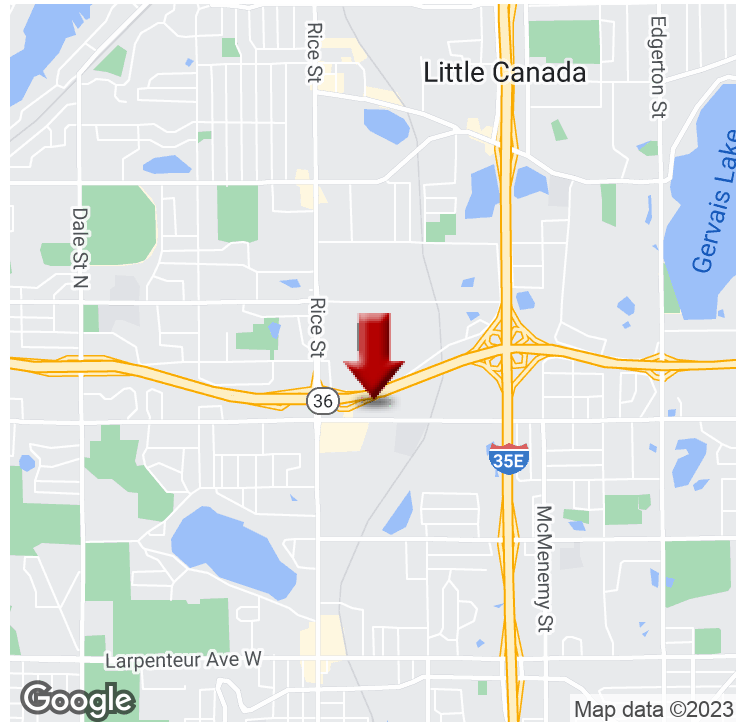


## OFFICE FOR LEASE

# LITTLE CANADA OFFICE PARK

5 East County Road B, Saint Paul, MN 55117



### OFFERING SUMMARY

<b>NUMBER OF UNITS:</b>	6
<b>AVAILABLE SF:</b>	750 - 3,000 SF
<b>LEASE RATE:</b>	\$16.00 SF/yr (MG)
<b>ADDITIONAL TENANT COSTS:</b>	Electric, Phone/Data, Security, Signage and Amortized Buildout
<b>BUILDING SIZE:</b>	12,432 SF
<b>ZONING:</b>	B5
<b>SUBMARKET:</b>	MN- Northeast

### CLICK HERE TO VIEW VIDEO

### PROPERTY OVERVIEW

Solid office space available with two levels, main entrance and parking directly in front of space. Two options: (a) Total of 3000 SF (1500 up and 1500 down) and (b) Total of 750-1500 SF, with 750 up and 750 down. Separate entrance so could demise.

### PROPERTY HIGHLIGHTS

- Easy access to freeway
- Ample parking for guests and employees
- Signage / Visibility on a busy County Road B East & next door to Joe's Sporting Goods
- Landlord willing to do improvements to space and amortize into lease payments
- Great for small to mid-sized business owners and professional services firms
- Ample parking
- Well-maintained office park with ownership onsite

