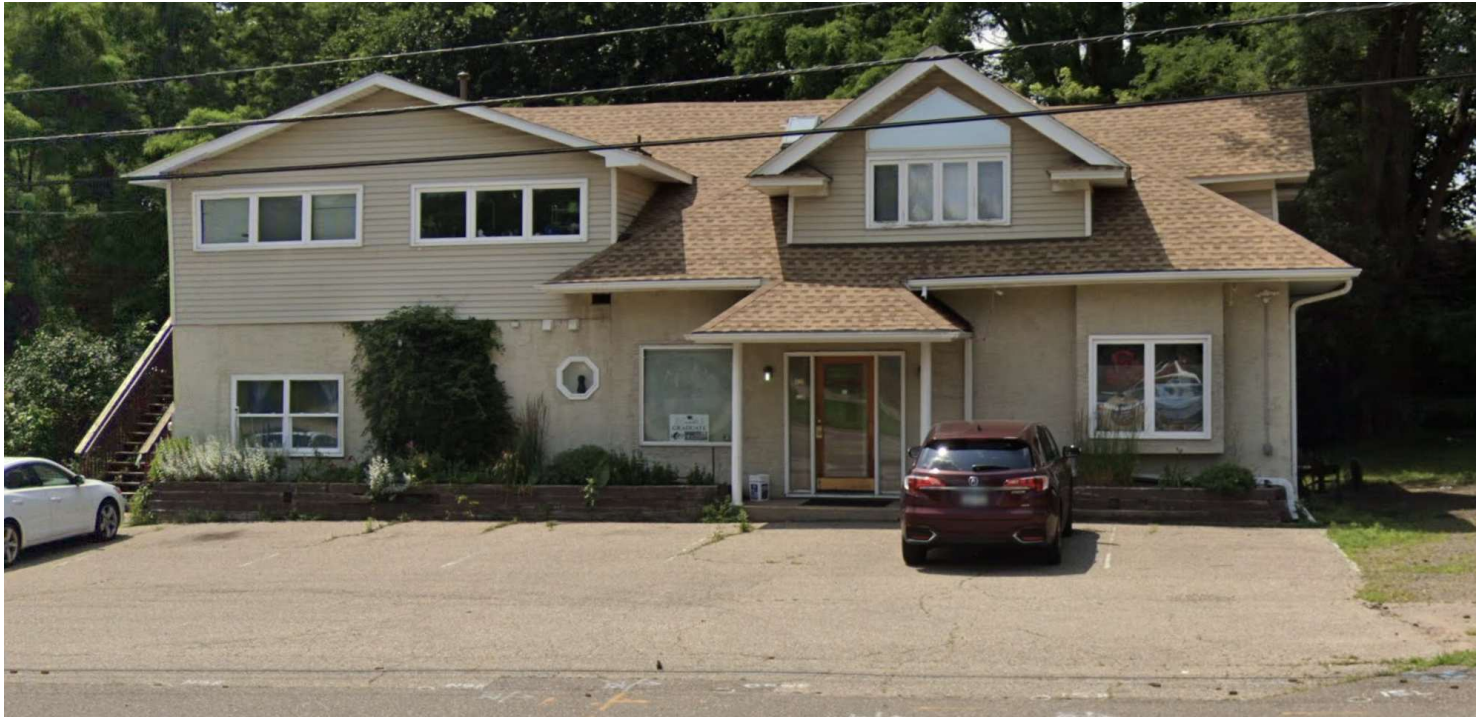


1961 RICE STREET

1961 Rice Street, Roseville, MN 55113



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Prime Turn-Key Space for Lease on a high traffic Rice Street St. Paul! Ideal for Light Medical, Personal or Professional Services tenants that are looking for visibility and off-street parking.

Ideal tenants for this ready to go suite would be Med Spa, Massage, Massage Therapy, Chiropractor, Accupuncture or similar health related service providers.

This space offers updates throughout; including, a welcoming private reception area, Break/Laundry Room, Private Restroom and 3 spacious treatment rooms with ample, natural light and calming views of wooded backyard.

