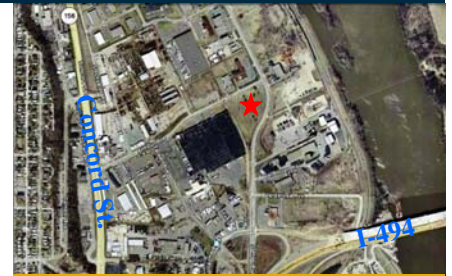


Site Information:

Location: Hardman Avenue, South St. Paul, MN - Off 494 & Hardman
 Description: Armourgate Business Center
 Square Feet: 5,000 - 50,000
 Year Built: New Construction
 Sale Price: Contact Agent
 Terms: Conventional, Cash



**Armourgate Business Center
South St. Paul, MN**



Property For Lease:

Property Type: Office/Warehouse/
Showroom
 Date Available: IMMEDIATE
 Lease Term: 3-5 Years

Single/Multi: Multi-Tenant

Square Feet Available:

SF Available: 50,000
 Largest Block: 10,000
 Smallest Block: 5,000

SF Office: TBD
 SF Showroom: TBD
 SF Warehouse: TBD

Lease Rates/SF:

Office: TBD
 Showroom: TBD
 Warehouse: TBD
 TI Allowance: TBD

CAM: TBD
 RE Tax: TBD
 Total OpEx: TBD
 Tenant Pays: Rent, CAM, Taxes

Building Data:

Total SF: 50,000
 Utilities: City Sewer/Water
 Landscape: TBD
 Electrical: 200 Amp/3 Phase
 Parking: Office: 1/350 SF
 Office: 1/1,000 SF

Construction: Brick/Glass Front
 Floors: One to Two
 Sprinkler: Wet System
 Docks/Drive-In: Available
 Clear Height: 18'

All square footages are assumed to be approximate

Features

- Office/Showroom/Warehouse Space from 5,000 to 50,000 SF
- New Construction
- Build-to-Suit
- Great Highway Access/Exposure - Block off Highway 494
- Upscale Brick/Glass Front - Great Showroom Space
- Drive-In and/or Dock Access
- Semi-Truck Access
- Signage - Monument and Building Front
- Fully Sprinklered
- 18' Clear Height
- Electrical: 200 Amp, 3 Phase
- Rail Spur Available
- Property Also For Sale

For more information contact:

Jon Whitcomb

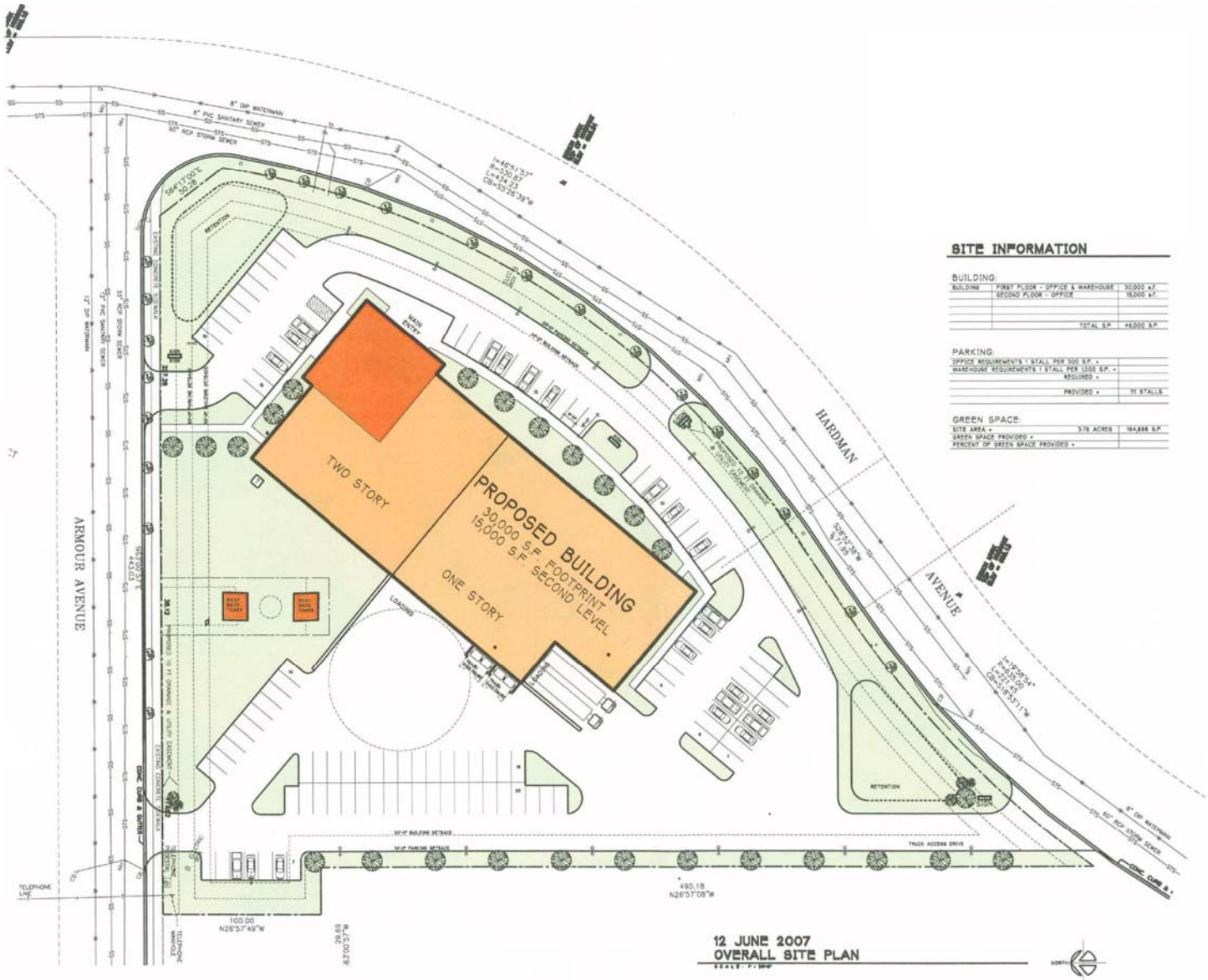
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**Armourgate Business Center
South St. Paul, MN**



Building Layout

For more information contact:

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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.