**KW COMMERCIAL**  
2660 Arthur Street  
Roseville, MN 55113

**CHAD HEER**  
CCIM I Managing Director & Broker  
O: 612.963.5147  
C: 612.963.5147  
chadheer@kwcommercial.com

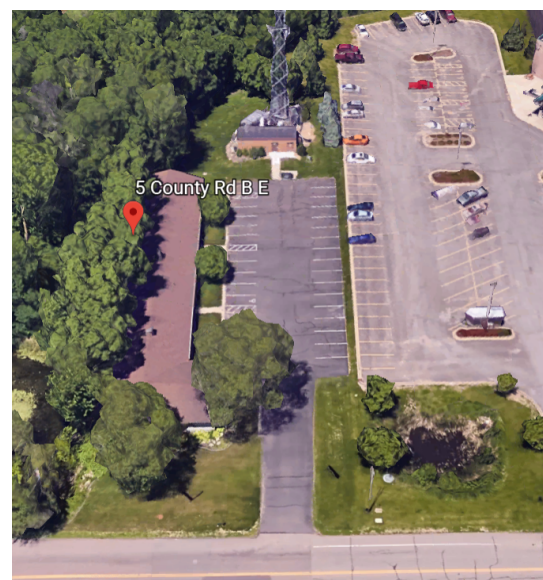
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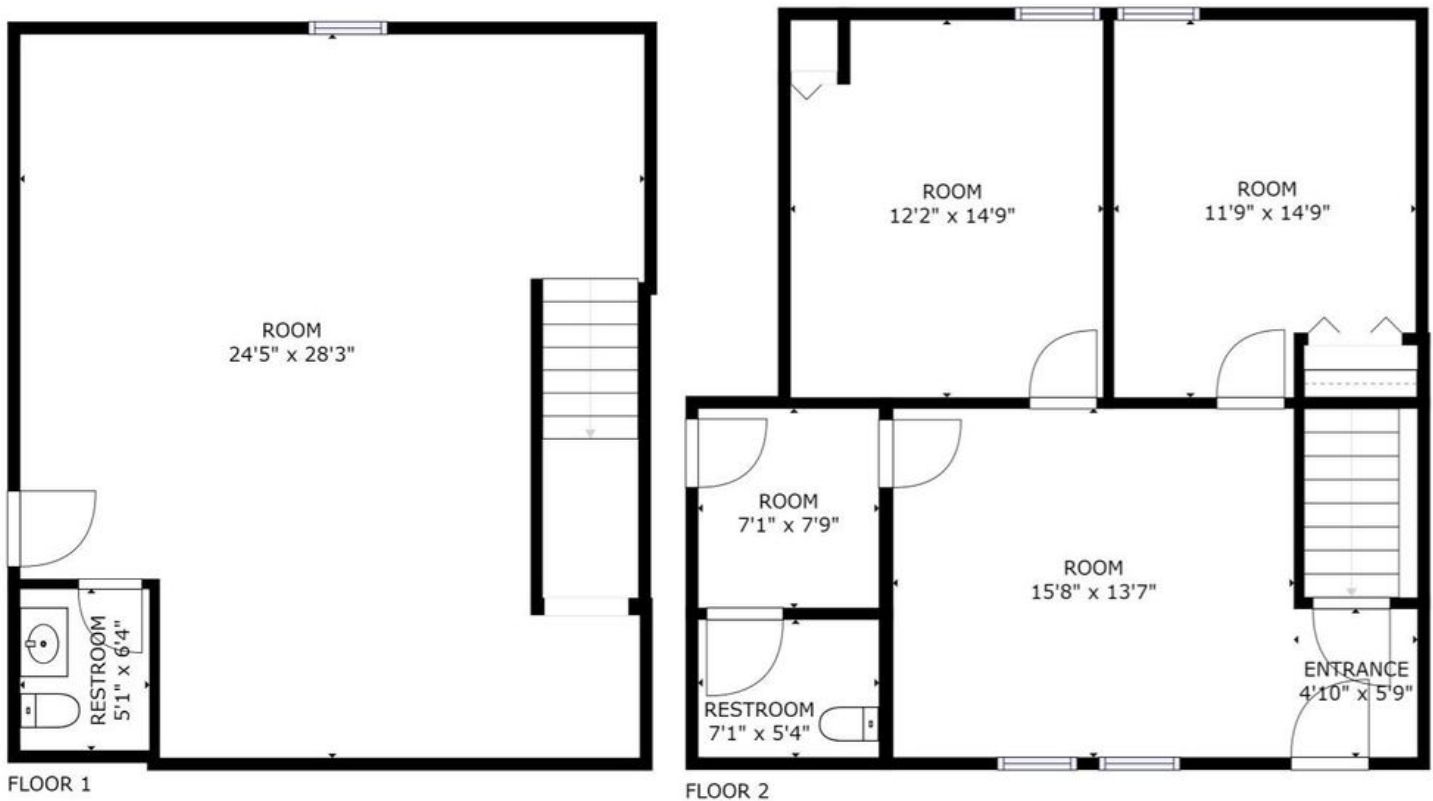
