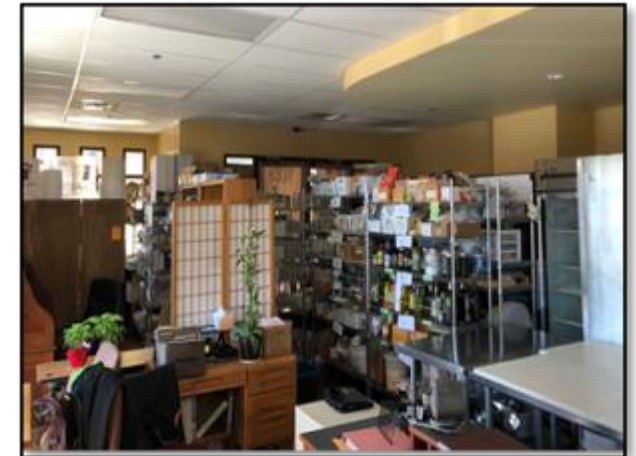


## *Property Overview*

- +/- 1,946 sq. ft. of first floor commercial space for lease
- Currently built out as restaurant
- Owner will provide TI money to convert to medical / office space with a long-term lease
- Located at the highly visible corner of Las Tablas and Posada
- Close proximity to Twin Cities hospital and multiple medical facilities
- Zoned Commercial Retail
- \$1.75 sq. ft. NNN, based upon a long-term lease



Excellent first floor opportunity for a new office or medical user. Ample shared parking and highly visible location. Owner is willing to contribute money to assist in the conversion from a restaurant space to an office use. Call for more information.

