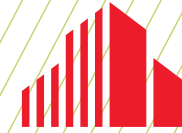


FOR SALE OR LEASE
UP TO 31,797 SF AVAILABLE



**CUSHMAN &
WAKEFIELD**



SILVER LAKE PLAZA
4001 STINSON BLVD., ST. ANTHONY, MN 55421

PROPERTY HIGHLIGHTS

- *Large space at low cost, so staff can spread out.*
- *Continuous glass line, with operable windows in every office for fresh air.*
- *Private office build-out if requested.*
- Class B office/medical space.
- Ample parking for tenants and guests
- Building upgrades taking place now.
- On bus line (Stinson Blvd.)
- Convenient location - surrounded by major highways: I-94, I-694, I-35W & Hwy. 36

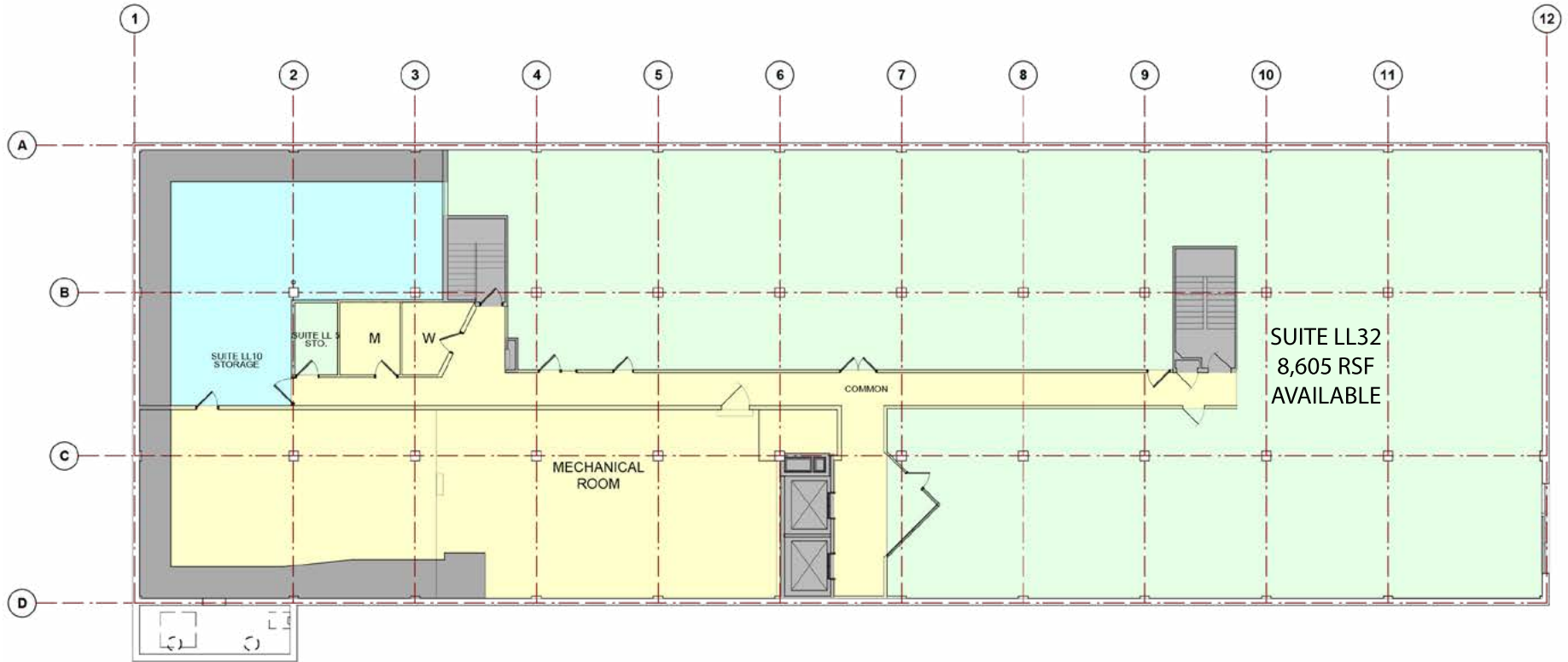
BUILDING SIZE	58,448 sq. ft.
YEAR BUILT/RENOVATED	1966 / 2005 / 2015
# OF FLOORS	4
AVAILABLE SQ. FT.	280 - 31,797 sq. ft.
LEASE RATE	\$8.00 - \$10.00 per sq. ft.
2022 ESTIMATED TAX & OPER. EXP.	\$11.20 per sq. ft.
SALE PRICE	Negotiable





Click on arrow for a virtual tour of the 2nd Floor.



