

PRIME RETAIL OPPORTUNITY IN SAINT BONIFACIUS

# SHOPPES AT SAINT BONI - 4080 TOWER STREET

**Lease Rates Reduced!**



## Net Lease Rates

Retail: \$6.00/SF  
Retail Tax/CAM: \$5.30/SF  
(2018)

## BUILDING INFORMATION

- Newer Construction Retail Building (2008)
- 1,439 SF - 2,878 SF Available Now
- **Prime Location with Excellent Hwy 7 Visibility**
- Strong Local Ownership & Management
- End Cap with Possible Drive-Thru Available
- Huge Parking Lot; 4.68 Stalls per 1,000 SF Ratio
- Join Mocha Monkey, Linn Family Dentistry, & Muth Chiropractic!
- **Competitive Improvement Packages Available for Qualified Tenants!**

*Co-Agency Listing*



Ted LaFave, President

(612) 875-3858

ted@ejlcommercial.com

Justin Stueve, Vice President

(612) 360-8104

justin@copperwoodmn.com

Ted LaFave  
612-875-3858

Justin Stueve  
612-360-8104



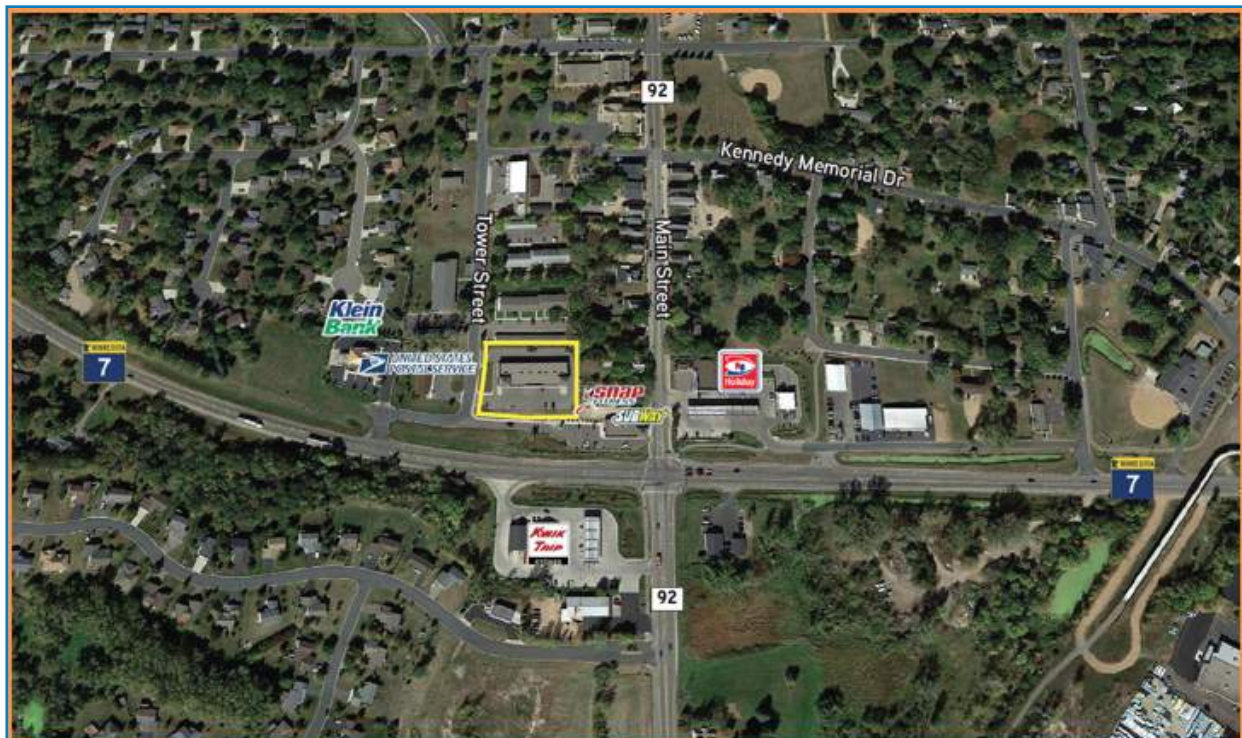
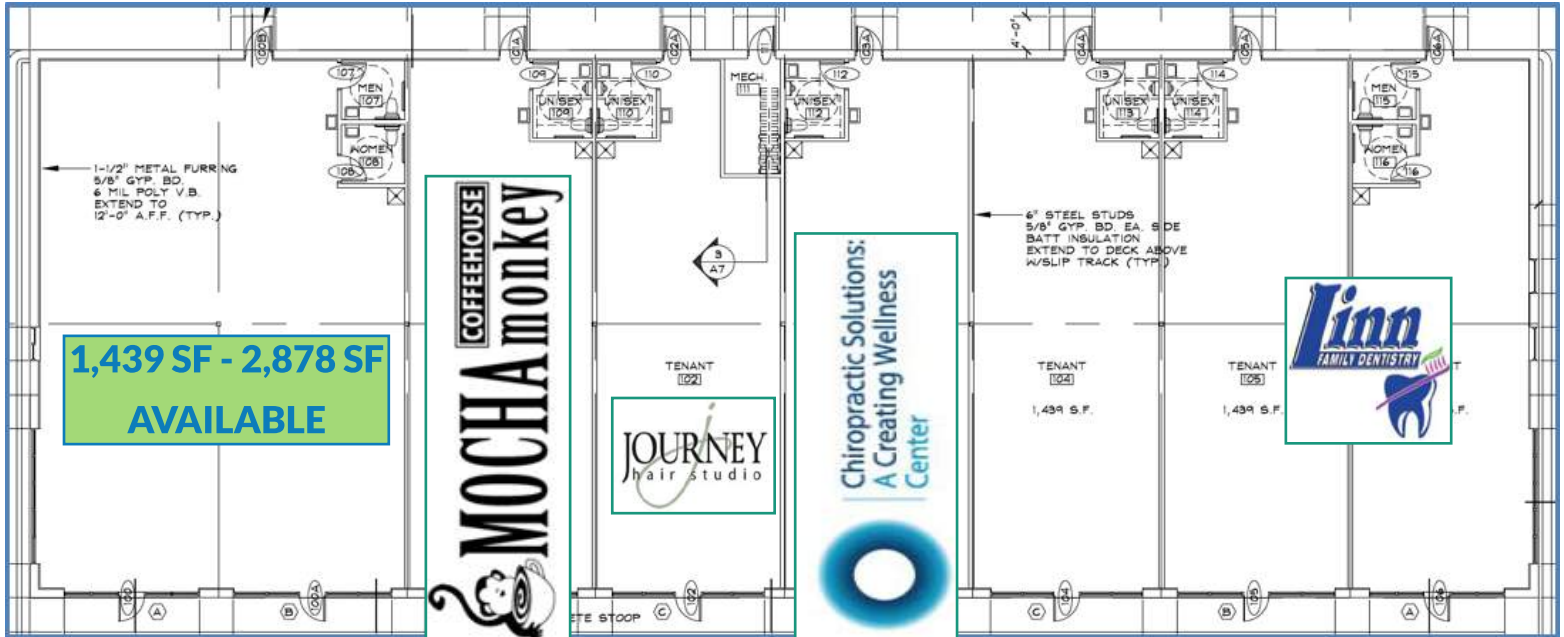
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# AVAILABLE SPACE - RETAIL

