

**440 EMERSON STREET N, CAMBRIDGE, MN**



**COMMERCIAL®**

# **PROPERTY FOR LEASE**

**PRIME CAMBRIDGE LOCATION**

Suites 1 and 3 Available  
Immediately

**\$15/PSF/YEAR**

# UPDATED BUSINESS SPACES



FOR LEASE: Excellent lease spaces in the Growing Community of Cambridge, perfect for Office or Professional Service. Located just off Hwy 95 with easy access and ample parking. Two suites are currently available: Suite 1 is 1328 SF and includes a private entrance, reception area and four private offices. Suite 3 is 1690 SF with a large open space and 1 private office.



Common area includes 2 ADA baths and a Kitchenette. There is a Large Conference Room that is negotiable for shared use. Gross Lease; Tenant pays rent and is responsible for expenses related to janitorial/cleaning services within their own suite and phone/internet services. Updated Interior in with all new luxury vinyl plank flooring, paint, trim and doors. Move in Ready.

CARRIE GIBBS BROKER/OWNER  
763-245-6431

