

FOR LEASE | **\$9.75** ^{PSF} _{NNN}



Professional Office Space

- Opportunity to brand the building.
- Excellent visibility from Hwy 15 with 17,200 AADT (2015).
- Two story professional office building.
- Up to 3,096 square feet available on main floor.
- Built in 1999 and contains many desirable amenities including an elevator and large conference room.
- Located in the St. Germain Office Park near the new Hwy 15 and 33rd Street South Granite Crossings interchange.
- Neighboring businesses include: Stantec, American Cancer Society, Bedrock Logistics, and Schoenberg, Kosel & Hjort.
- 2019 CAM estimated at \$6.38 PSF.
- Storage/Data center space available.



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