

FOR
SALE/LEASE

BLACKTERN OFFICE CONDO

5,544 SQUARE FEET AVAILABLE



Stephen Davidson
Partner
Direct: 651.481.6291
Mobile: 952.738.1161
stephen@davidsoncos.com

Rob Davidson
President
Direct: 651.481.6290
Mobile: 612.590.7206
stephen@davidsoncos.com

The Davidson Companies, Inc.
6 Pine Tree Drive #300
Arden Hills, MN 55112





2
Parcels



1
Condo

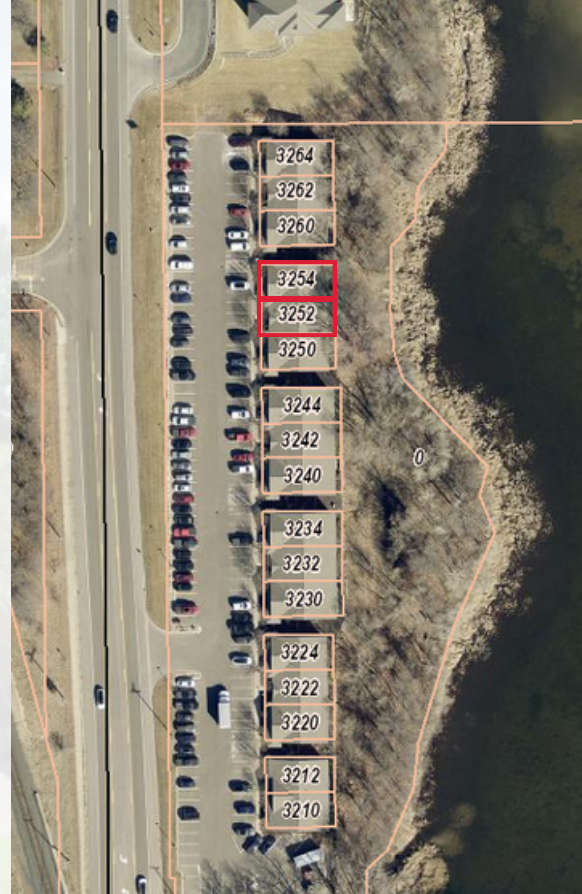


2
Levels



1
Contiguous
Building

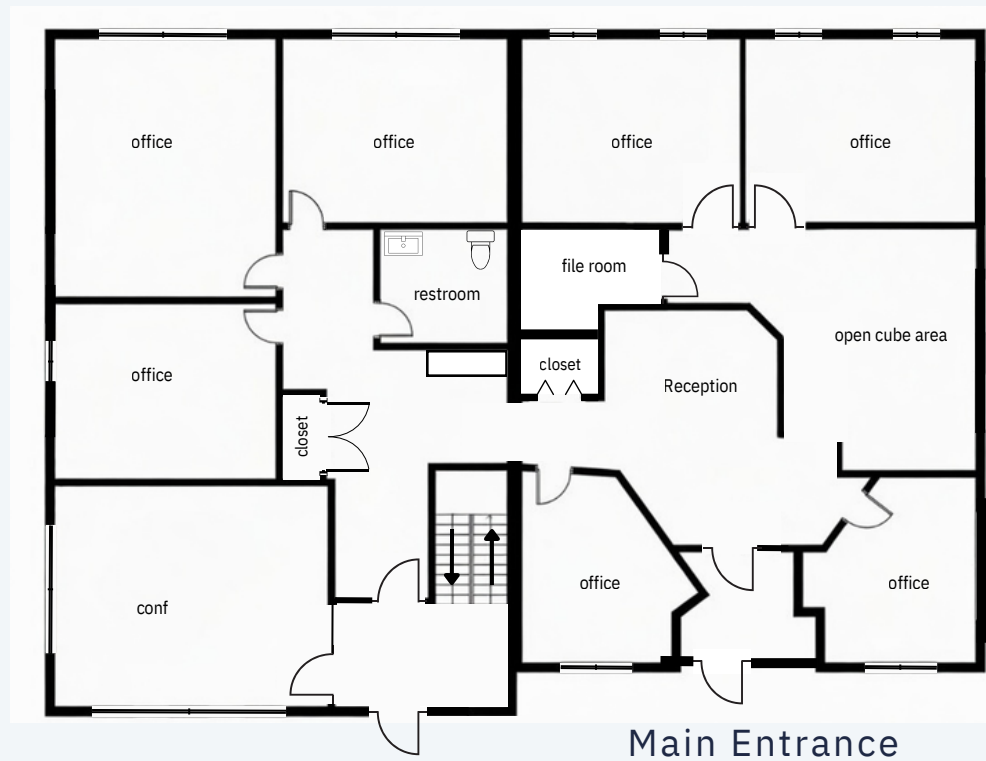
Blacktern Office Condo



Project Highlights

- Developers original office space Built in 2000
- 5,544 SF two-story office condominium
- Two (2) Levels
- Approximately 2,772 SF per level
- Flexible owner-user or investment opportunity with both upper and lower levels available
- Seller leaseback opportunity for a portion or all of the building, with flexible move-out options
- Lower level can be demised into two leasable 1,386 SF suites
- Functional office layouts with private offices, conference rooms, reception areas, and built-in storage
- Attractive wooded pond views and abundant natural light
- Ample onsite parking with a 7.22/1,000 SF parking ratio
- Professionally maintained office setting within an established condominium association
- Excellent North Metro location with convenient access to I-694, I-35E, Highway 36, and I-35W
- Close proximity to restaurants, retail, hotels, healthcare, and everyday amenities
- Ideal for professional office, medical, financial, legal, insurance, or other service-oriented users

Floor plan
5,544 RSF



MAIN LEVEL
2,772 SF



LOWER LEVEL
2,772 SF

PROPERTY HIGHLIGHTS & BUILDING SPECS

Address: 3254 Rice Street, Little Canada, MN 55126-3035
