



# OFFICE FOR LEASE!



## MAPLE LEAF RIDGE BUSINESS CENTER SUITE 113

2475 Maplewood Drive, Maplewood, MN 55109

**2,550 SF**

**PROFESSIONAL  
SERVICES,  
LT. INDUSTRIAL,  
OFFICE**

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**Co**mmercial Equities Group  
— Investment Real Estate Services

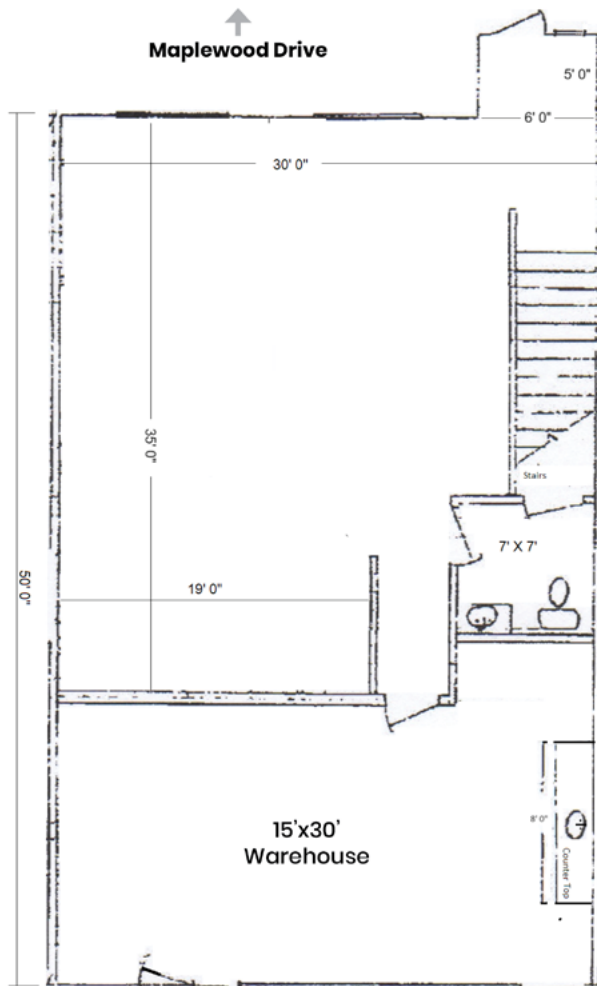
# SPACE INFO

## Warehouse Area: 450 SF

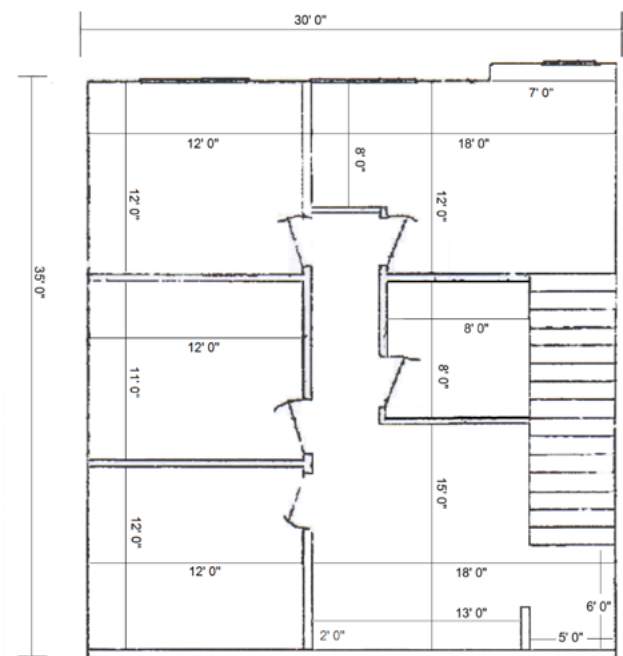
- Hanging Reznor natural gas furnace
- Clear 20' and one 10x12' drive-in

## Office Area: 2,100 SF

- 5 private offices, break room, and large open space
- Updated finishes
- ADA compliant restroom



**First Floor**



**Second Floor**

**2475 Maplewood Drive**

**MODIFIED GROSS RENT: \$5,312/MONTH**

**TENANT PAYS UTILITIES**

# THE PROPERTY

**High visibility unit overlooking Highway 61 in multi-tenant building. Perfect for professional services, contractors, and home-improvement businesses.**

- Well-insulated 13,600 SF building
  - 36 building parking spaces; 24 common and 2 designated for each of the 6 units
  - Bright and secure exterior lighting
  - Monument and building signage
- Website: [CEGspaces.com/maplewood-113](http://CEGspaces.com/maplewood-113)