Unit #100: 1,439 SF\*

Unit #101: 1,439 SF\*

\*combine for 2,878 SF



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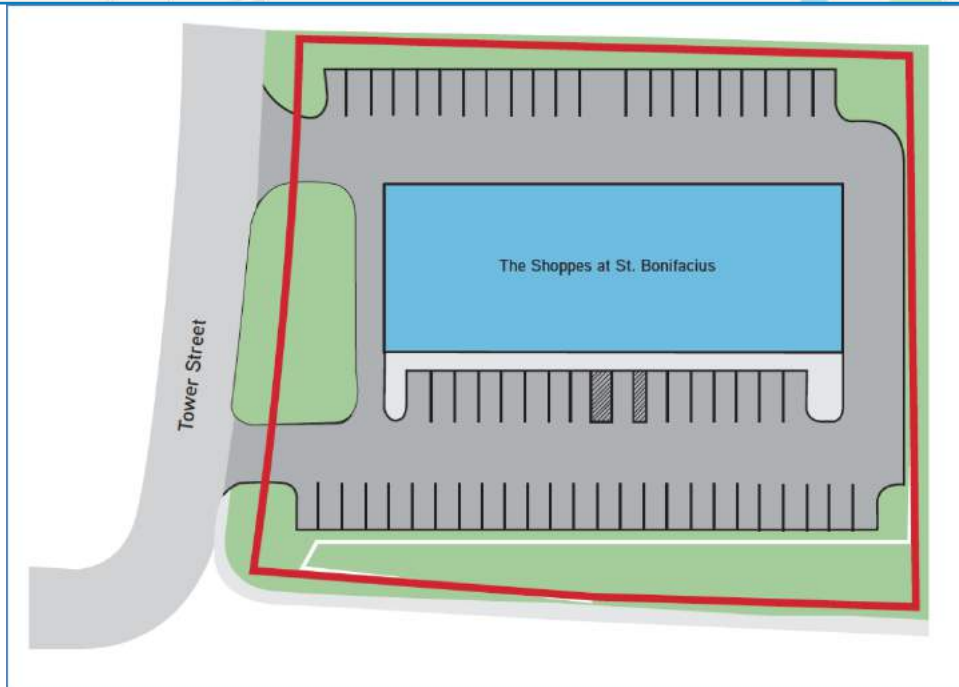
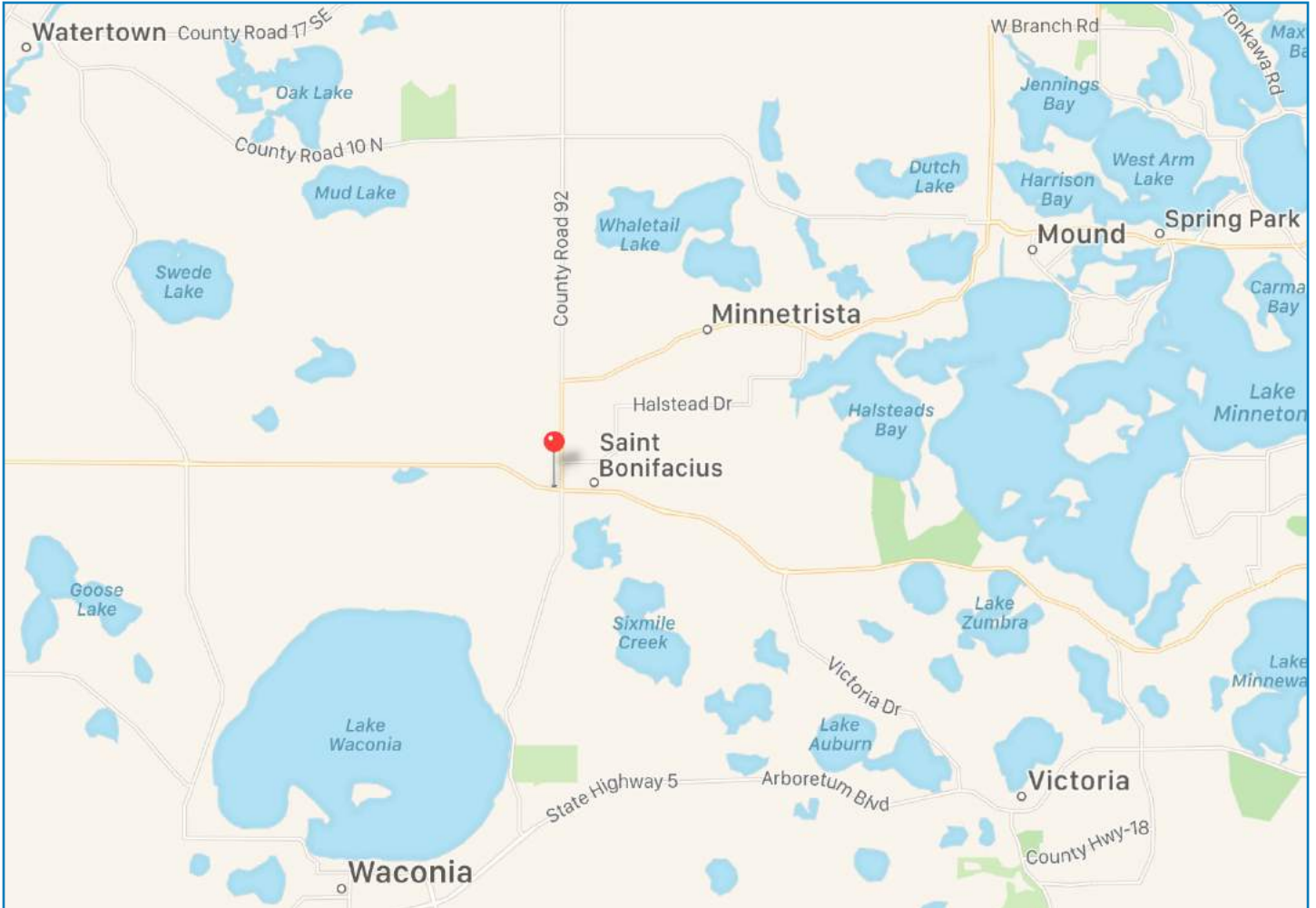
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# 4080 TOWER ST., ST. BONIFACIUS, MN 55375



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