

## Office Lease

**Battle Creek Professional Building**  
245 North Ruth Street, St. Paul MN 55119



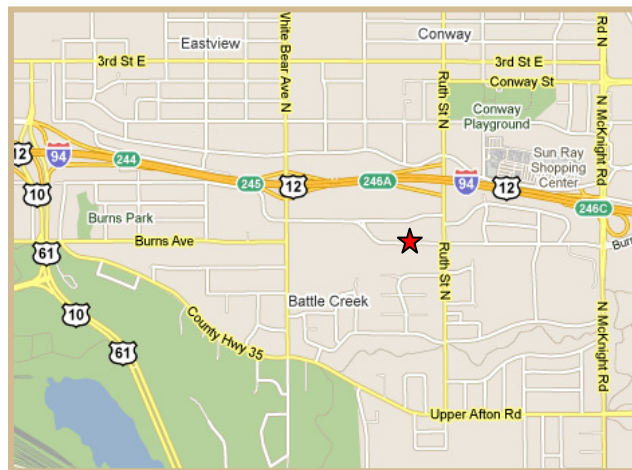
## PROPERTY DETAILS

### Battle Creek Professional Building

- 10,989 SF Building
- 1,041-5,744 sf suites available
- Conveniently located just one block south of Interstate 94, at the intersection of Ruth and Burns
- Part of the Suburban Avenue Business Area which includes Target, Byerly's, ALDI, TCF Bank, First Bank, various professional offices, and many restaurants
- Attractive brick, two story building, with ground level entrance on each level and extensive glass
- Building signage included, and lighted monument signage available
- 4.7 per 1,000 sf. Parking ratio
- Common area factor .826
- Local ownership and management
- \$15- \$18/sf Gross
- Tenant improvement allowance available

Available: Suite 103 – 1,041 sf      Suite 106 – 1,411 sf  
Suite 201 – 1,283 sf      Suite 202 – 4,461 sf

## LOCATION



7300 Hudson Blvd., Suite 210  
Oakdale, MN 55128  
Main | 651-731-0708  
Fax | 651-735-1228  
www.crossroadsproperties.net

**MARK YOUNG**  
*Vice President, Sales and Leasing*  
Direct | 651-233-2435  
Mobile | 651-307-2371  
myoung@crossroadsproperties.net

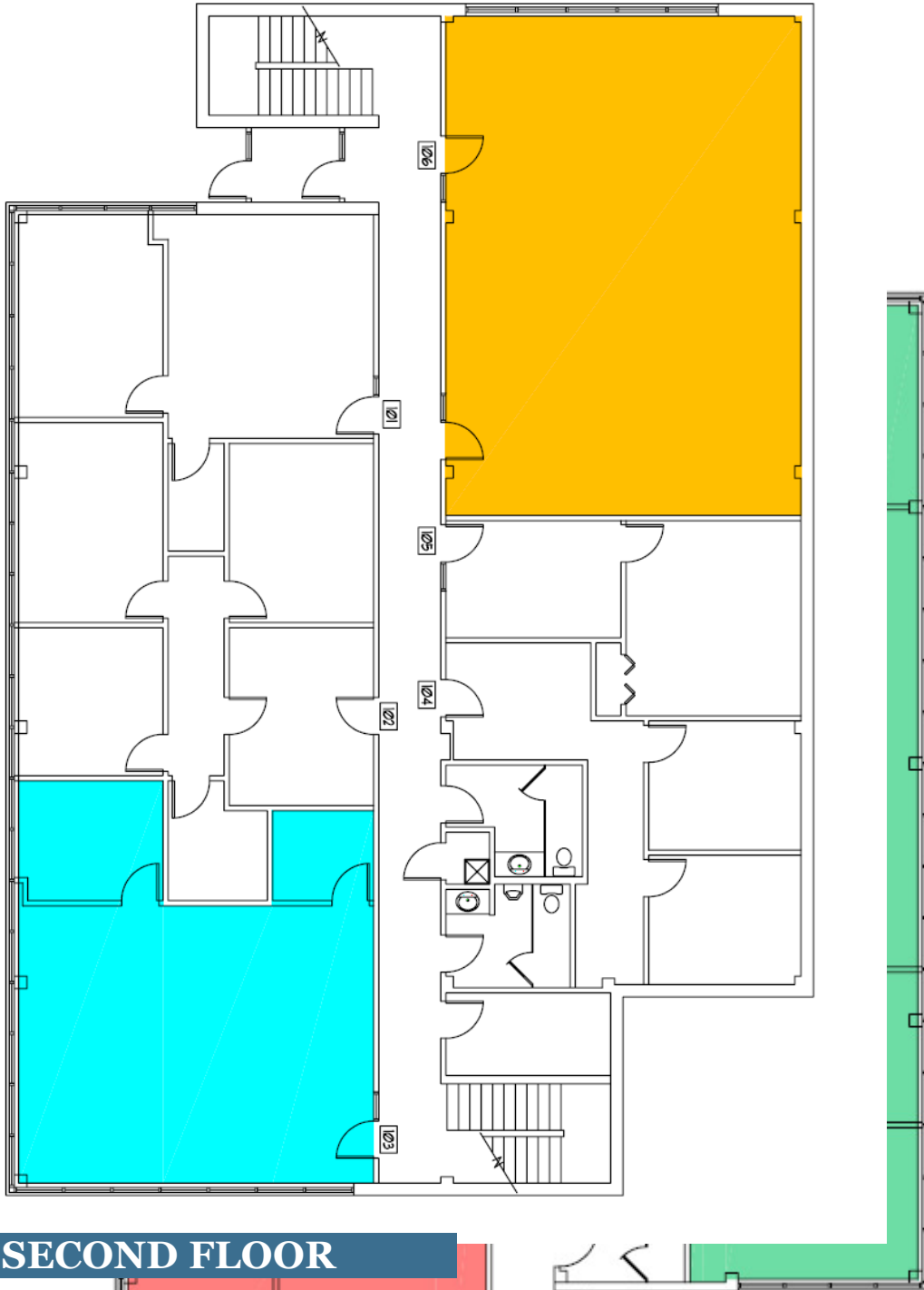
**JIM EDBERG**  
*Vice President, Sales and Leasing*  
Direct | 651-233-2436  
Mobile | 612-867-8877  
jedberg@crossroadsproperties.net

**CROSSROADS**  
**PROPERTIES**

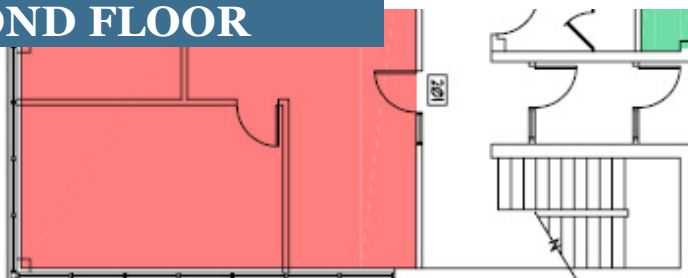
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## FIRST FLOOR



## SECOND FLOOR



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