

FOR LEASE



BRIDGEPOINT STATION OFFICE CONDO

100 BridgePoint Drive - Unit 120
South St. Paul, MN 55075

Features:

Rate	\$12.00 per sq. ft. net
Property Type	Office Condo
Floors	1
Year Built	2006
County	Dakota
Availabilities	2,888 rsf as shaded on the plan
CAM	\$5.00 psf (2024 estimated)
Real Estate Taxes	\$2.40 psf (2024 estimated)
Zoning	Commercial
Parking	Parking lot—3.4/1,000 ratio
Other	<ul style="list-style-type: none">◆ Easy Freeway Access◆ High-End finishes◆ High Ceilings◆ Office front and pylon signage is available◆ Traffic Count— 10,500 vpd on Concord Street



About The Area:

South St Paul is a century old city that is truly young at heart. It is a southern suburb that is ideally situated along I-494, giving its residents and visitors easy access to hotels, shopping centers and the downtowns of Minneapolis and St. Paul. South St Paul prides itself on its excellent schools, sports teams, parks, the Mississippi River, wide range of beautiful housing, progressive business community and numerous clubs and organizations.

About The Building:

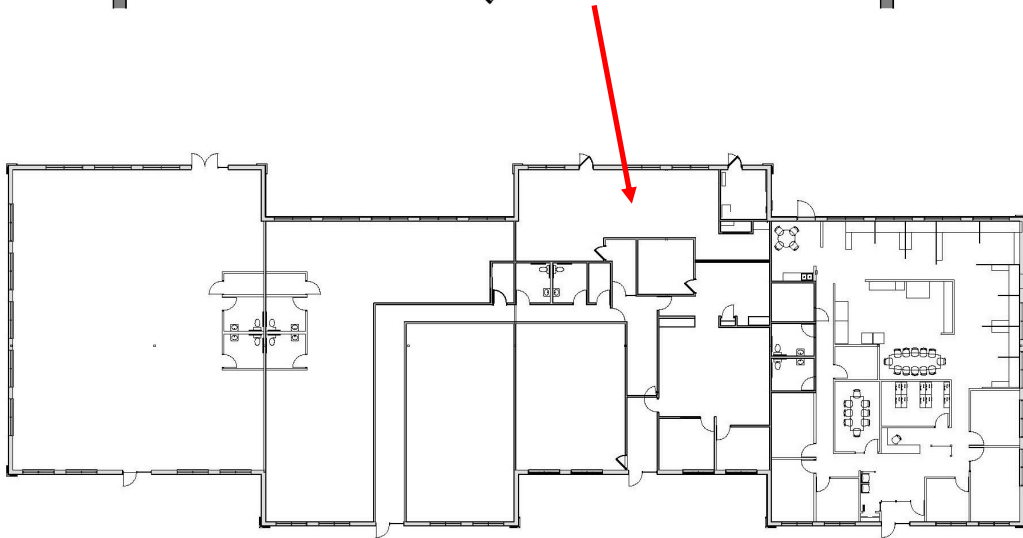
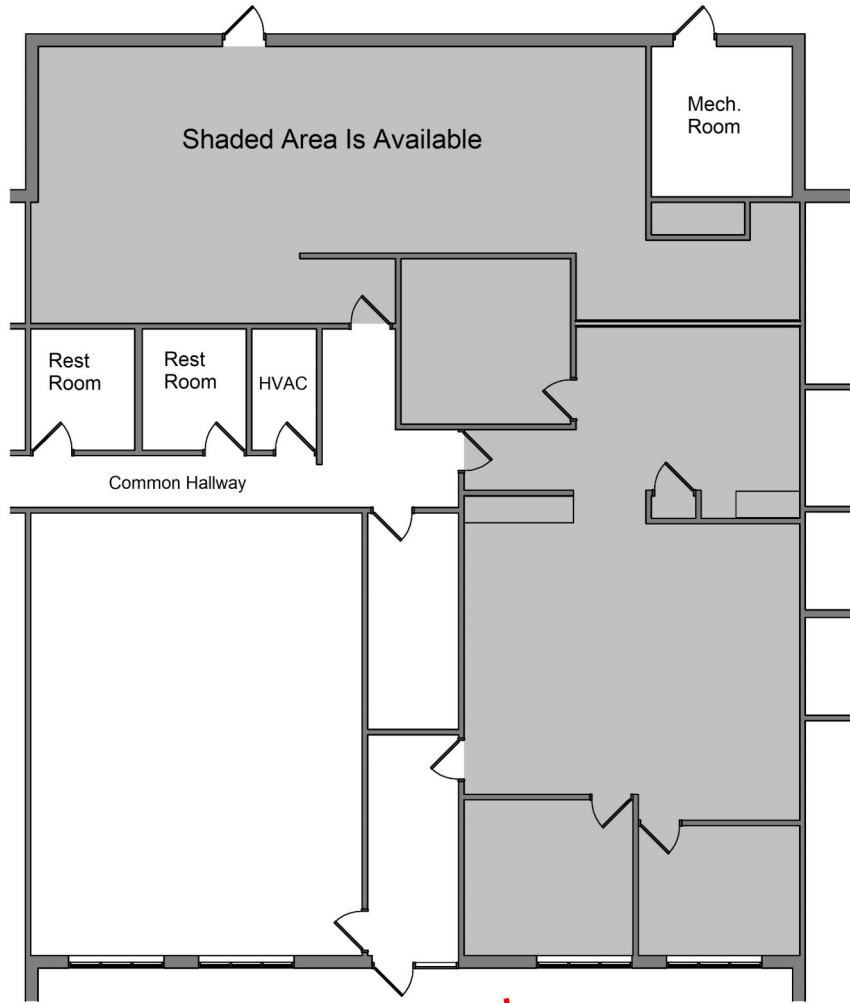
Located in the city of South St Paul, Minnesota, this multi-tenant office building is on the NE quadrant of the intersection of I-494 and Concord Blvd. This great location serves businesses needing freeway access and a close proximity to downtown St Paul and the southeastern suburbs.



JBL COMPANIES

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Building Plan