

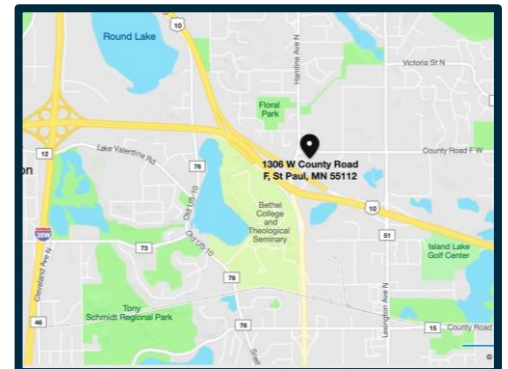
## For Lease

### Professional Office Building

- Two Story Office Complex
- Attractive Space
- Very Well Maintained
- On-Site Owner/Manager



1306 County Rd F W | Arden Hills



For more information contact:

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1306 County Rd F W | Arden Hills, MN 55112

### Site Information:

Property Type: Office  
Single/Multi: Multi-Tenant  
Date Available: TBD  
Lease Term: Three (3) Year Minimum

### Square Feet Available:

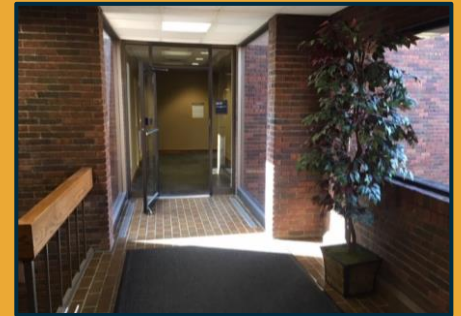
SF Available: 1,075

### Rates/SF:

Second Floor: \$16.00 PSF Gross Includes Utilities

### Building Data:

Year Built: 1970  
Construction: Brick/Stone  
Parking: Seventy Five (75) Spaces  
Utilities: City Sewer/Water  
HVAC: Forced Air/Natural Gas



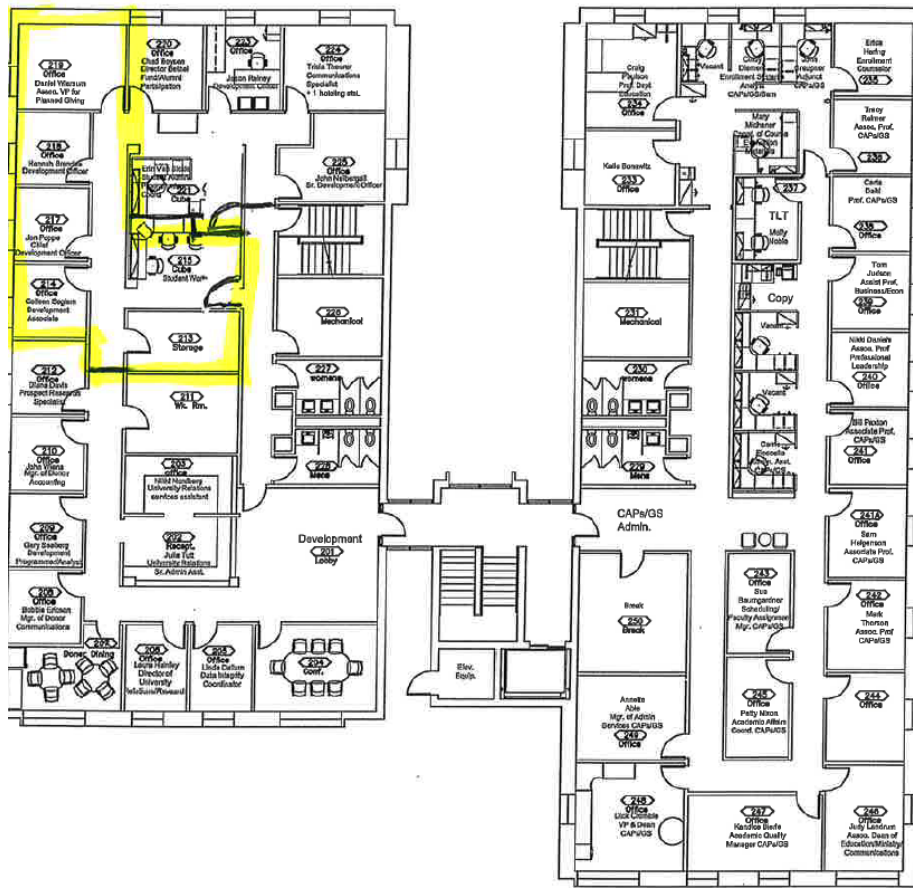
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*\*\*All square footages are assumed to be approximate\*\**

