

Available

For Lease

1,208 SF - 6,976 SF Available
Office/Medical/Retail Space
23671 St. Francis Boulevard
St. Francis, MN



Exclusively Marketed by:

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The C. Chase Company

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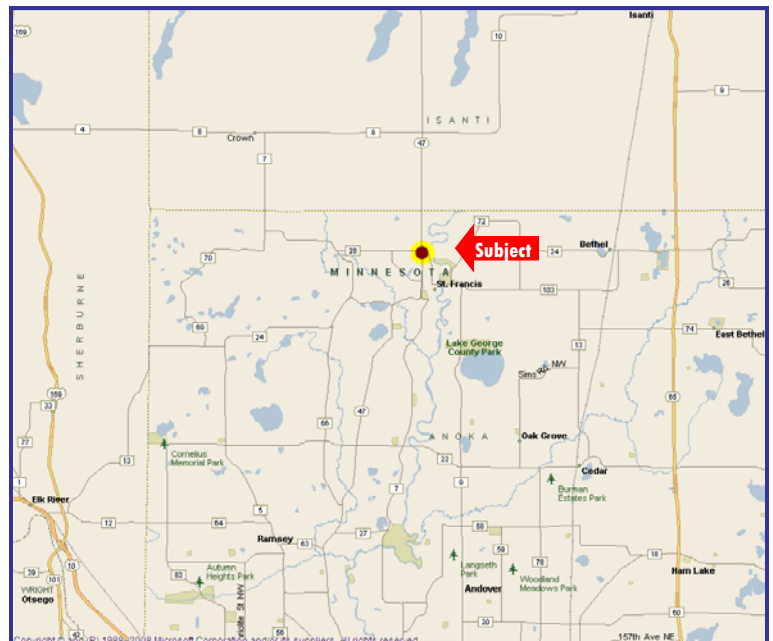
Phone: 952-525-1000

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Website: www.cchaseco.com

Property Highlights:

- Excellent opportunity for office/medical/retail user
- Building built in 2003
- Ample parking
- Join existing tenant Fairview Health Systems
- Great signage to Highway 47
- 9,000 VPD on St. Francis Blvd (2009)
- Taxes & CAM (2010): \$4.50 PSF
- Lease rates: \$8.00 – \$11.00 PSF



The C. Chase Company
Real Estate Brokerage and Consulting

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



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<p>FOR LEASE</p> <p>Office/Medical/Retail Space</p>

Address: 23671 St. Francis Boulevard
St. Francis, MN

PID Numbers: 32-34-24-22-0025

Building Size: 14,336 SF

Lot Size: 68,903 SF

Parking: Ample surface parking

Taxes (2010): \$23,324.59

Zoning: 3A-Commercial/Industrial/Public Utility

Available Space For Lease:

Suite 101	Suite 102	Suite B-1	Suite B-2
1,383 SF	1,227 SF	1,982 SF	3,245 SF

Note: Suites 101 & 102 can be combined for up to 2,610 SF; suites B-1 & B-2 can be combined for up to 6,796 SF.

Lease Rates: \$8.00 - \$11.00 PSF Net

CAM (2010): \$4.50 PSF

- Remarks:**
- Designed for legal/accounting/financial services
 - Excellent opportunity for office/ chiropractor/physical therapy/ retail user
 - Building built in 2003
 - Ample parking
 - Join existing tenant Fairview Health Systems
 - Great signage to Highway 47
 - 9,000 VPD on St. Francis Blvd. (2009)

