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# FOR LEASE

3537 Douglas Drive  
CRYSTAL, MN 55422



**Offered Exclusively By:**

Rich Yablonsky, CCIM, SIOR  
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## Specification Sheet

3537 Douglas Drive  
Crystal, MN 55422

<b>BUILDING SIZE:</b>	15,000 square feet
<b>YEAR BUILT:</b>	1959
<b>TRAFFIC COUNT (Douglas Drive):</b>	8,350 vehicles per day (last count available in 2008)
<b>ZONING:</b>	C-1 (Neighborhood Commercial)
<b>AVAILABLE SPACES:</b>	1,335 square feet 2,100 square feet <u>3,500 square feet</u>
Total Available (contiguous):	7,000 square feet
<b>NET RENTAL RATE:</b>	\$8.00 psf
<b>REAL ESTATE TAXES (2010):</b>	\$2.21 psf
<b>COMMON AREA MAINTENANCE:</b>	<u>\$.53 psf</u>
<b>TOTAL OPERATING EXPENSE (est):</b>	\$2.74 psf

### ADDITIONAL COMMENTS:

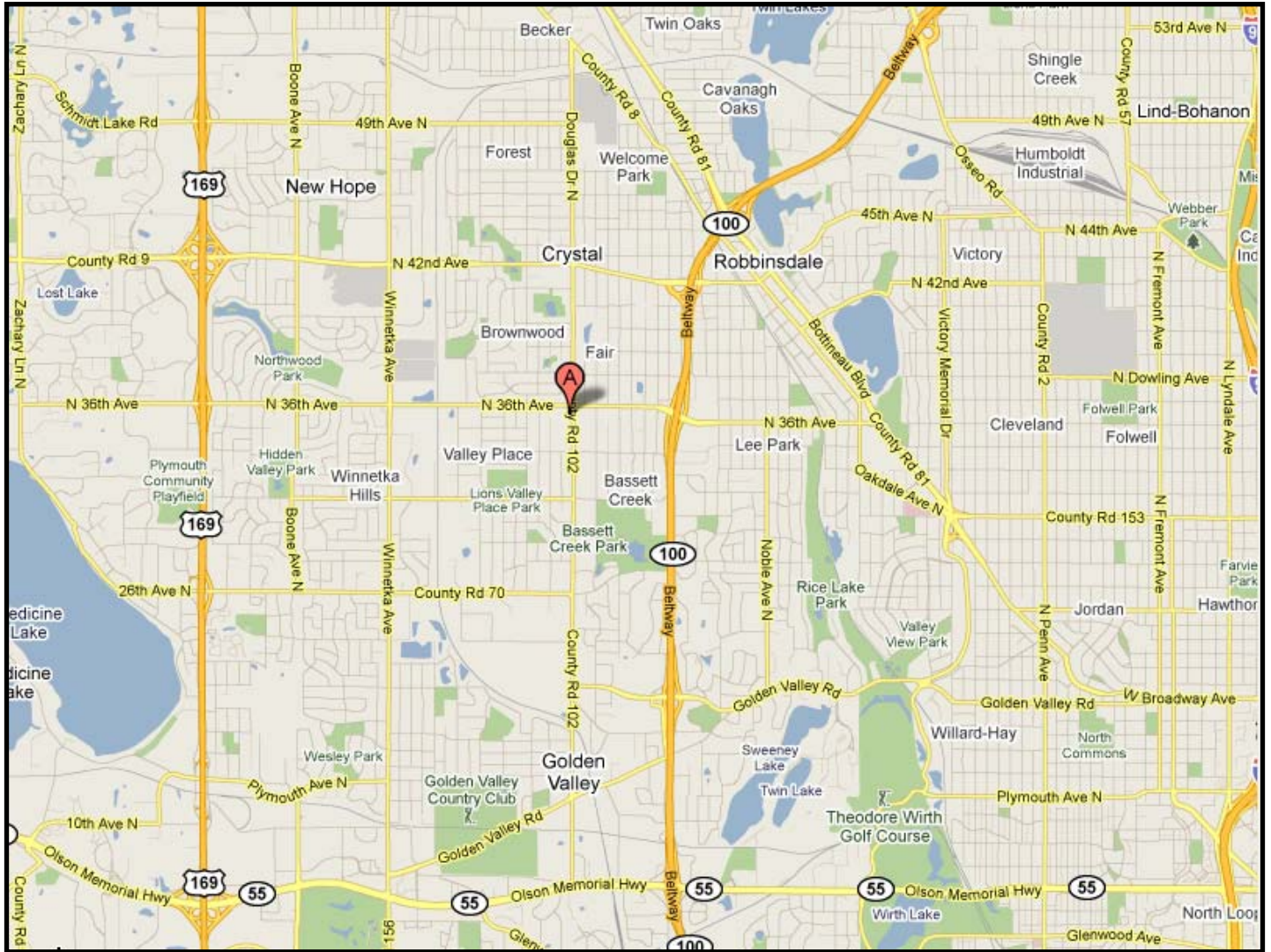
- Excellent visibility on Douglas Drive
- Traffic counts of 8,350 vehicles per day
- Owner/manager on-site
- Flexible lease terms
- Unbeatable rental rates!
- Spaces available NOW