3252 Rice Street, Little Canada, MN 55126-3003

3254 - PID #: 313022330043
3252 - PID #: 313022330044

Use: Office

Built: 2000

Condo Size & Available Space: 2,772 RSF (main)
2,772 RSF (lower)
5,544 RSF TOTAL

Purchase Price: \$958,000.00 (\$172.79/sf)

HOA Dues: \$580/mo/unit (\$2.51/sf)

3254 - Taxes: \$9,186.00
3252 - Taxes: \$9,894.00
2026 Est. Taxes: \$19,080.00 (\$3.44/sf)

Total Tax & Ops: \$33,000 (\$5.95/sf)

Configuration: Mix of private offices, conference rooms, and collaborative work areas

Lease Rate: \$18.50 /SF MG

Notes: Current owner and occupier is willing to lease back space upon closing if desired.



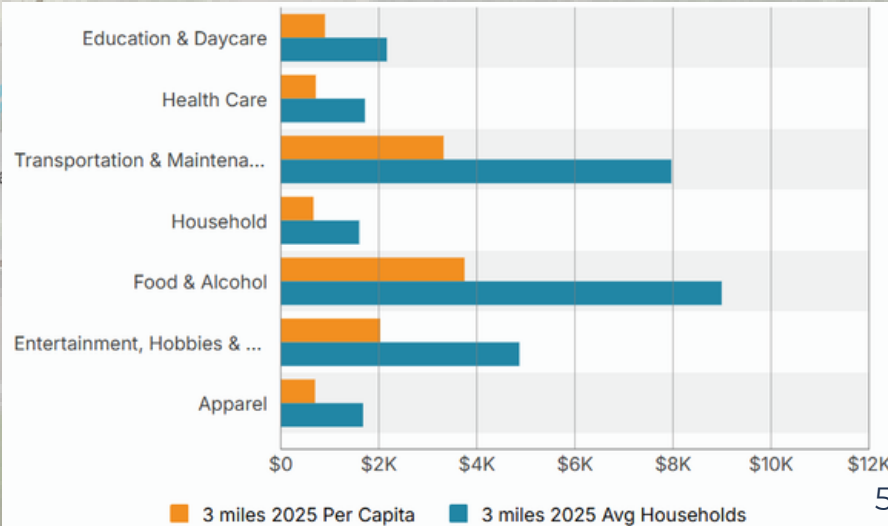
DEMOGRAPHICS



SITE DEMOGRAPHICS

	1 mile	3 mile	5 mile
TOTAL POPULATION	5,937	62,599	194,841
DAYTIME EMPLOYMENT	6,822	40,018	110,131
2030 PROJECTIONS	6,000	62,669	194,006
AVG. HH INCOME	\$101,320	\$116,465	\$108,599
TRACFFIC COUNT	30,565 cars per day		
DISTANCE FROM FREEWAY	0.3 miles		

Per Capita & Avg Household Spending



Map Overview & Neighbors



- Situated south of interchange I-694 & Rice Street, the property offers exceptional access and visibility along a high-traffic corridor carrying 30,565 vehicles per day.
- Minutes from a strong mix of established tenants and everyday amenities, this location provides convenient connectivity to the broader Twin Cities north metro while remaining highly visible to daily commuter and local traffic.

Although information has been obtained from sources deemed reliable, The Davidson Companies, Inc. ("TDC") makes no guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of lease and availability are subject to change or withdrawal without notice.