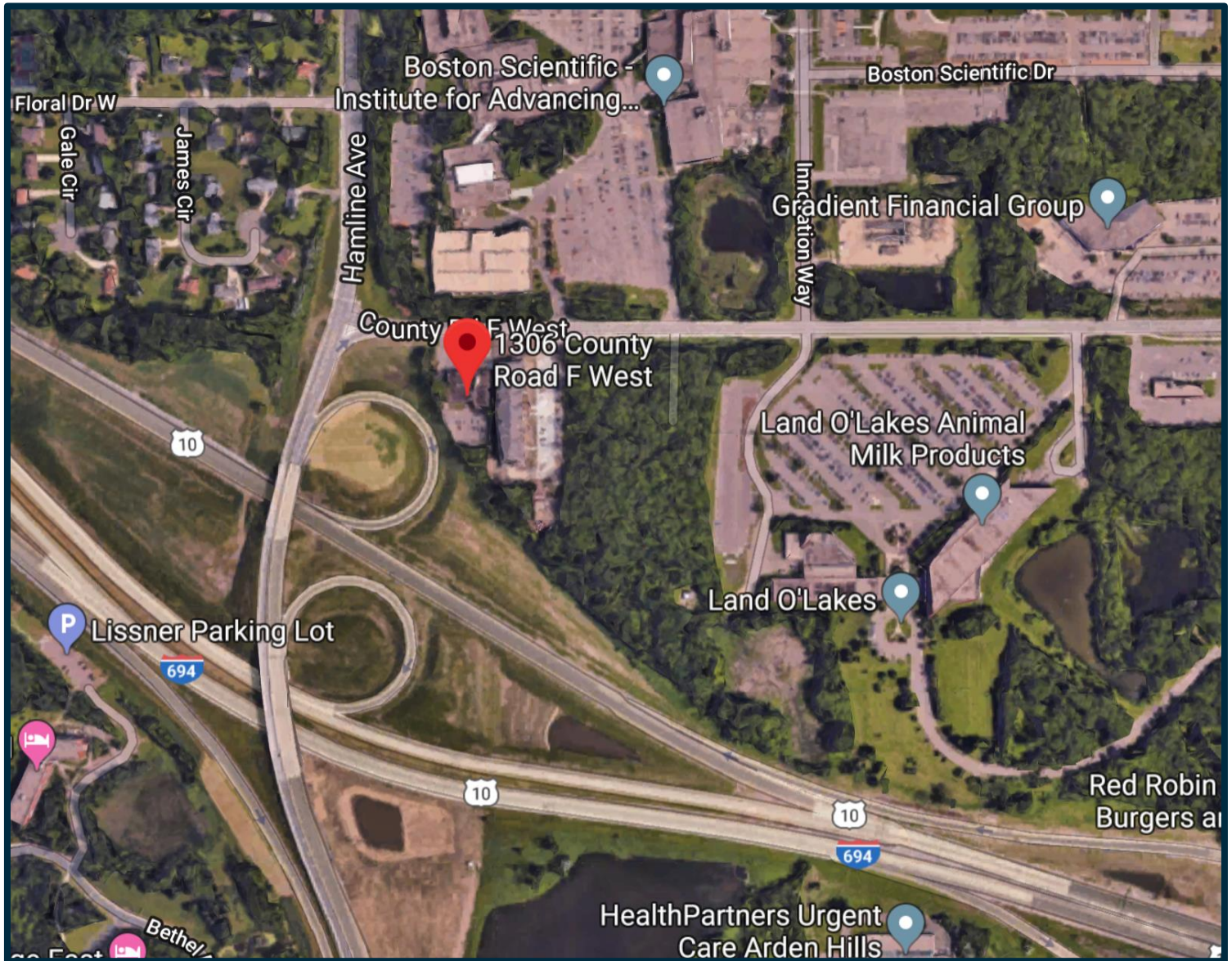
The information contained herein has been provided by the property owner or obtained from sources deemed reliable. Although the information is believed to be accurate, it is not guaranteed. The property is subject to price change, prior sale or lease and withdrawal from the market, without notice. Buyer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

**Floor Plan  
Suite 220  
1,075 sf**



**BOC 2nd Floor**

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