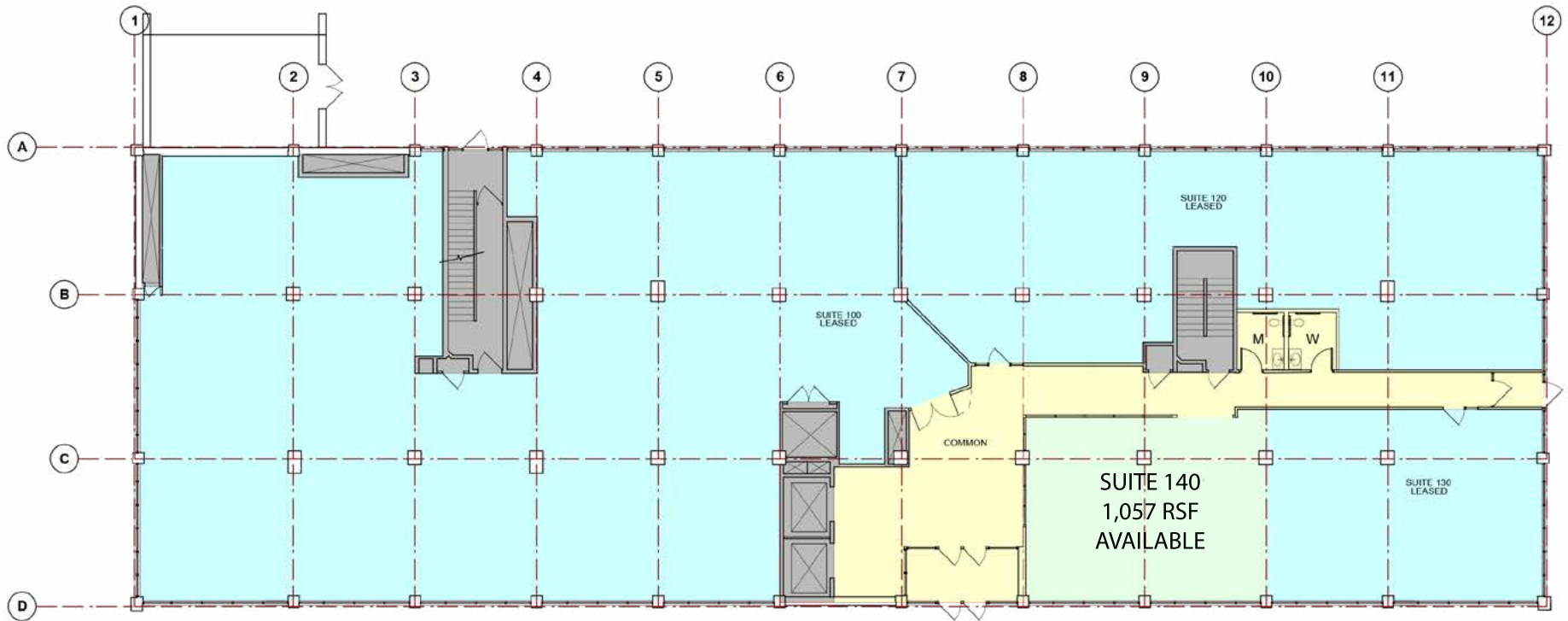


BASEMENT PLAN

SCALE: NONE, REFERENCE PLAN ONLY

JANUARY 22, 2019

FLOOR PLAN

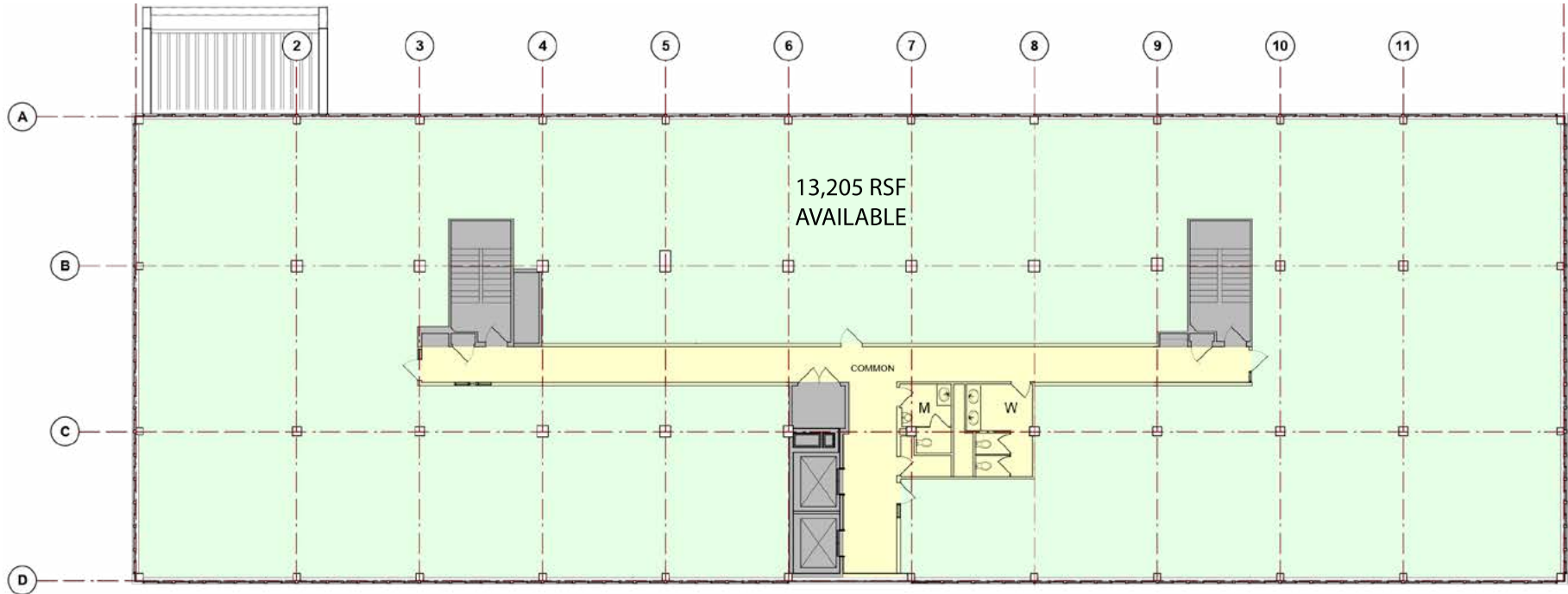


