

Available

For Lease

2,489 - 6,609 Square Foot
Office/Warehouse Space

*3715 Oregon Avenue South
Saint Louis Park, MN*



Property Highlights:

- 2 spaces available
 - Suite 2: Up to 6,609 SF with 450 SF of office and 2 drive-in doors
 - Suite 4: 2,489 SF
- 12 ft. – 18 ft. clear
- Open & clean
- Highway 7 visibility
- Signage on Highway 7
- Tax & CAM: \$3.50 PSF
- Lease rates: \$3.75 PSF Net
- Immediate occupancy

Exclusively Marketed by:

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The C. Chase Company

5353 Gamble Drive, Suite 310

Minneapolis, MN 55416-1509



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.

FOR LEASE
3715 Oregon Avenue South, St. Louis Park, MN

Address: 3715 Oregon Avenue South
St. Louis Park, MN

PID Number: 17-117-21-34-0024

Site Size: 35,721 SF/0.82 acres

Building Construction: Block exterior

Taxes (2011): \$42,593.48

Zoning: General commercial

Available Suites For Lease:

Suite 2: 4,000 SF – 6,609 SF

Suite 4: 2,489 SF

Drive-In Doors: 2 (Suite 2)

Ceiling Height: 12 ft. – 18 ft. clear

Lease Rate: \$3.75 PSF Net

Tax & CAM: \$3.50 PSF

Remarks:

- 12' - 18' clear height
- Open & clean
- Highway 7 visibility
- Signage on Highway 7
- Immediate occupancy

For further information, contact:

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Website: www.cchaseco.com

Parcel Data for Taxes Payable 2011

Property ID:	17-117-21-34-0024		
Address:	3715 OREGON AVE S		
Municipality:	ST. LOUIS PARK		
School Dist:	283	Construction year:	1948
Watershed:	3	Approx. Parcel Size:	275 X 130
Sewer Dist:			
Owner Name:	MICHIKO TAKITA		
Taxpayer Name & Address:	MICHIKO TAKITA C/O MORRIS LAW GROUP PA 7241 OHMS LN #275 EDINA MN 55439		

Sale Information

Sales prices are reported as listed on the Certificate of Real Estate Value and are not warranted to represent arms-length transactions.

NO SALE INFORMATION ON FILE FOR THIS PROPERTY.

Tax Parcel Description

Addition Name:	RGT ST LOUIS PARK
Lot:	
Block:	158
Metes & Bounds:	LOTS 29 TO 39 INCL

Abstract or Torrens:	TORRENS
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Value and Tax Summary for Taxes Payable 2011 Values Established by Assessor as of January 2, 2010

Estimated Market Value:	\$1,185,200
Taxable Market Value:	\$1,185,200
Total Improvement Amount:	
Total Net Tax:	\$41,821.05
Total Special Assessments:	\$772.43
Solid Waste Fee:	
Total Tax:	\$42,593.48

Property Information Detail for Taxes Payable 2011 Values Established by Assessor as of January 2, 2010

Values:	
Land Market	\$340,000
Building Market	\$845,200
Machinery Market	
Total Market:	\$1,185,200
Qualifying Improvements	
Veterans Exclusion	
Classifications:	
Property Type	INDUSTRIAL PREFERRED
Homestead Status	NON-HOMESTEAD
Relative Homestead	
Agricultural	
Exempt Status	

Hennepin County Property Map - Tax Year: 2011

The data contained on this page is derived from a compilation of records and maps and may contain discrepancies that can only be disclosed by an accurate survey performed by a licensed land surveyor. The perimeter and area (square footage and acres) are approximates and may contain discrepancies. The information on this page should be used for reference purposes only. Hennepin County does not guarantee the accuracy of material herein contained and is not responsible for any misuse or misrepresentation of this information or its derivatives.



Selected Parcel Data

Parcel ID: 17-117-21-34-0024

Owner Name: MICHIKO TAKITA

Parcel Address: 3715 OREGON AVE S , ST. LOUIS PARK , MN 55426

Property Type: INDUSTRIAL-PREF

Homestead: NON-HOMESTEAD

Area (sqft): 35721

Area (acres): 0.82

A-T-B: TORRENS

Market Total: \$1,185,200.00

Tax Total: \$42,593.48

Date Printed: 3/14/2011 10:53:28 AM

Current Parcel Date: 3/3/2011

Sale Price: \$0.00

Sale Date: 12/1995

Sale Code: