

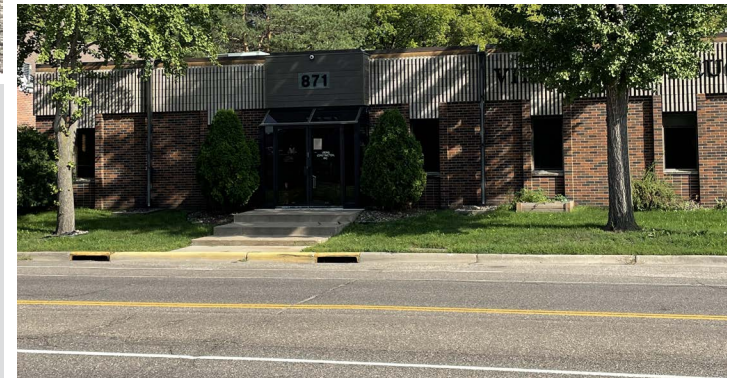
For Lease: Office Building

871 JEFFERSON AVENUE | SAINT PAUL, MN 55102



Office Building for Lease

- 4,790 SF office building
- Just 3 miles SW of Downtown Saint Paul
- Direct access to 35E
- Aggressive lease rates
- Built in 1970
- 18 off street parking spaces
- Zoned B2 / Community Business
- 250 SF - 1,500 SF available



The information contained herein has been provided by the property owner or obtained from sources deemed reliable. Although the information is believed to be accurate, it is not guaranteed. The property is subject to price change, prior sale or lease and withdrawal from the market, without notice. Buyer is responsible to conduct its own due diligence, as this offering contains no representations or warranties.