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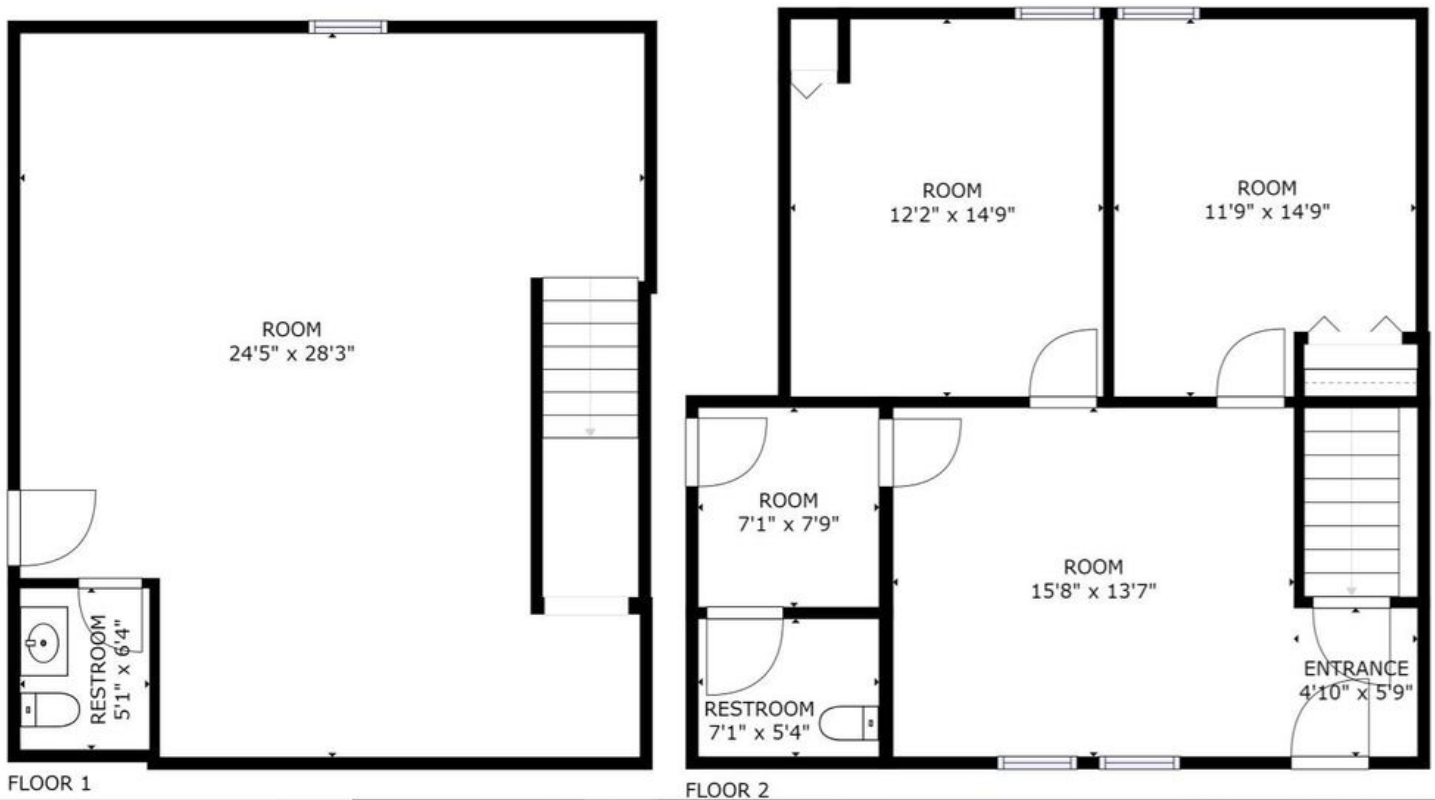
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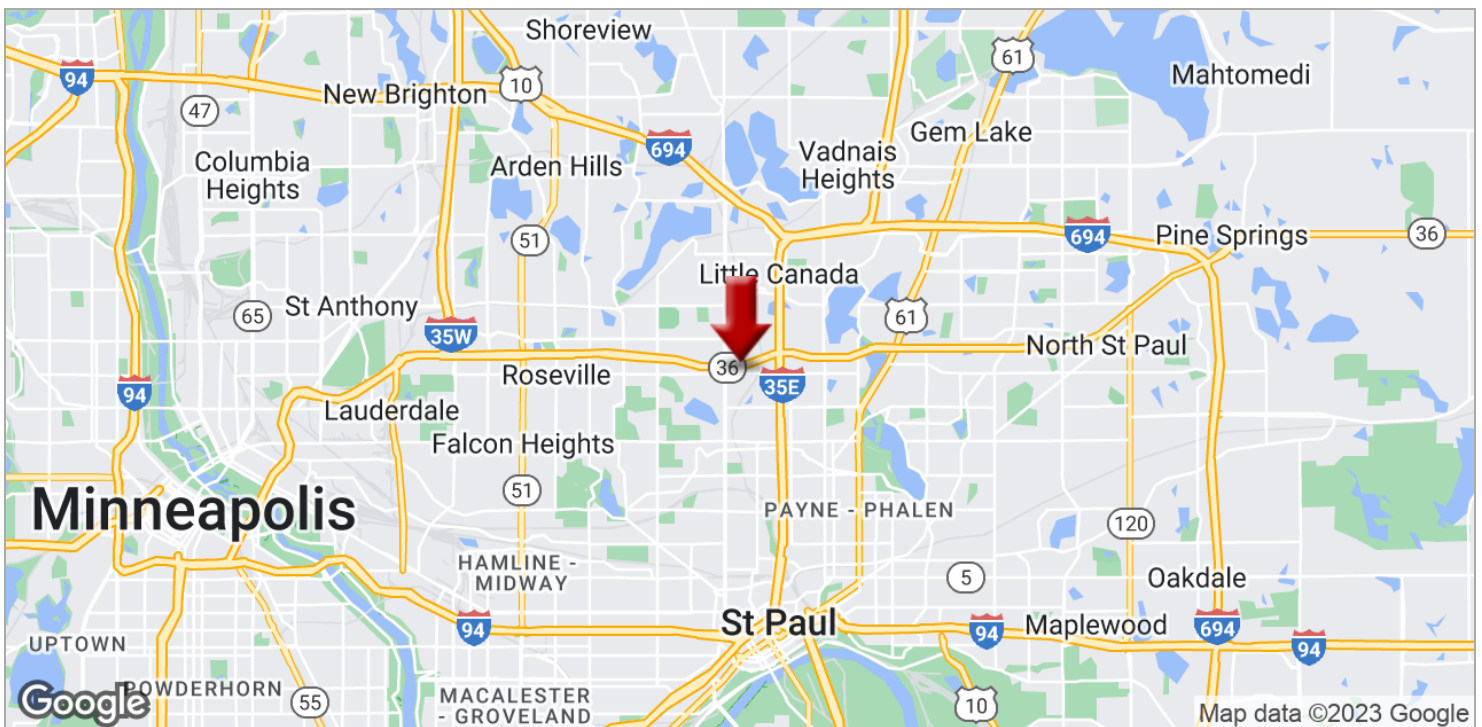
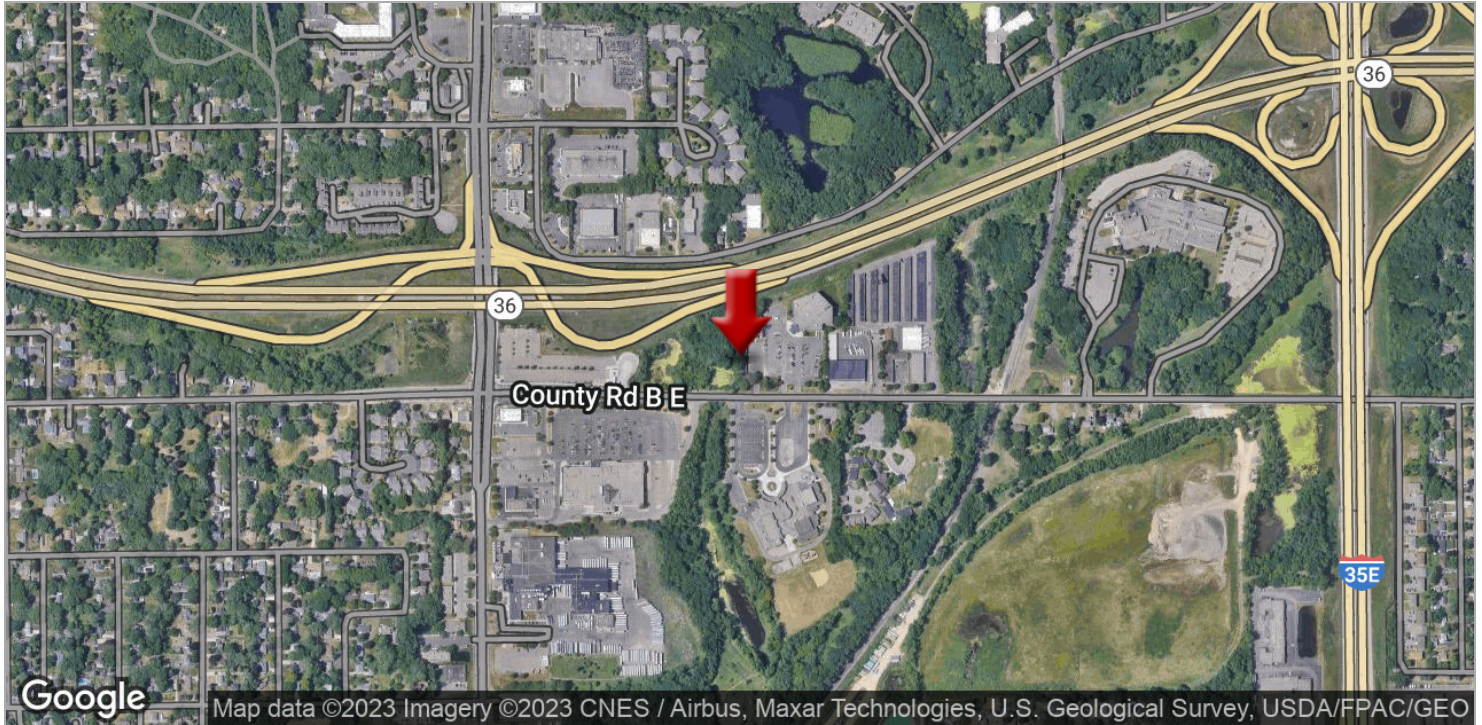