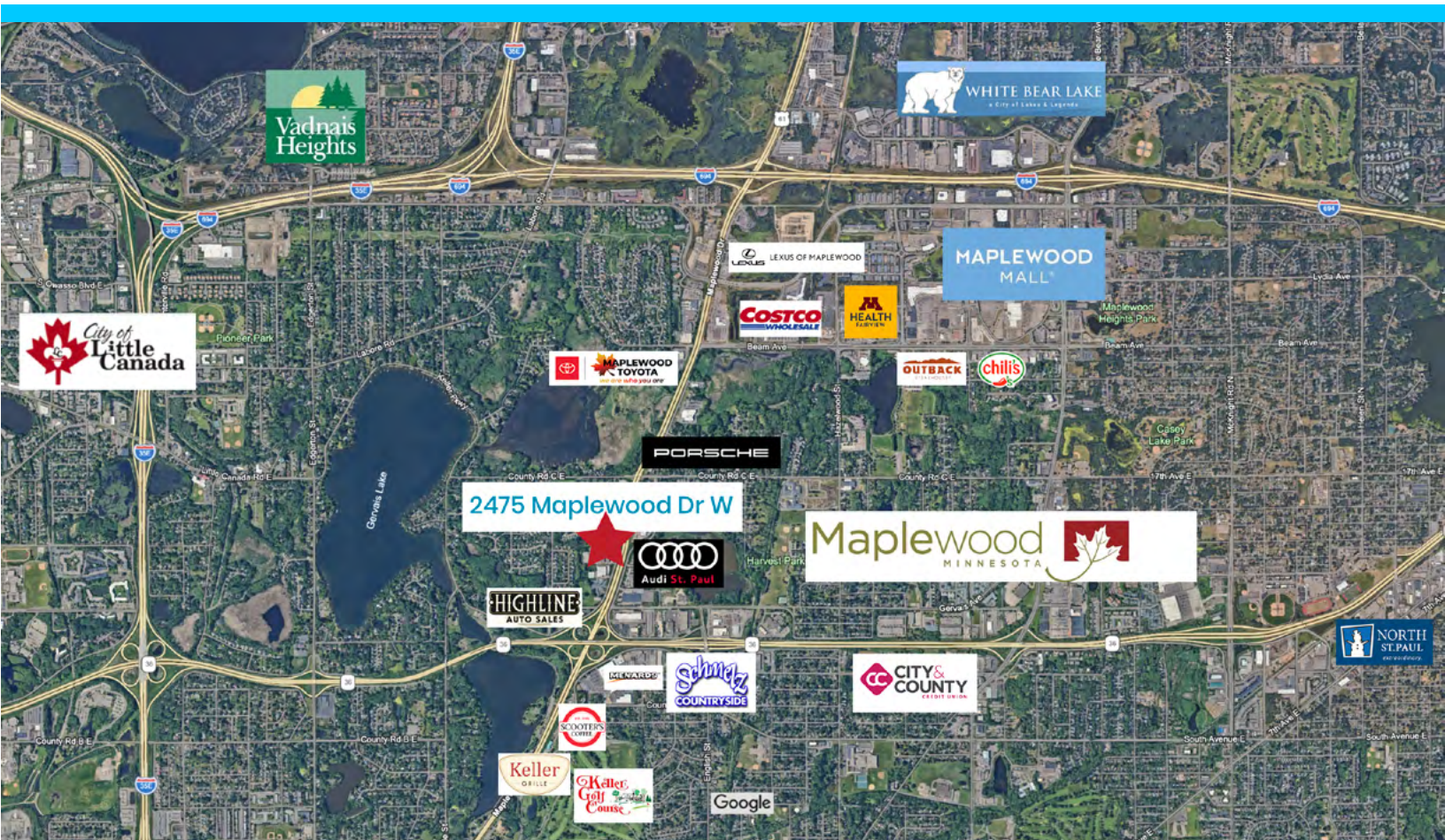


Current tenants include Gladstone's Window & Door Store, State Farm Insurance, Retina Consultants, Advanced Graphics, RE/MAX Prodigy, and Regis Title

# THE LOCATION

**Located just off Highway 61 (Maplewood Drive) and near to Highway 36. Easy highway access for strong regional highway connectivity.**

- Convenient location within a well-established commercial corridor
- More than 15 major car dealerships and auto sales centers located within a short drive
- Located between Highway 36 and I-694
- Minutes from Maplewood Mall



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# THE SPACE