FIRST FLOOR PLAN

SCALE: NONE, REFERENCE PLAN ONLY

JANUARY 22, 2019

FLOOR
PLAN

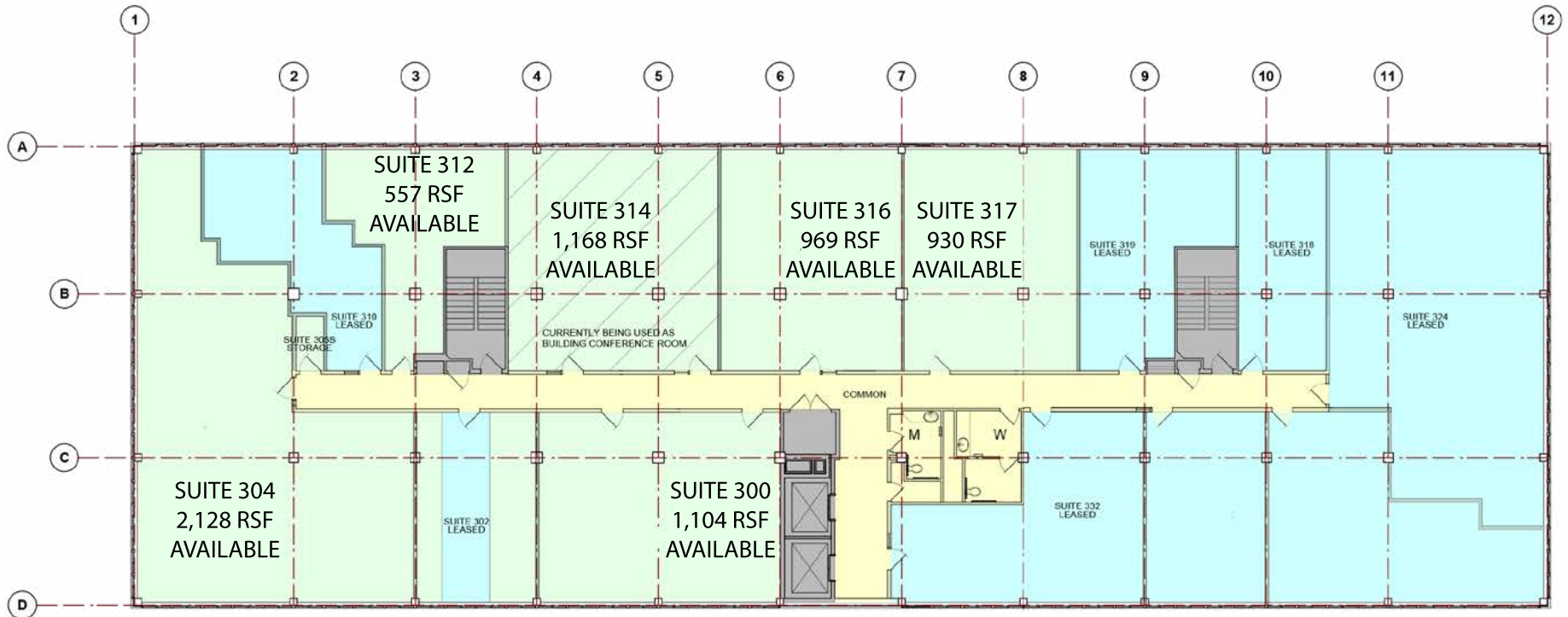


SECOND FLOOR PLAN

SCALE: NONE, REFERENCE PLAN ONLY

