

Office Lease

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

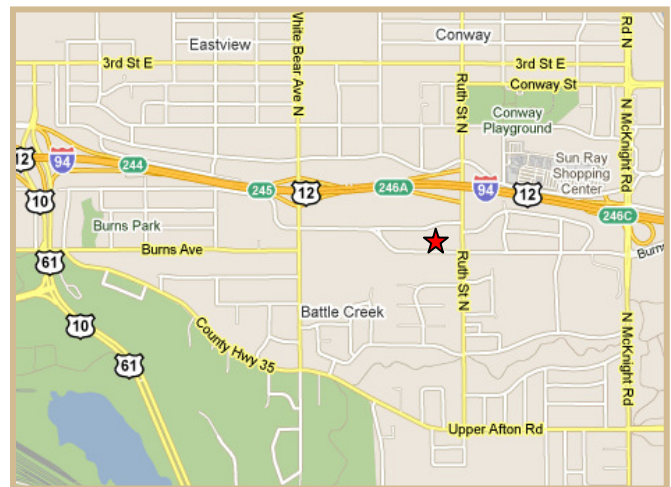


PROPERTY DETAILS

Battle Creek Professional Building

- 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, LensCrafters, TCF Bank, First Bank, various professional offices, and many fast-food 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

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

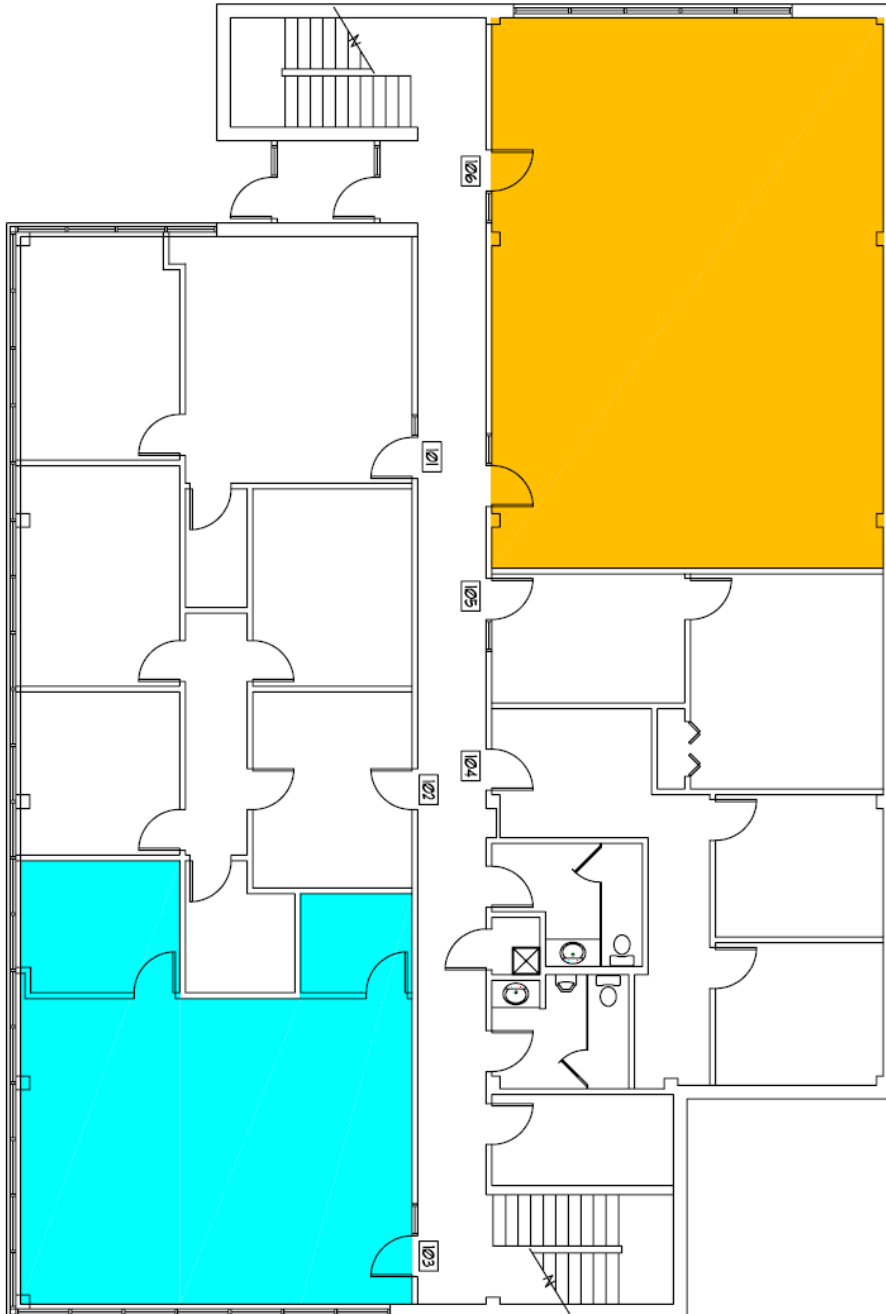
JIM EDBERG
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jedberg@crossroadsproperties.net

