



CONTACT

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FOR LEASE

OFFICE/ WAREHOUSE FOR LEASE IN ST PAUL

867 Pierce Butler Rt,
St Paul, MN 55104

PROPERTY HIGHLIGHTS

- ▶ **Office:**
 - Modern open office space
 - 2nd floor outdoor patio
- ▶ **Warehouse:**
 - Heated warehouse
 - Dock doors
 - 22 ft clear height

7401 Bush Lake Rd Edina, MN 55439

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 www.caspianrealty.com



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LEASE OVERVIEW

867 Pierce Butler Rt,
St Paul, MN 55104

For Lease:

Lease Type	NNN
Asking Rent	\$10/sf (office) / \$6/sf (warehouse)
CAM/Tax	Estimated \$3 CAM/Tax
Suite #	Office Warehouse
Available SF	3,823 SF 9,500 SF
Availailty Date	5/1/22

County	Ramsey
Property Type	Office/Warehouse
Property ID	26-2929-3401-52
Total SF	18,381
Total Floors	2
Tenancy Type	General Office & Warehouse
Land Area	0.61 Acres
Docks	2



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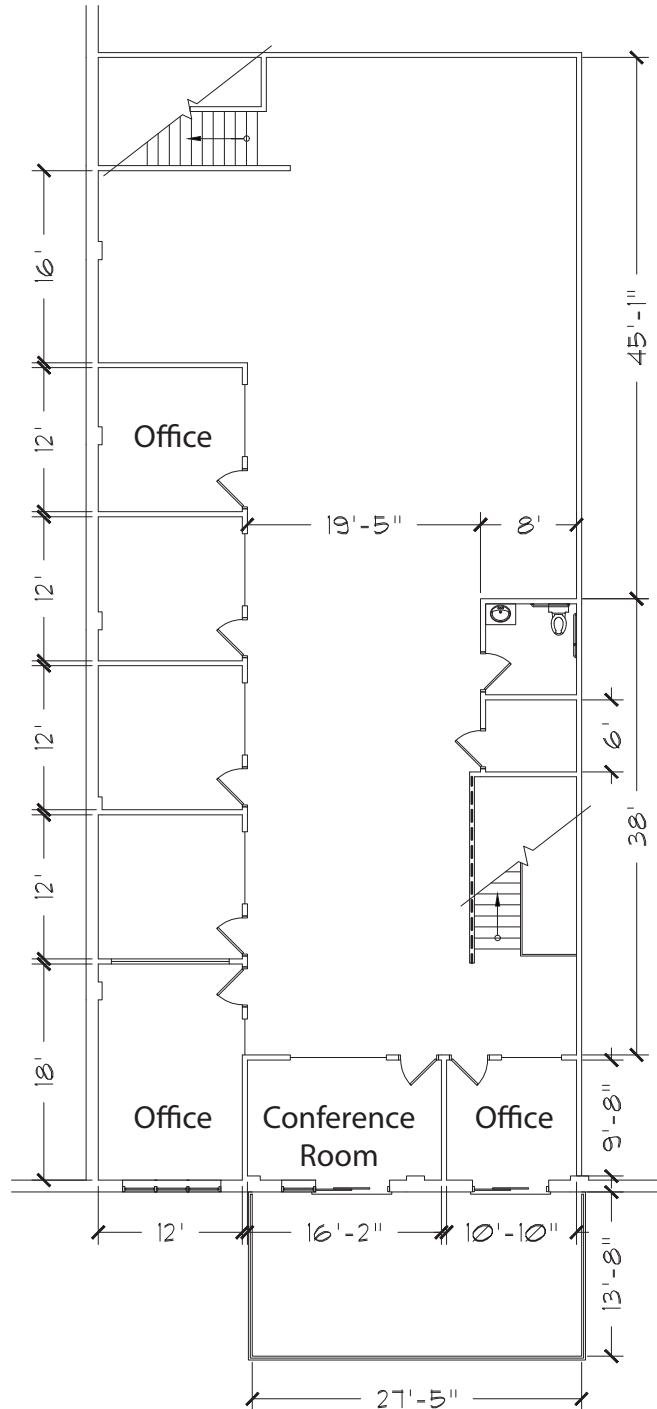