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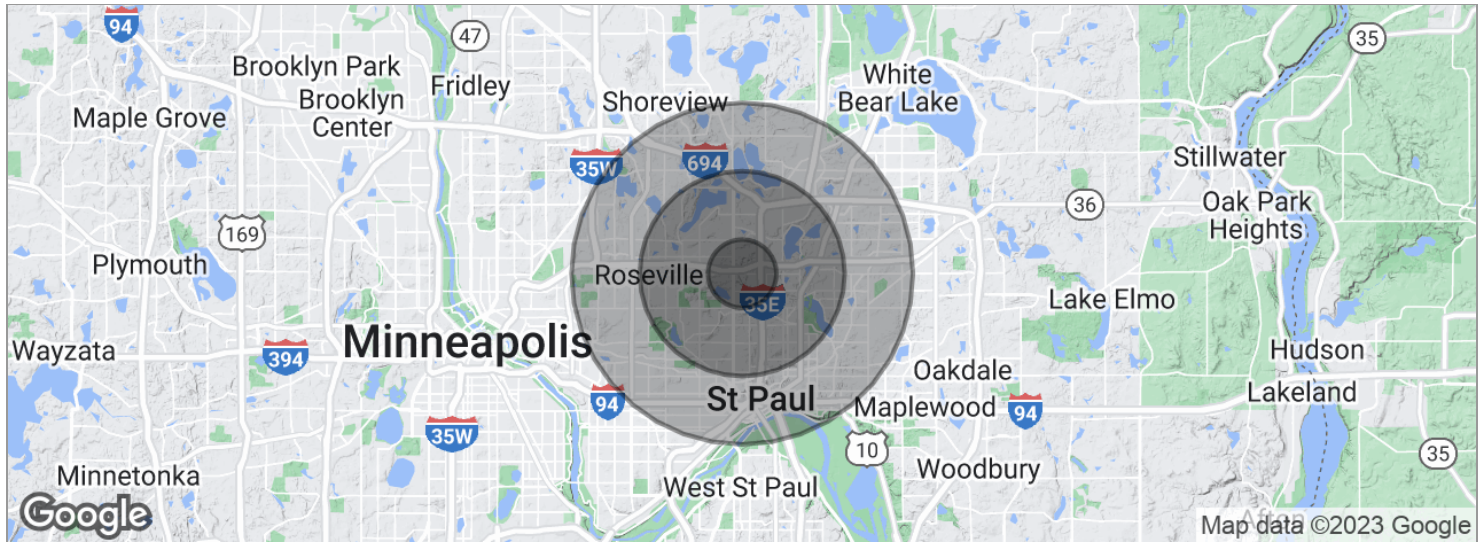
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,936	99,481	293,151
Median age	38.8	34.6	34.4
Median age (male)	38.3	34.3	33.3
Median age (Female)	40.0	35.5	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,681	39,676	118,096
# of persons per HH	2.2	2.5	2.5
Average HH income	\$56,963	\$58,686	\$60,818
Average house value	\$329,250	\$240,358	\$258,249

\* Demographic data derived from 2020 ACS - US Census

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