

3504 S. Minnesota Ave. #108

For Lease



BUILDING FEATURES

- *Price: \$9.00 per sq ft (NNN)
- *NNN: \$3.82 per sf (Est. 2008)
- *Type: Office
- *Zoning: C-2
- *Const.: Drivivt
- *Heat / A/C: Gas; Central Air
- *Suite Size: 1475 Sq Ft Rentable
- *Loading: Passage Door
- *Floors: Carpet
- *Roof: Sloped, Rubber
- *Windows: Yes, Operable
- *Parking: Ample
- *Year Built: 1990
- *Traffic: 25,100 per day

Monthly Rent Breakdown

Base: \$1106.25
NNN: \$ 469.54
Total: \$1575.79 + Gas & Electricity

SIGNAGE

On Minnesota Avenue & Above Office Suite

LOCATIONAL FEATURES

South Minnesota Avenue, I-229 Access

REMARKS

Great Office Suite
3 Private Offices with Windows.
Reception Area and General Office Area.
Perfect for Insurance, Real Estate, or
General office uses.

Information herein deemed reliable but not guaranteed

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