CROSSROADS
PROPERTIES

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FIRST FLOOR



SECOND FLOOR

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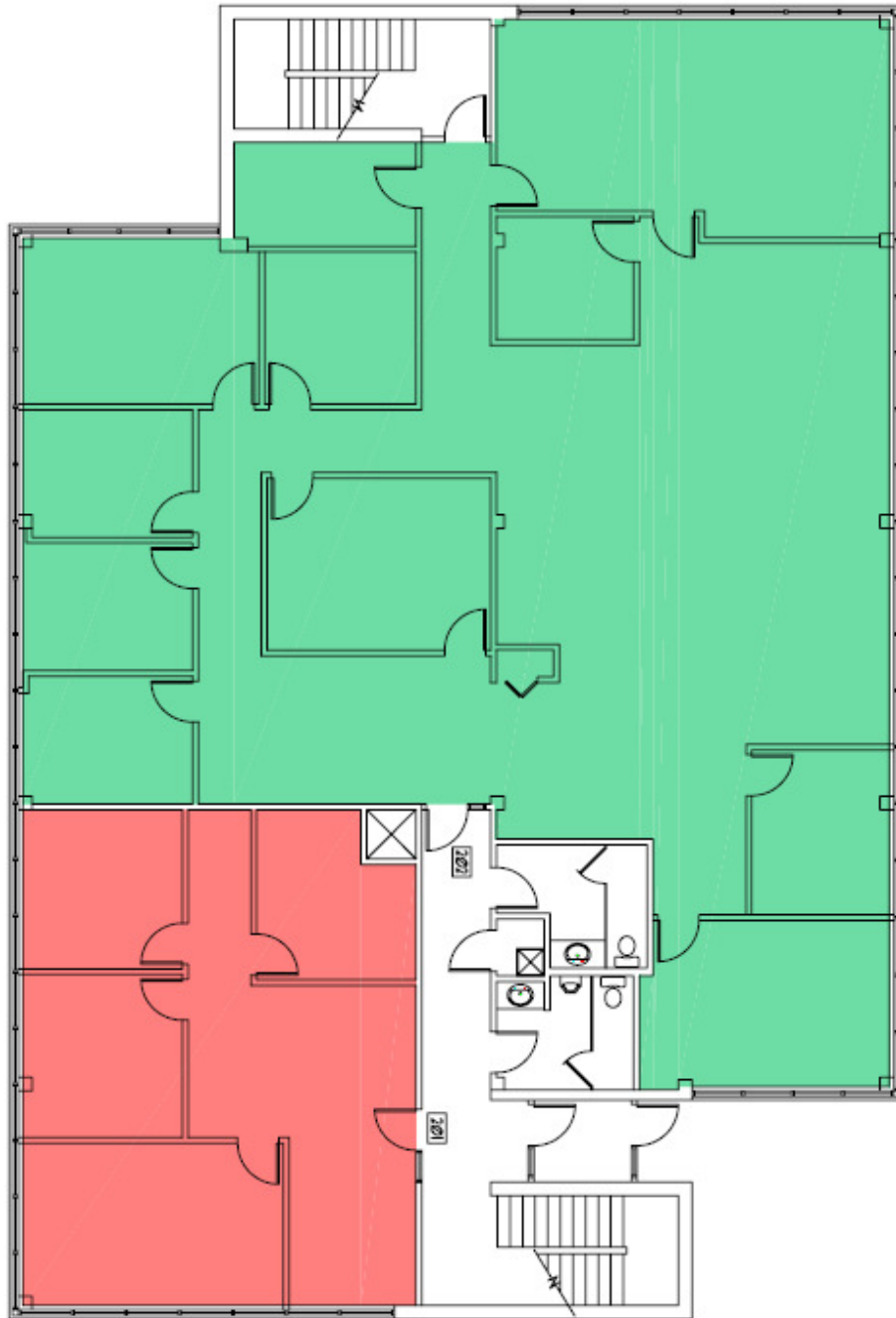
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