JANUARY 22, 2019

FLOOR
PLAN

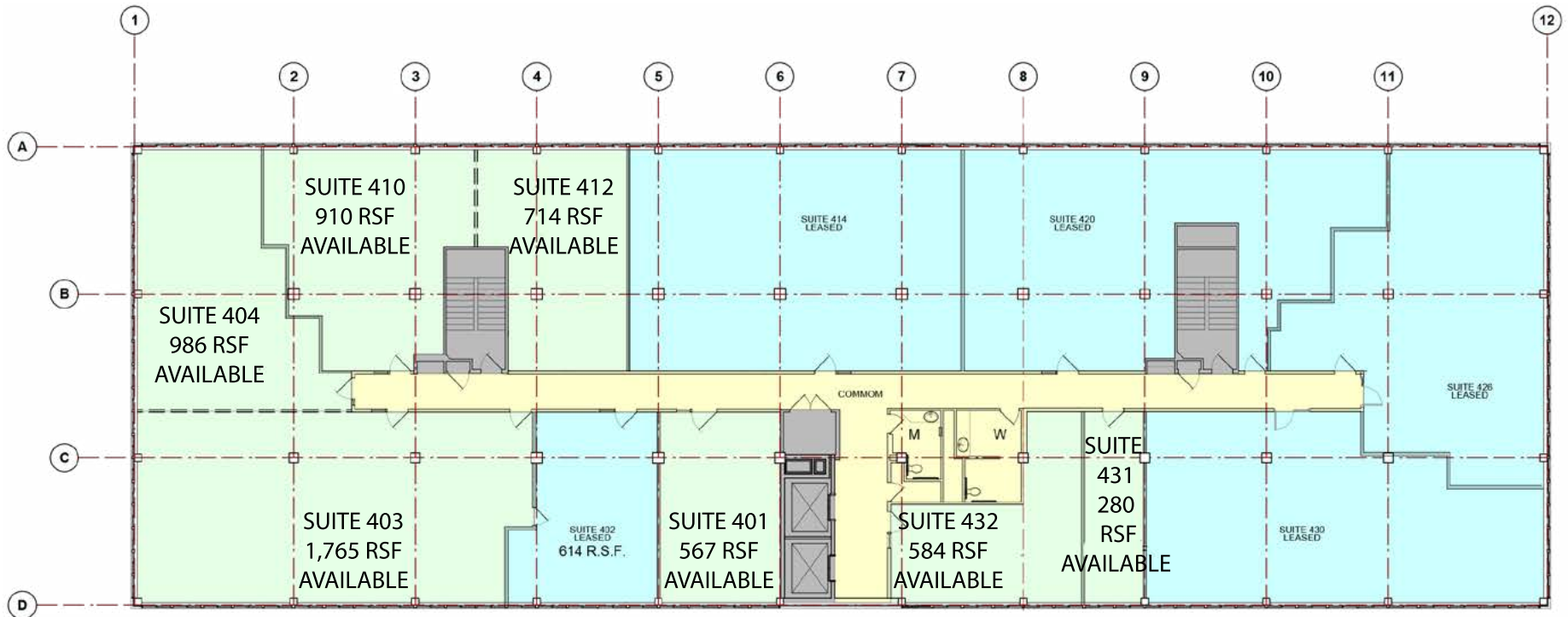


THIRD FLOOR PLAN

SCALE: NONE, REFERENCE PLAN ONLY

JANUARY 22, 2019

FLOOR
PLAN

