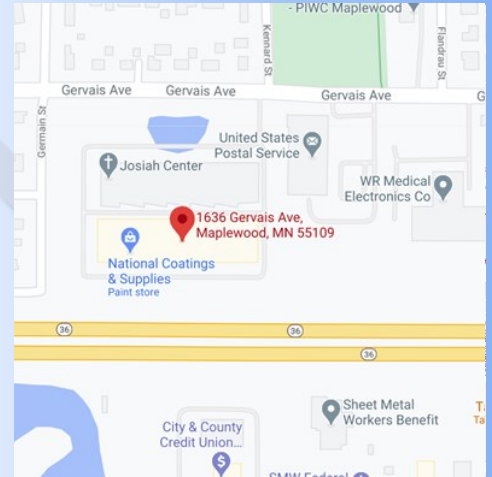


# FOR LEASE

Maplewood Business Center II  
1636 Gervais Avenue, Suites 5-6  
Maplewood, MN 55109



**SUMMERHILL**  
Commercial Real Estate, LLC



## LEASE DETAILS:

1636 Gervais Ave

Suites 5-6:

Office:	250 SF
Warehouse:	<u>6,817 SF</u>
Total SF:	7,067 SF

**Net Rental Rates:** \$9.25 psf office/\$4.75 psf warehouse

**CAM & Taxes:** \$3.80 psf (estimate)

## FEATURES:

- 1 truck height dock door.
- 14' clear height.
- Ability to build more office for term deal.
- Great visibility on building signage on Highway 36.
- Many amenities close by.
- Convenient access to Hwy 36 via White Bear Avenue.
- Local, responsive property management.

## CONTACT:

**Joe Smith**

jsmith@summerhillcommercial.com  
952-475-5122

6495 City West Parkway  
Minnetonka, MN 55344

[www.summerhillcommercial.com](http://www.summerhillcommercial.com)

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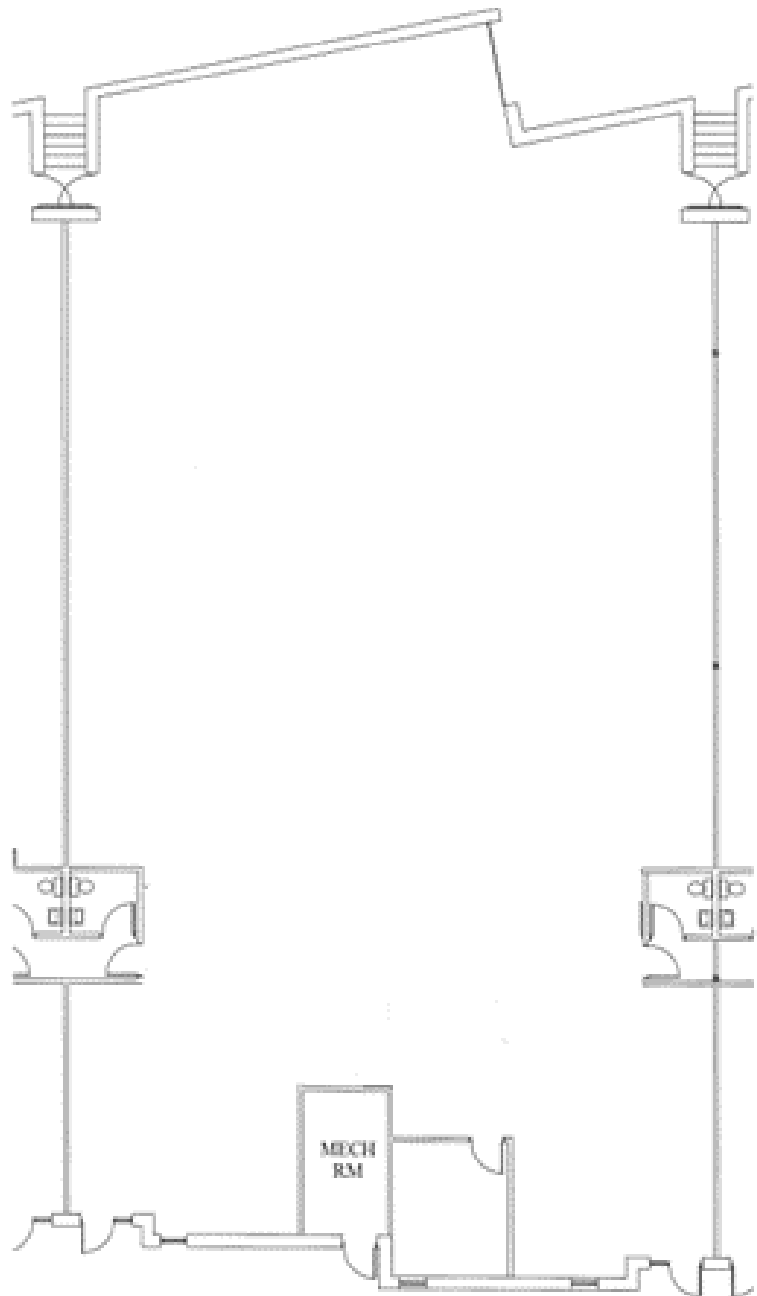


**SUMMERHILL**  
Commercial Real Estate, LLC

## SITE PLAN:

### Suites 5-6:

Office:	250 SF
<u>Warehouse:</u>	<u>6,817 SF</u>
Total SF:	7,067 SF



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