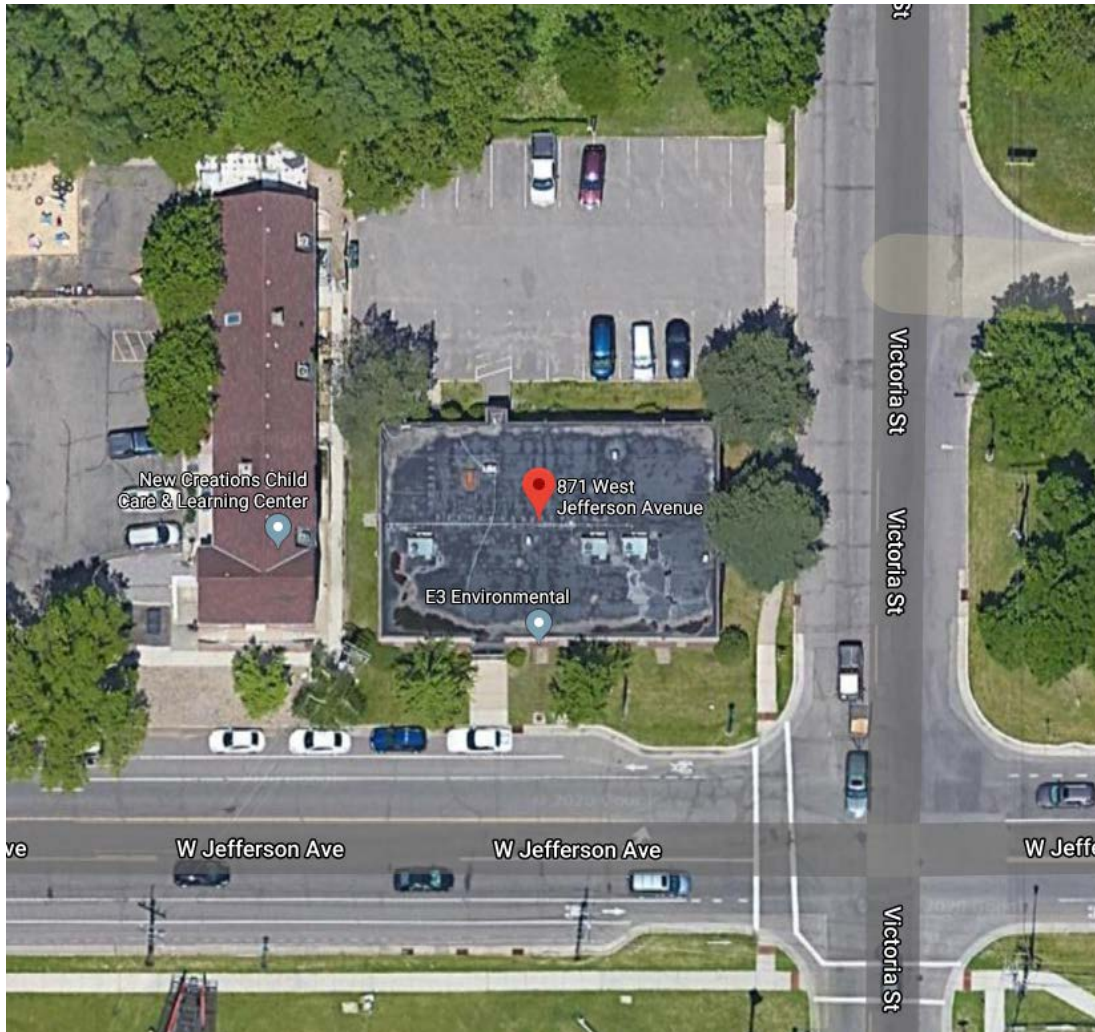
Jon Whitcomb Broker/Owner

Cell 651.283.4884
Office 651.351.5005

Email Jon@MetroEastCRE.com
Web www.MetroEastCRE.com

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Property Type:	Multi-Tenant Office
Availability:	Immediate
SF Availability:	1,497 - 3,047 SF
Lease Term:	Three (3) year minimum
Lease Rate:	Negotiable
CAM & Tax:	\$4.87 / SF CAM \$4.90 / SF Tax
Utilities:	City Sewer / Water Electric
HVAC:	Gas Forced Air / Central AC

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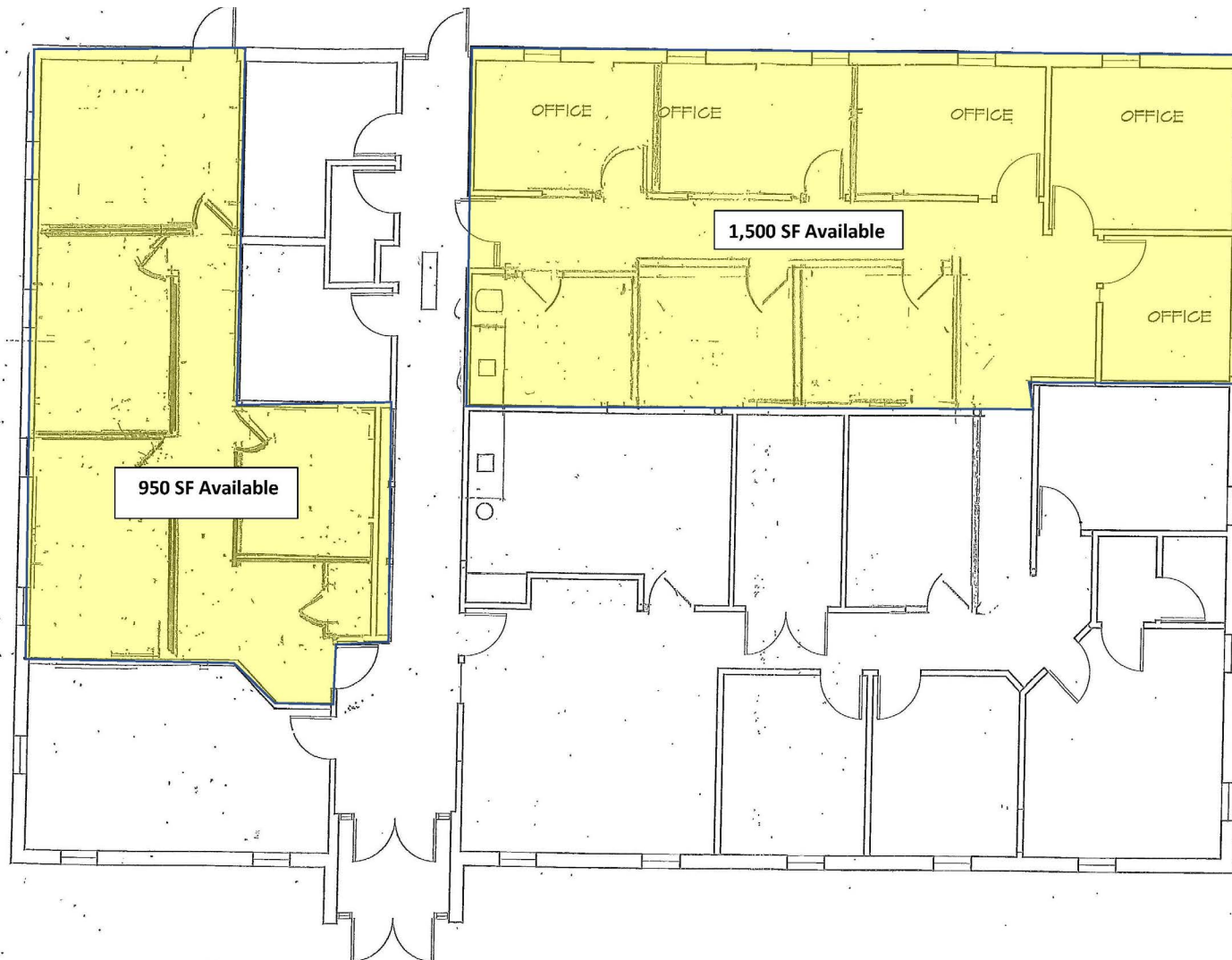
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Layout



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Property Location

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