

FOR LEASE

Thompson Business Center I
149 Thompson Ave. E.
West St. Paul, MN

*For more information
contact:*

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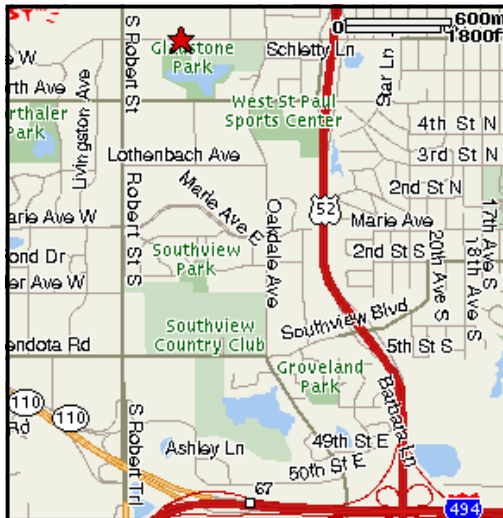
FEATURES

- 46,756 square feet facility
- 18,368 square feet available
- Office/warehouse-divisible to 5771 sq. ft.
- Office space divisible to 500 sq. ft.
- 4 dock doors
- Drive-in doors can be added
- 18' Clear Height
- Ample Parking
- Visibility to Thompson Avenue
- Located just 2 miles north of I-494 off Robert Street in W. St. Paul

Thompson Business Center I

Building Square Feet:	46,756
Currently Available:	7,114 sq. ft. office suites (divisible to 776 sq. ft.) 11,542 sq. ft. office/warehouse (divisible to 5,771 sq. ft.)
Ceiling Height:	18 ' clear height
Loading:	4 docks
Rental Rates: (office/warehouse)	\$7.50 per square foot net office \$3.50 per square foot net warehouse
Rental Rates: (office suites)	\$9.00 to \$11.00 per square foot gross (full service lease)
2005 (est.) CAM & Real Estate Taxes:	\$1.88 per square foot

- HIGHLIGHTS:**
- Building recently painted and re-landscaped
 - Full sprinkler system
 - Abundant parking
 - Building signage available
 - Locally owned and managed
 - Excellent access to Robert Street, Hwy. 52 and I-494



Location Map



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