

**For Sale or Lease  
Medical Office**

**23671 St. Francis Blvd  
St. Francis, MN 55070**



## PROPERTY DETAILS

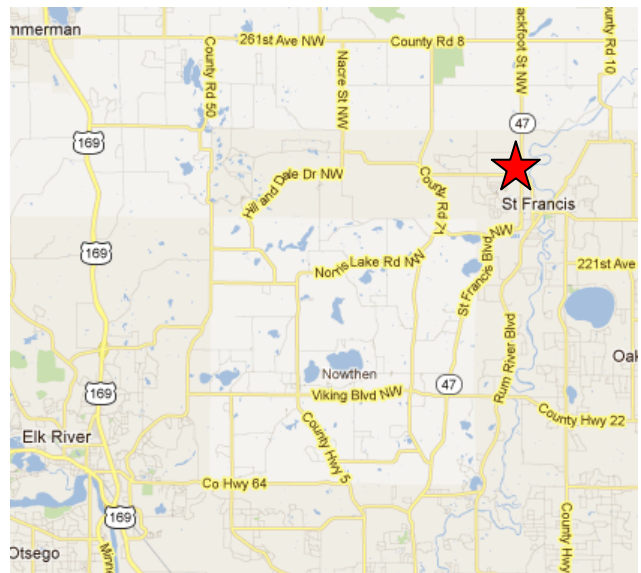
### Medical Office Building

<b>Space Available:</b>	<b>Suite 101</b>	<b>1,383 SF</b>
	<b>Suite 102</b>	<b>1,227 SF</b>
	<b>Suite B-1</b>	<b>1,982 SF</b>
	<b>Suite B-2</b>	<b>3,245 SF</b>
<b>Lease Rates:</b>	<b>\$7.50-10.50/SF</b>	
<b>CAM/Taxes:</b>	<b>\$4.50/SF</b>	
<b>Sale Price:</b>	<b>\$900,000</b>	

### Highlights:

- **Excellent opportunity for office, medical or retail user**
- **Existing tenant: Fairview Health Systems**
- **Great signage to Hwy 47**
- **Ample parking**
- **9,000 VPD on St. Francis Blvd (2009)**

## LOCATION



7300 Hudson Blvd., Suite 210  
Oakdale, MN 55128  
Main | 651-731-0708  
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