Contact Tom Hudock for more details & showings:
612.267.65165 or Tom@YouWillBeMoved.com

OFFERING SUMMARY

Lease Rate:	\$1,750.00 per month (MG)
Additional Tenant Costs:	Internet/Phone & Janitorial
Available SF:	865 SF
Available SF:	865 SF
Parking Stalls:	Up to 6 stalls

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,347	43,957	115,584
Total Population	11,258	117,977	296,078
Average HH Income	\$83,958	\$94,878	\$96,432

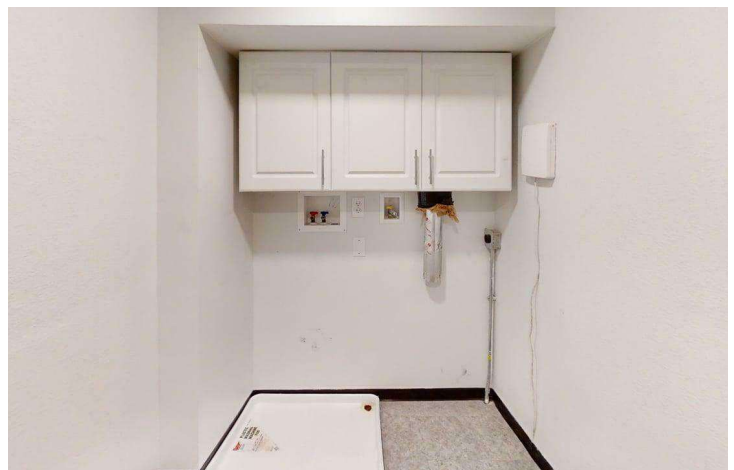
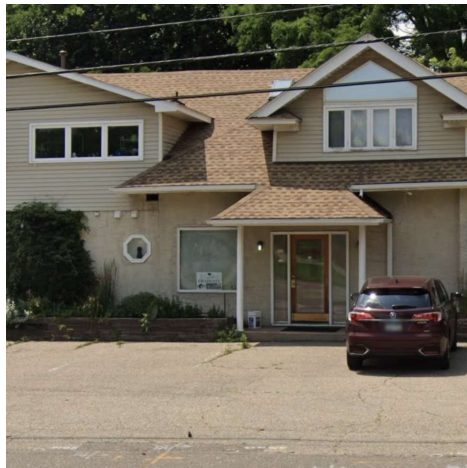
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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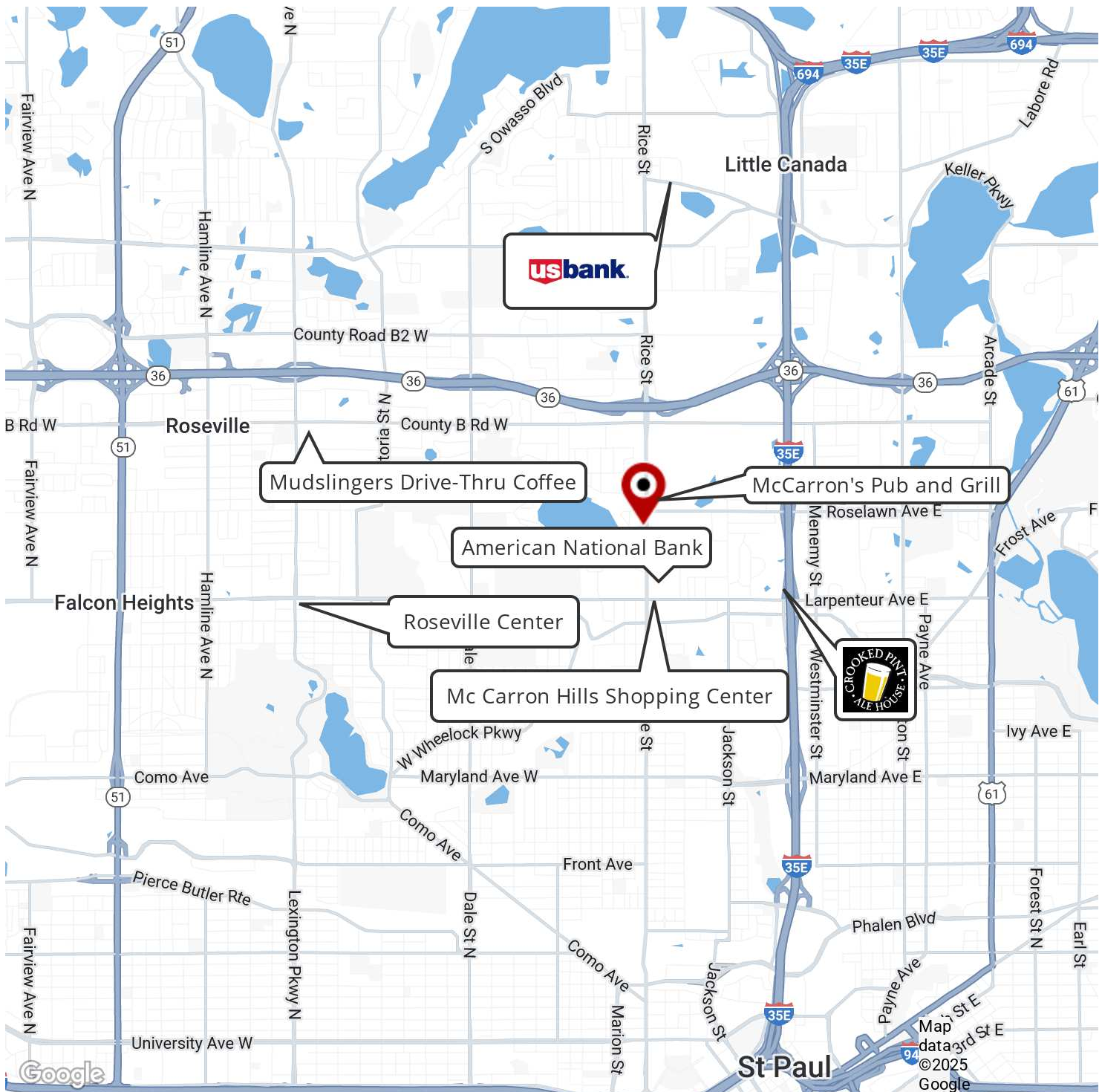
