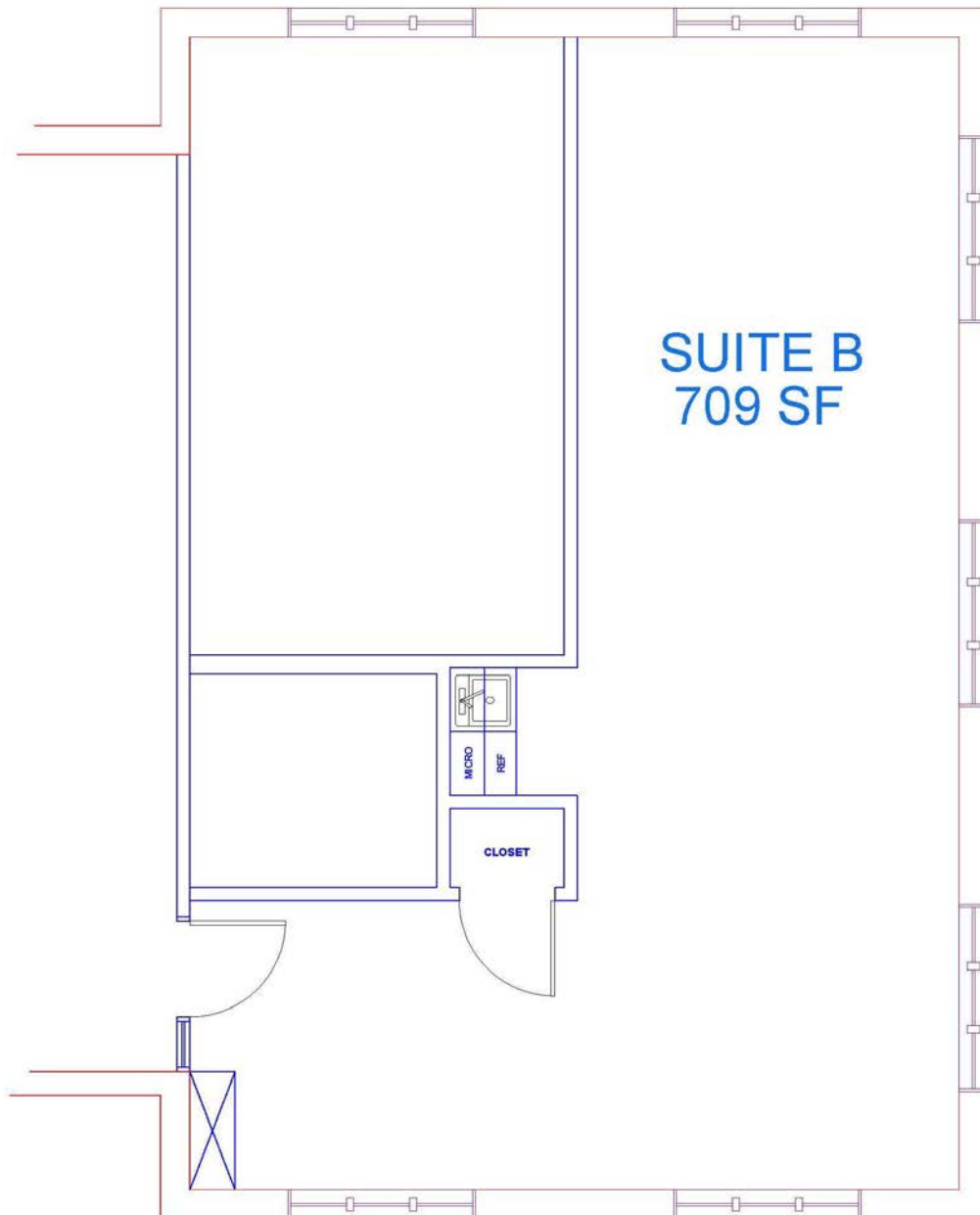
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**THE ESTIMATED MONTHLY COST FOR SUITE B IS \$1,573.00**



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