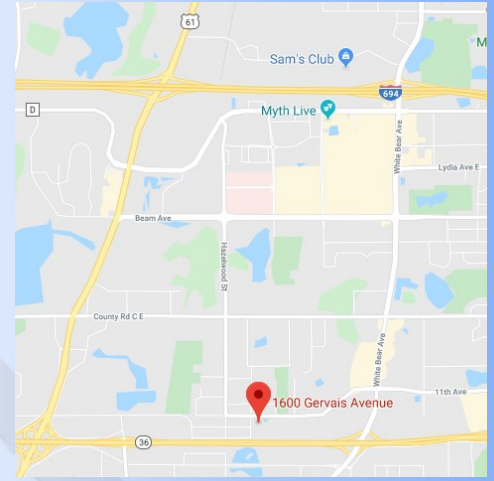


FOR LEASE/SUBLEASE

Maplewood Business Center II
1616 Gervais Avenue, Suites 8-9
Maplewood, MN 55109



SUMMERHILL
Commercial Real Estate, LLC



LEASE DETAILS:

1600 Gervais Ave

Suites 8-9:	Office:	2,950 SF
	Warehouse:	5,332 SF
	Total SF:	8,282 SF

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

CAM & Taxes: \$3.76 psf (estimate)

FEATURES:

- Available for sublease through 12/31/21 or a new lease is possible.
- 1 truck height dock door.
- 100% air-conditioned.
- 14' clear height.
- 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

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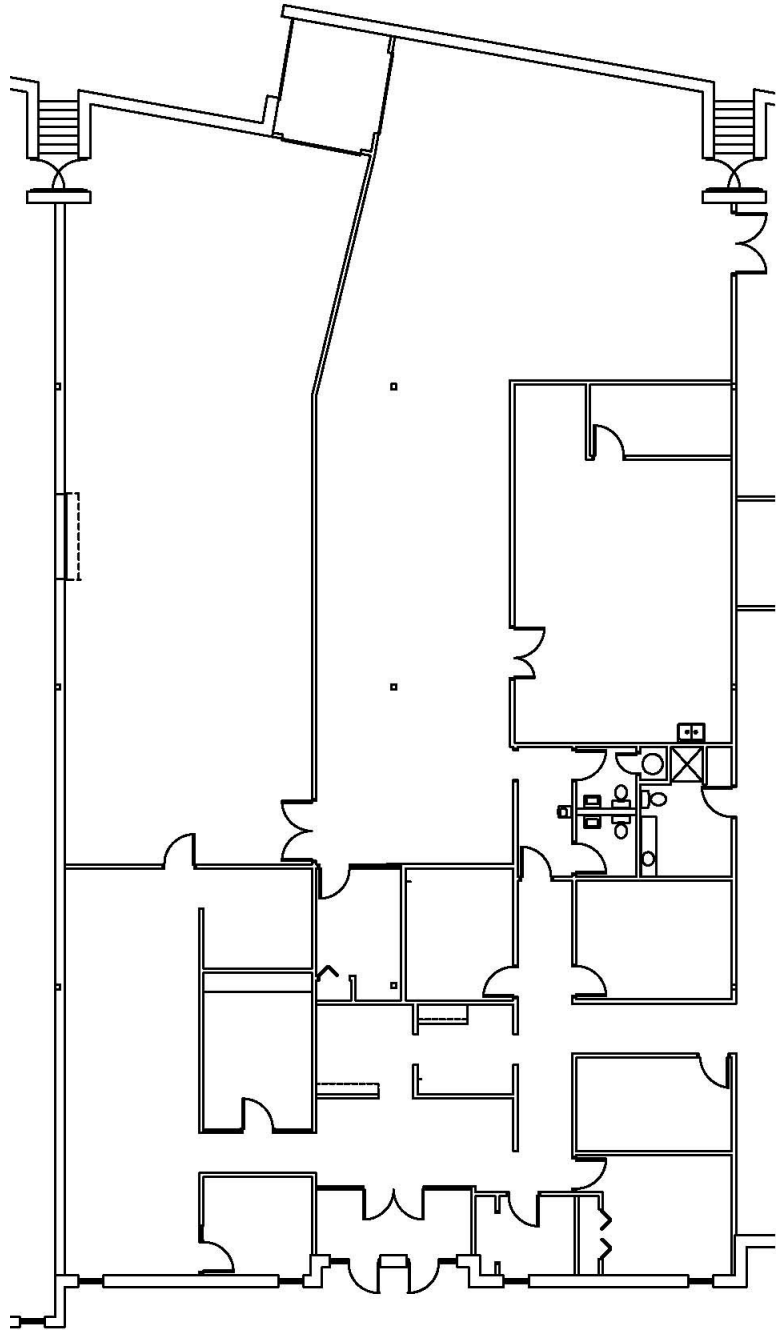


SUMMERHILL
Commercial Real Estate, LLC

SITE PLAN:

Suites 10-14:

Office:	2,950 SF
Warehouse:	5,332 SF
Total SF:	8,282 SF



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