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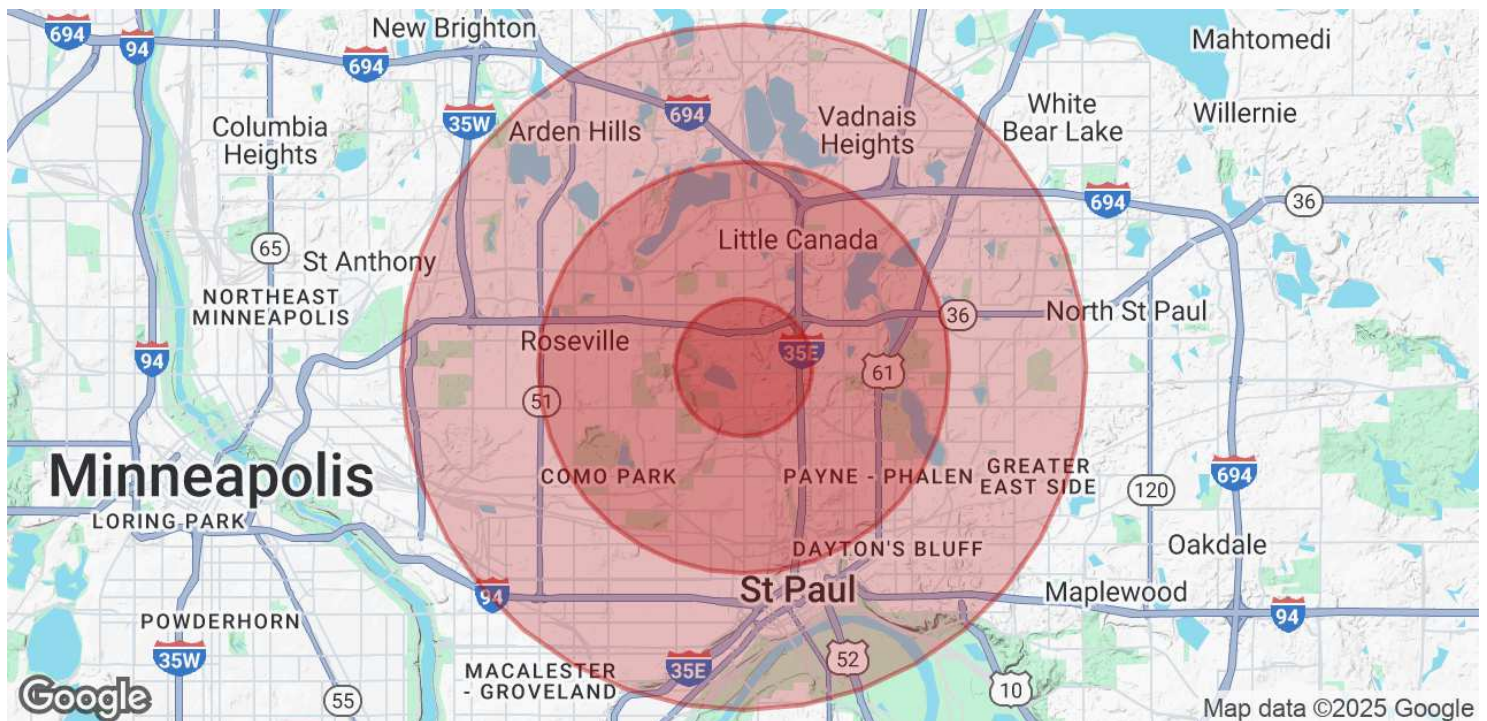
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,258	117,977	296,078
Average Age	37	38	38
Average Age (Male)	35	37	37
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,347	43,957	115,584
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$83,958	\$94,878	\$96,432
Average House Value	\$357,492	\$320,840	\$338,607

Demographics data derived from AlphaMap

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