*Please call for more information:*

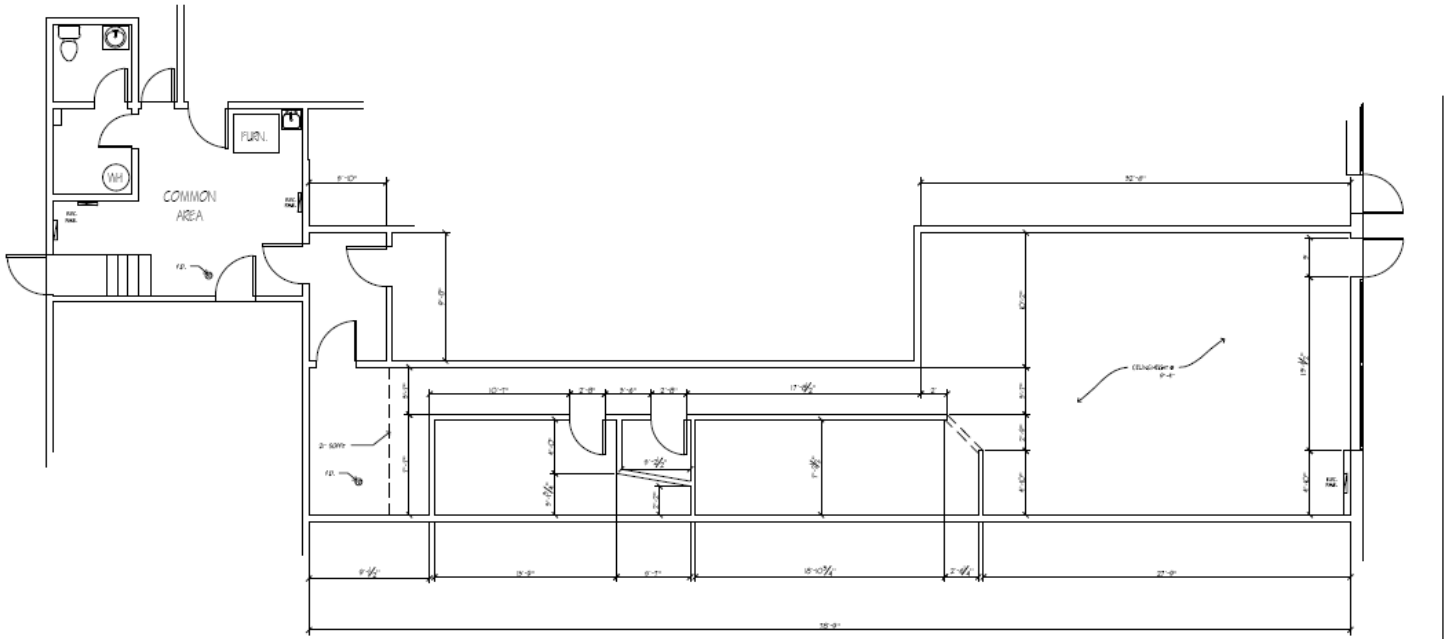
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# Map

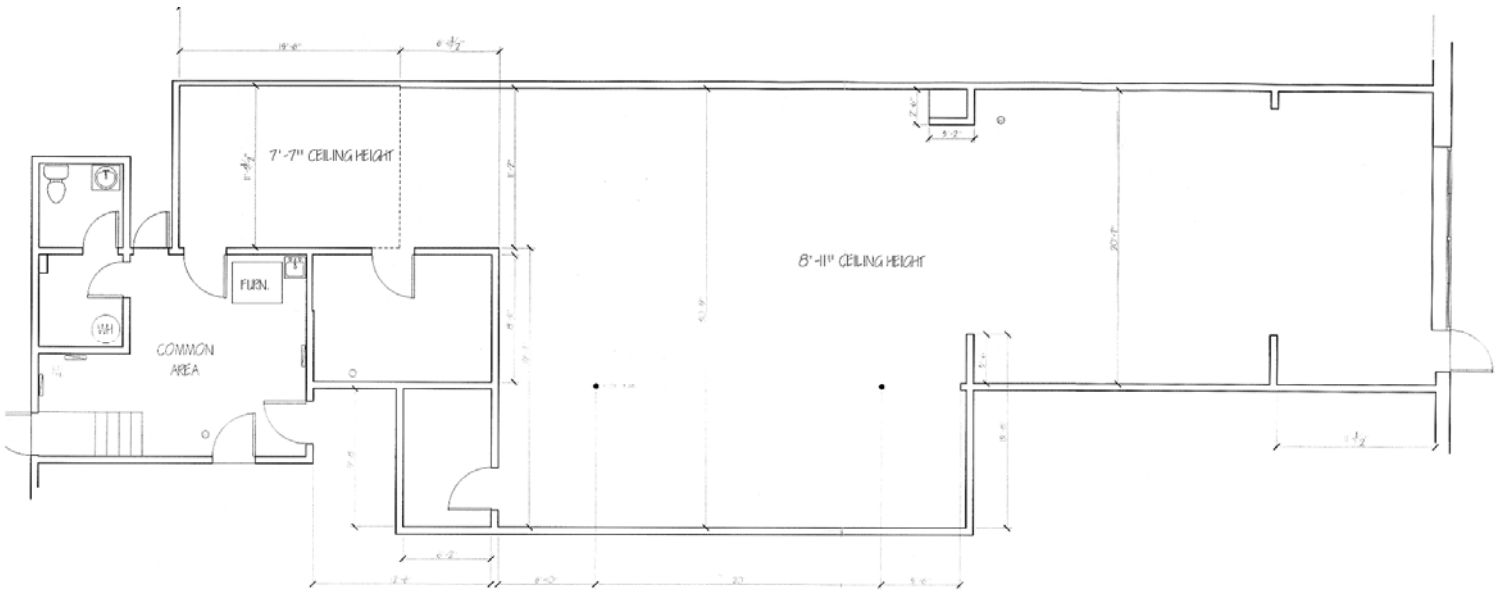


## Floor Plans



FLOORPLAN: APPROX. 1355 SQ. FT.

1/4" = 1'-0"



FLOORPLAN: 2100 SQ. FT

1/4" = 1'-0"

