

FOR LEASE



**552 SF Available
MAIN STREET VILLAGE**

580 5th Avenue NW | New Brighton, MN 55112

Great office space for medical or service in a visible location

Desirable professionally managed property

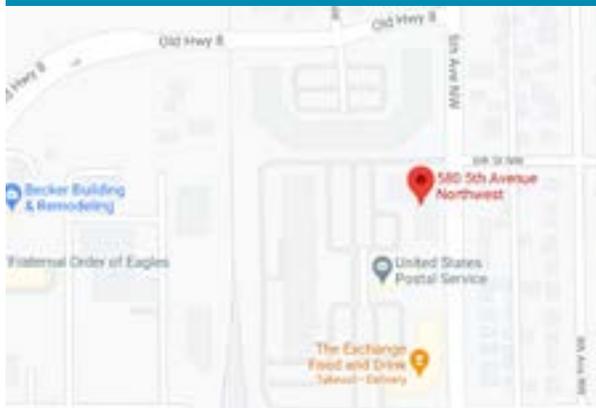
Single floor office complex in an established cluster of retail, office and residential buildings

125 condo units adjacent directly north of multi-use office building (100% occupancy)

Area amenities include post office, The Exchange Food and Drink, Domino's and Jimmy John's

Excellent parking

Located on Old Hwy 8 with close access to I-35W and I-694

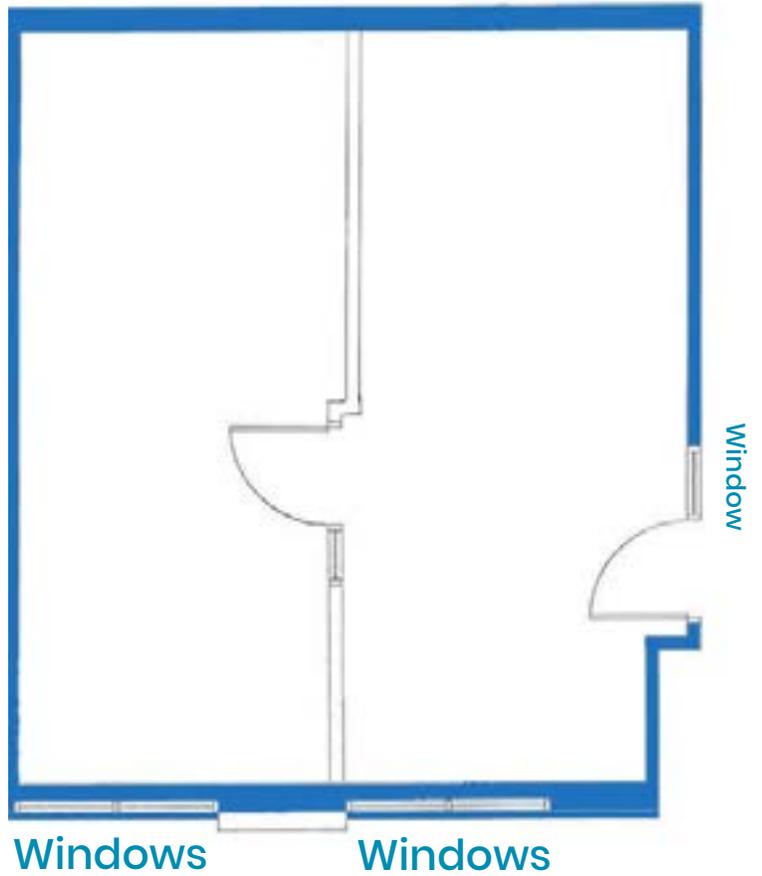


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Commercial Equities Group
— Investment Real Estate Services

**Office Net Rent: \$13.00 PSF
2020 Est. Op. Expense: \$8.86 PSF**



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