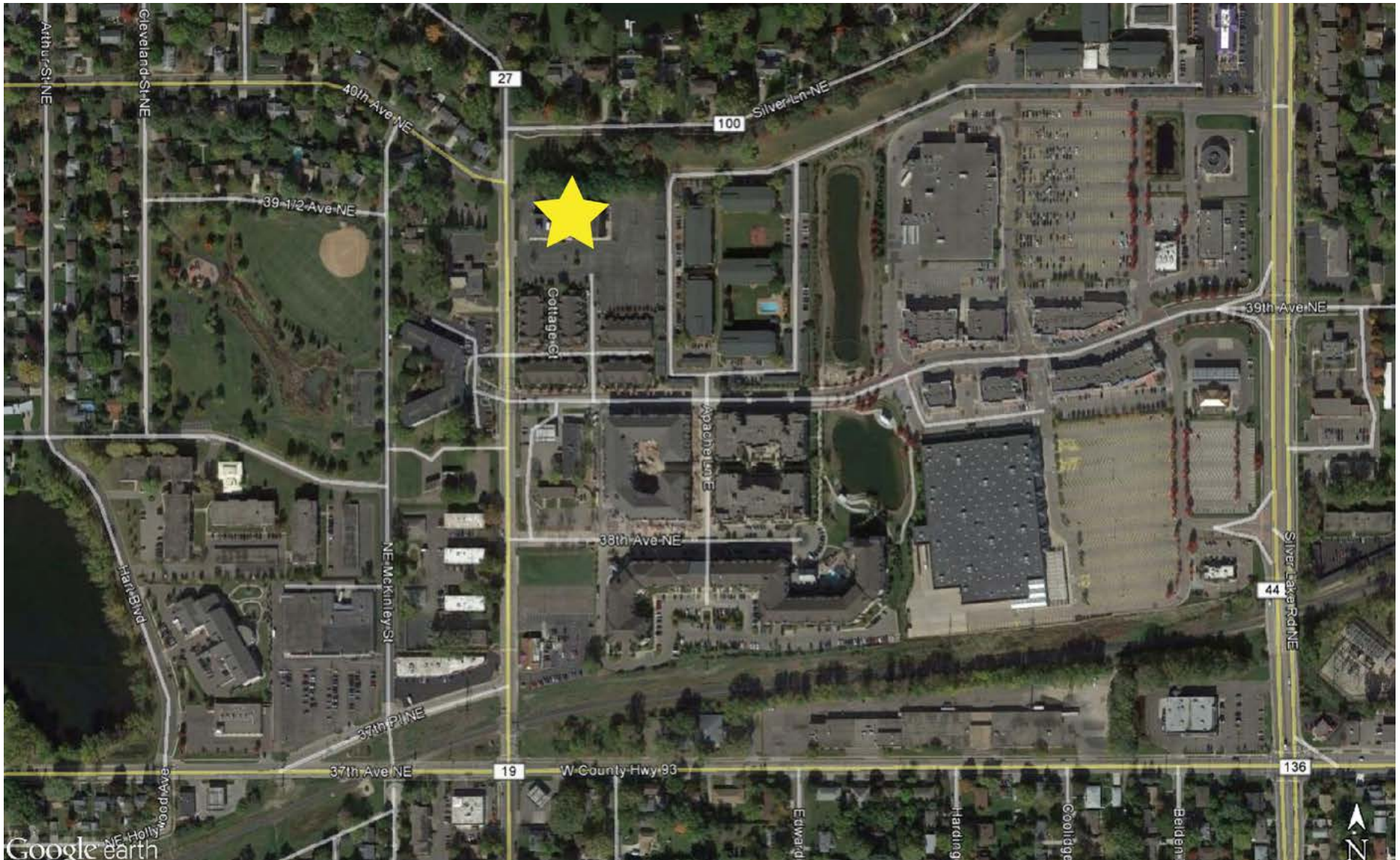


FOURTH FLOOR PLAN

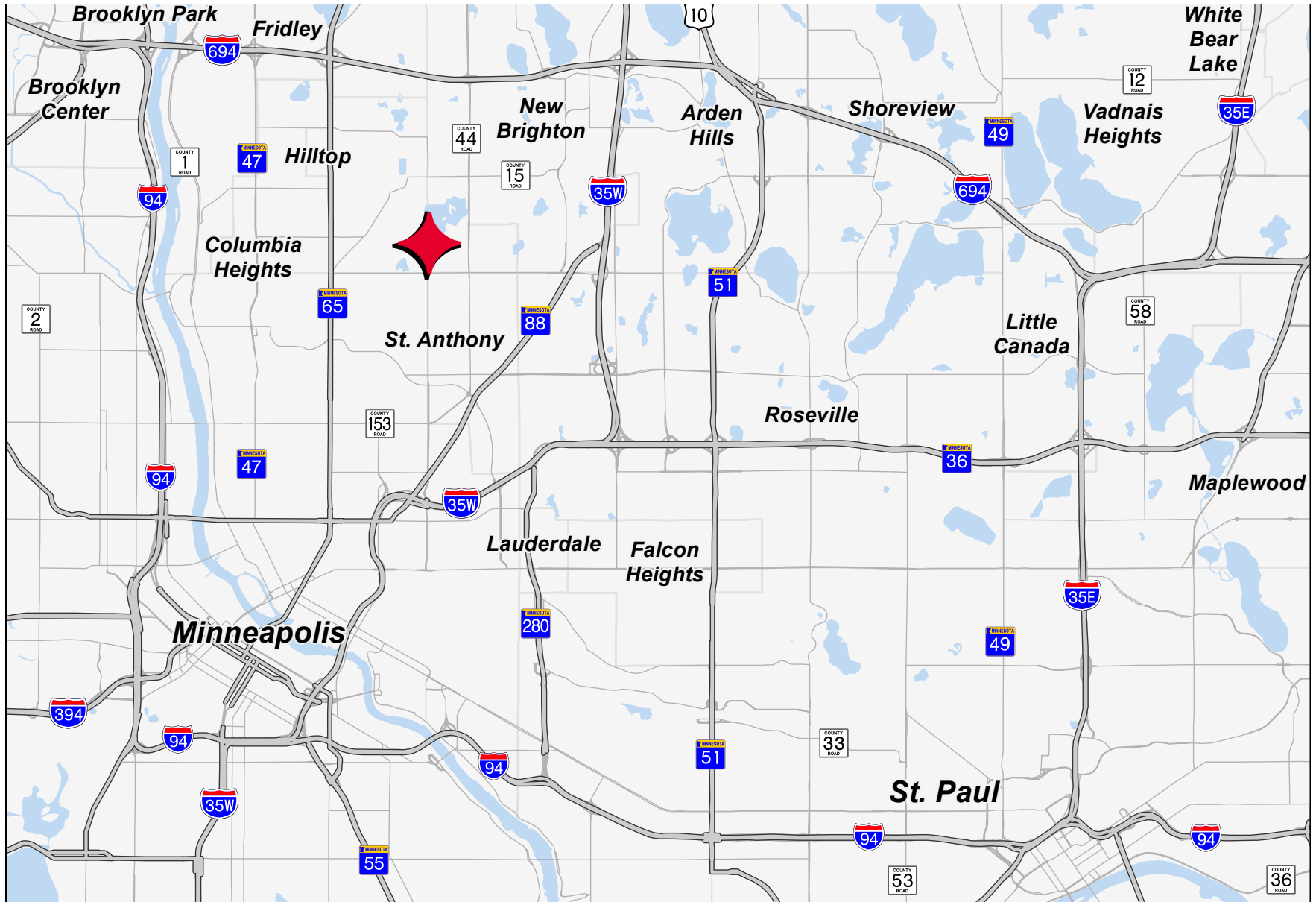
SCALE: NONE, REFERENCE PLAN ONLY

JANUARY 22, 2019

FLOOR PLAN



AERIAL MAP



LOCATION MAP

CONTACT INFORMATION

ANN STAHLEY

Director

ann.stahley@cushwake.com

+1 651 248 6946

3500 American Blvd W | Suite 200

Minneapolis, MN 55431

cushmanwakefield.com