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OFFICE FLOOR PLAN

867 Pierce Butler Rt,
St Paul, MN 55104

3,823 SF - Available Now



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PROPERTY PHOTOS

867 Pierce Butler Rt,
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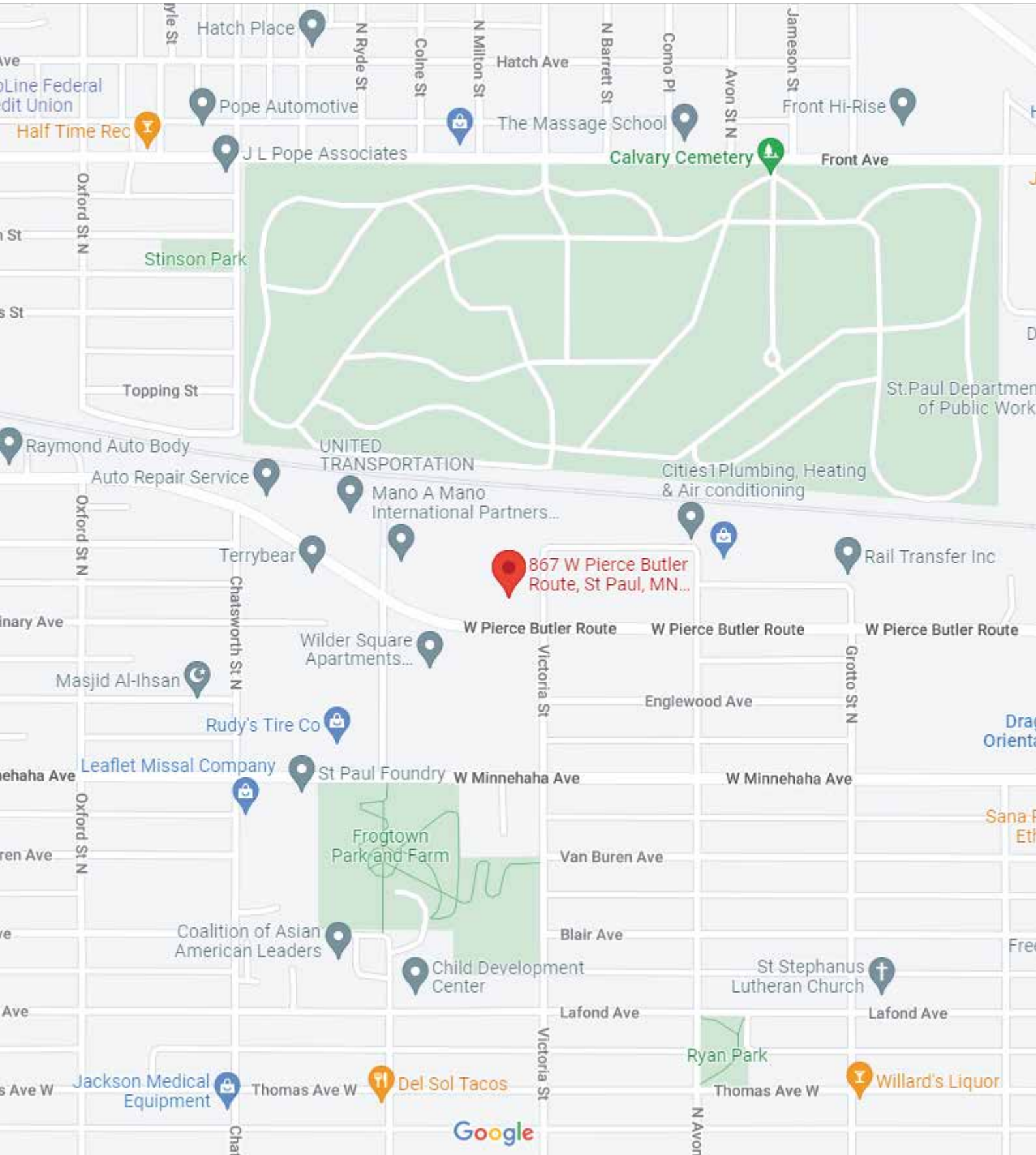
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PROPERTY LOCATION

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Whether you're looking to buy, sell, lease, or rent; our agents will work hard to find what you need. Our team becomes your team when you choose to do business with us, because our business wouldn't work without you.

At Caspian we strive to provide the best service possible and our group of talented brokers is enthusiastic about getting the best deal for our clients. Our brokers are specialized in retail, industrial, and office spaces and know the local market conditions needed to negotiate the best terms for our clients.

Our client relationships are the most important part of our business and through consistent communication and updates we ensure that our clients are always aware of what is going on and are in front of the transaction.

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 867 Pierce Butler Rt, St Paul, MN 55104. It has been prepared by Caspian Group. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective tenant may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective tenant of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of the Owner and Caspian Group. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto.

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