

Vadnais Heights | MN 55127

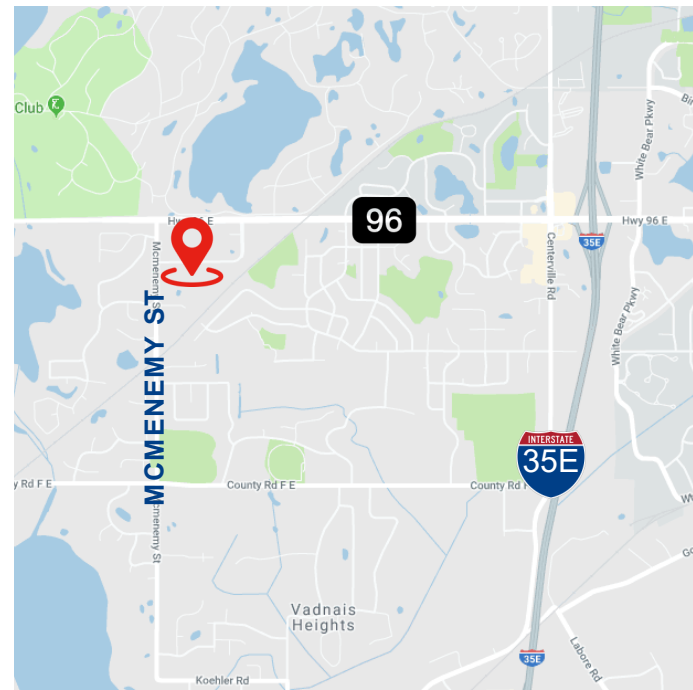
380 Oak Grove Parkway



For Lease



Address	380 Oak Grove Parkway Vadnais Heights, MN 55127
Building Size	29,500 square feet
Clear Height	16'
Loading	Dock doors
Power	600 amps, 480 volt, 3 phase—can be upgraded to 800 amps
Lease Rate	\$9.50 per square foot for office \$5.00 per square foot for warehouse
2020 Tax & Cam	\$3.96
Construction	Tilt-up with decorative block
Access	Convenient access to I-35 E via Highway 96



www.mikebrass.com
2025 4th Street, Suite 106
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Mike Brass
612-750-4312
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Vadnais Heights, MN 380 Oak Grove Parkway



For Lease

AVAILABLE FOR LEASE

SUITE 100:

7,364 total square feet

- Divisible to 5,000 square feet
- 3,629 square feet of office
- 3,735 square feet of warehouse
- A/C in warehouse
- Windows in warehouse
- (1) dock door

SUITE 500:

7,375 total square feet

- Divisible to 5,000 square feet
- 5,494 square feet of office (Owner is willing to take out some office)
- 1,881 square feet of warehouse

600 amps, 480 volts, 3 phase power can be upgraded to 800 amps

NET LEASING RATES

\$9.50 PSF for Office

\$5.00 PSF for Warehouse

2020 ESTIMATED TAX AND CAM

\$2.35 PSF for Tax

\$1.61 PSF for CAM

\$3.96 TOTAL PSF



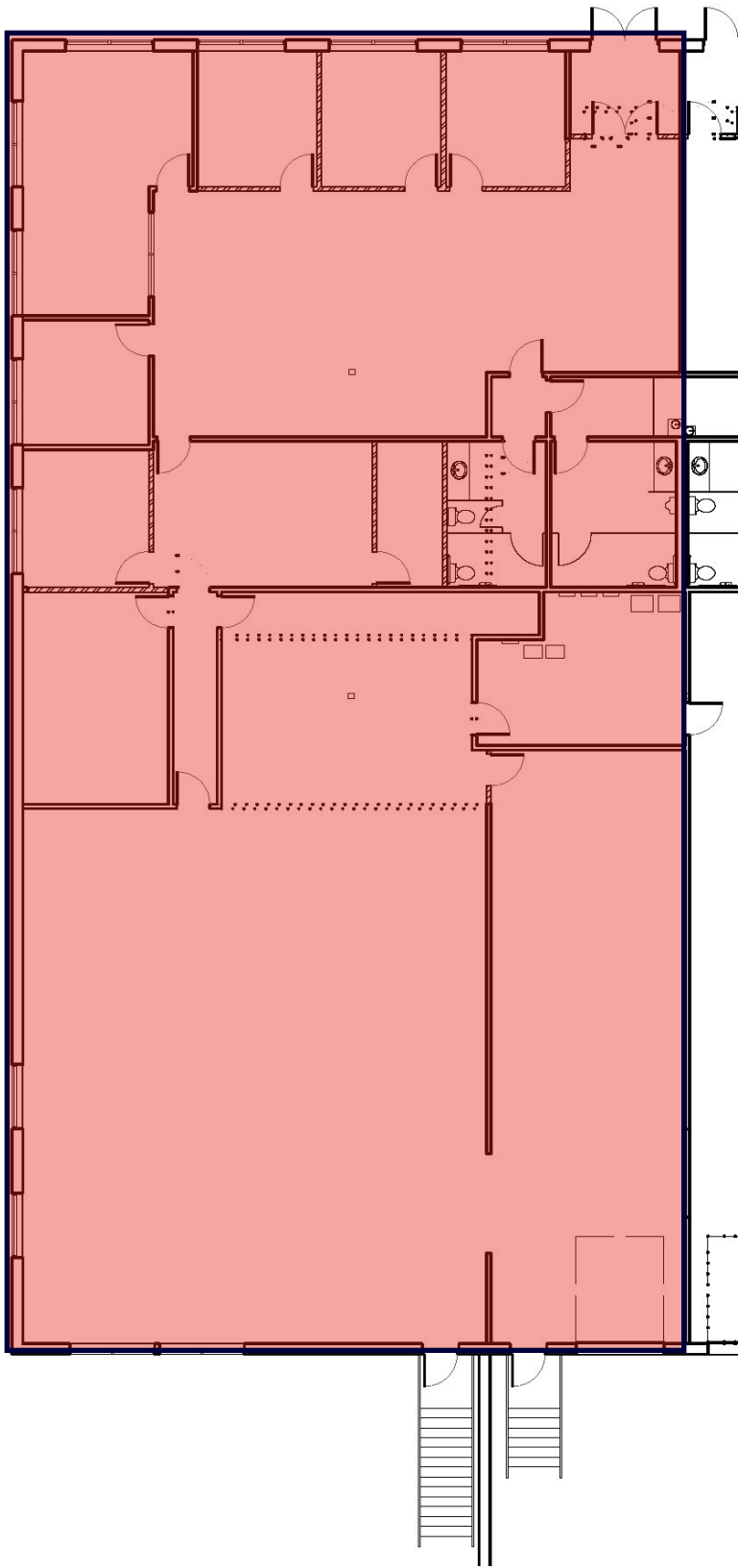
Suite	Total SF	Office SF	WHS SF	Net Office PSF	Net WHS PSF	Total Net/ Month	CAM PSF	EST Tax & Cam/ Month	Total/Month
100	7,364	3,629	3,735	\$9.50	\$5.00	\$4,429	\$3.96	\$2,430	\$6,860
500	7,375	5,494	1,881	\$9.50	\$5.00	\$5,133	\$3.96	\$2,234	\$7,567
500	7,375	2,000	5,375	\$9.50	\$5.00	\$3,823	\$3.96	\$2,434	\$6,257