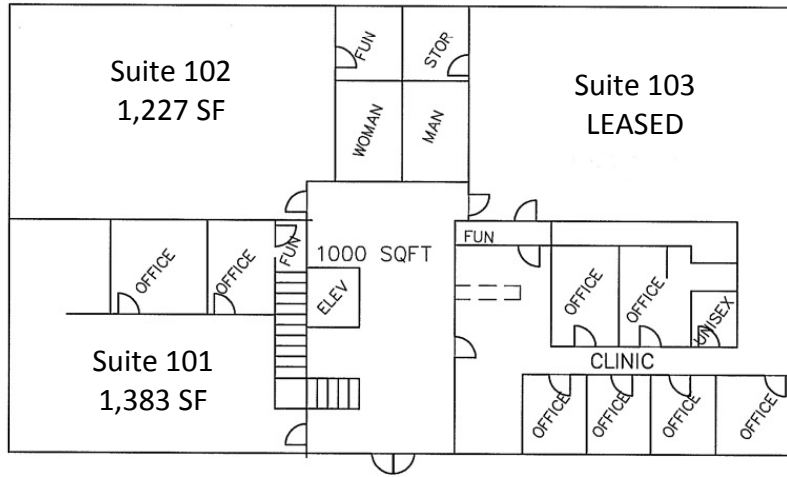
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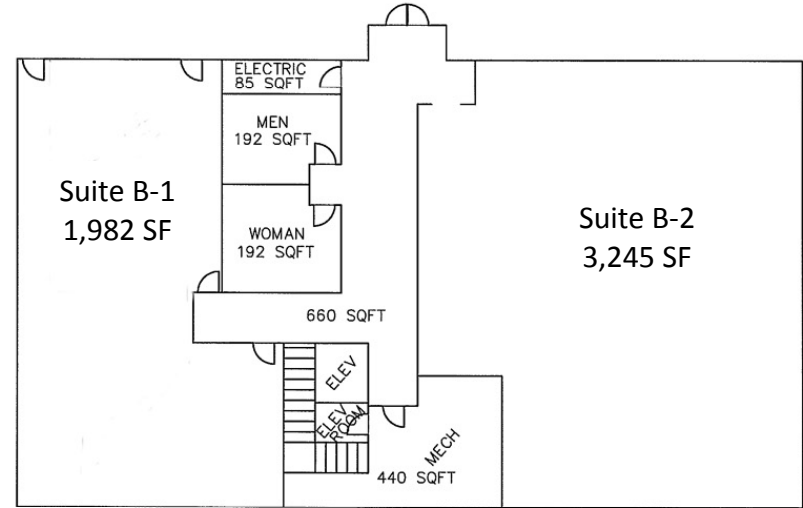
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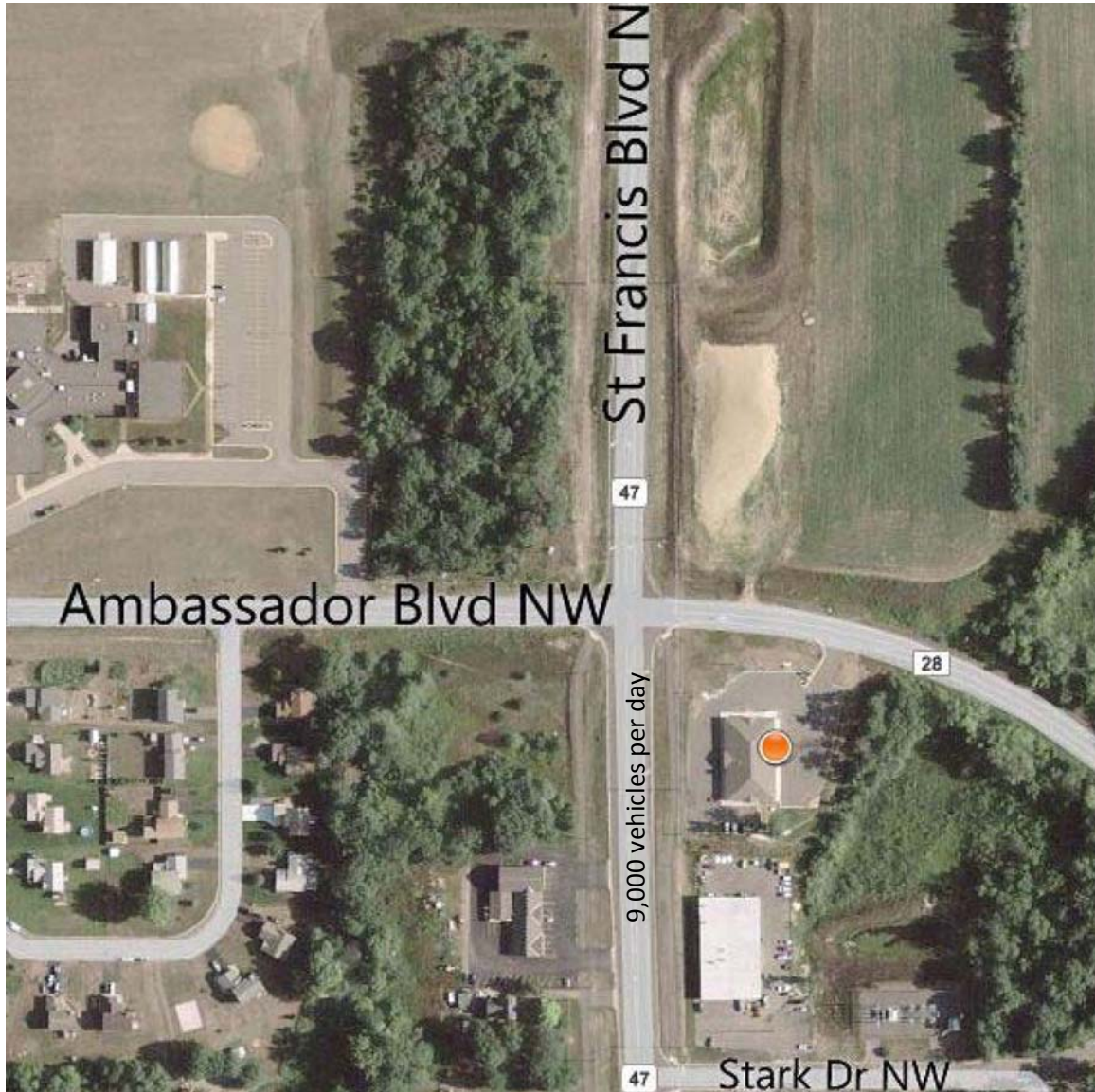
UPPER LEVEL



LOWER LEVEL



23671 St. Francis Boulevard, St. Francis MN



Demographics (2009)	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Total Population	2,520	8,765	15,352
Total Families	687	2,347	4,148
Total Households	877	3,002	5,219
Average Household Income	\$80,241	\$85,942	\$87,569