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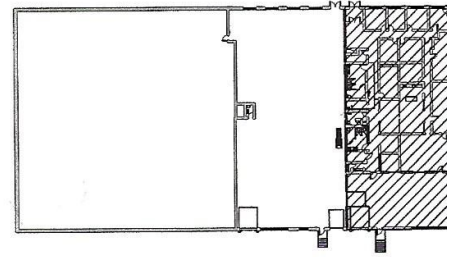
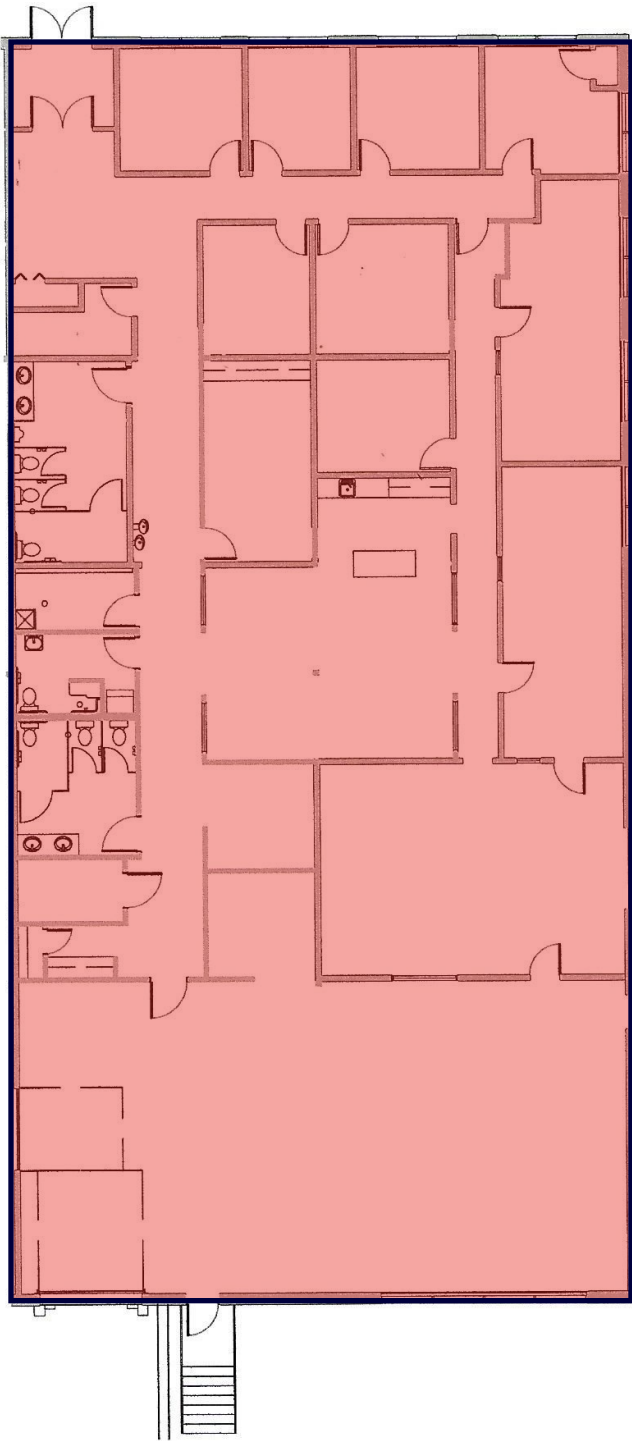
AVAILABLE
SUITE 100
7,364 SF TOTAL
3,629 SF/O
3,735 SF/W
Divisible to 5,000 SF

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KEY PLAN
NOT TO SCALE

**AVAILABLE
SUITE 500
7,375 SF TOTAL
5,494 SF/O
1,881 SF/W
Divisible to 5,000 SF**

FLOOR PLAN
SCALE: 1/16" = 1'-0"

