

# For Sale or Lease

988 Inwood Avenue, Oakdale MN



*Class A office condo at Beacon Shores office park available for sale or lease. 1,293sf tenant in place on 3 year lease and 1,345sf coming available 7-1-2012. Great investment opportunity for small owner-user.*



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# For Lease

Beacon Shores Office Condominium  
992 Inwood Avenue N, Oakdale, MN

## Lease Overview

<b>Location:</b>	988 Inwood Ave N Oakdale, MN
<b>Sale Price:</b>	Negotiable
<b>Building Size:</b>	2,639 rentable square feet (1,294sf leased through August 2014)
<b>Available Space for Lease:</b>	1,345sf on first level (07.01.2012)
<b>Lease Rate:</b>	\$20.00 Gross Per Square Foot Tenant pays utilities
<b>Shared amenities:</b>	Kitchen, Restrooms
<b>Year Built:</b>	2007
<b>Beacon Shores:</b>	All existing units in development are sold and occupied
<b>Area Amenities:</b>	Oak Marsh Golf Course, Hilton Garden Inn, Buffalo Wild Wings, Red Lobster, Olive Garden, Caribou Coffee, Milio's Sandwiches, Best Buy, Sports Authority, Target



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## Aerials and Maps



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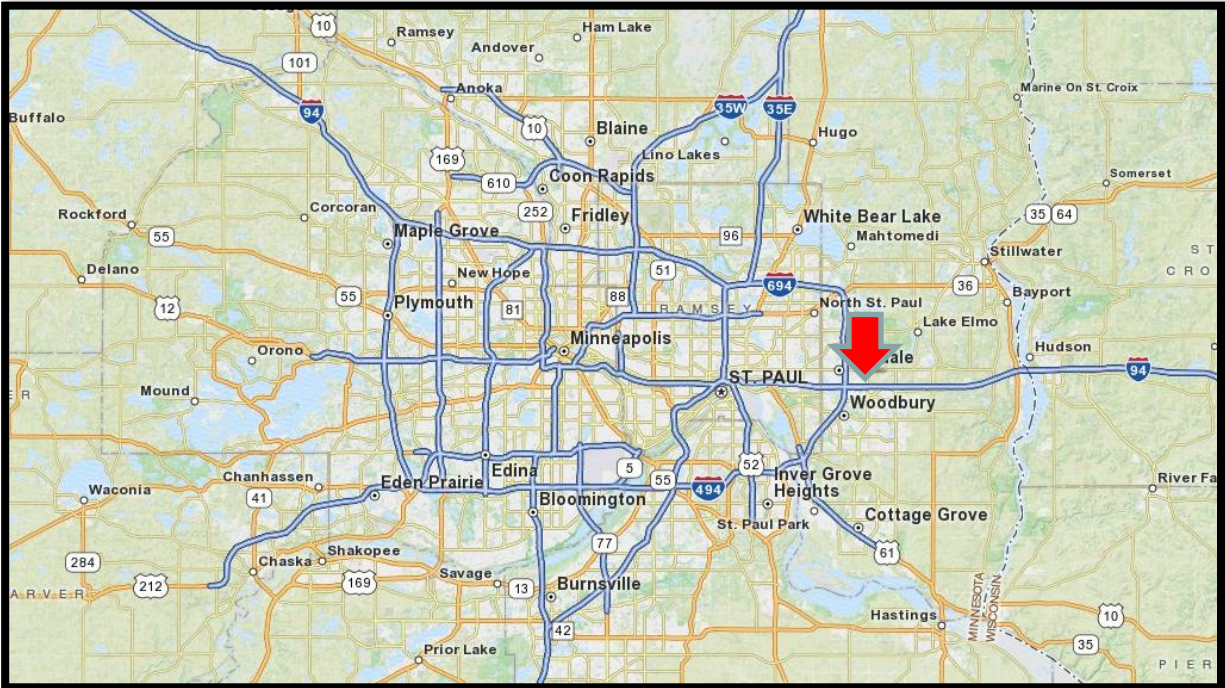
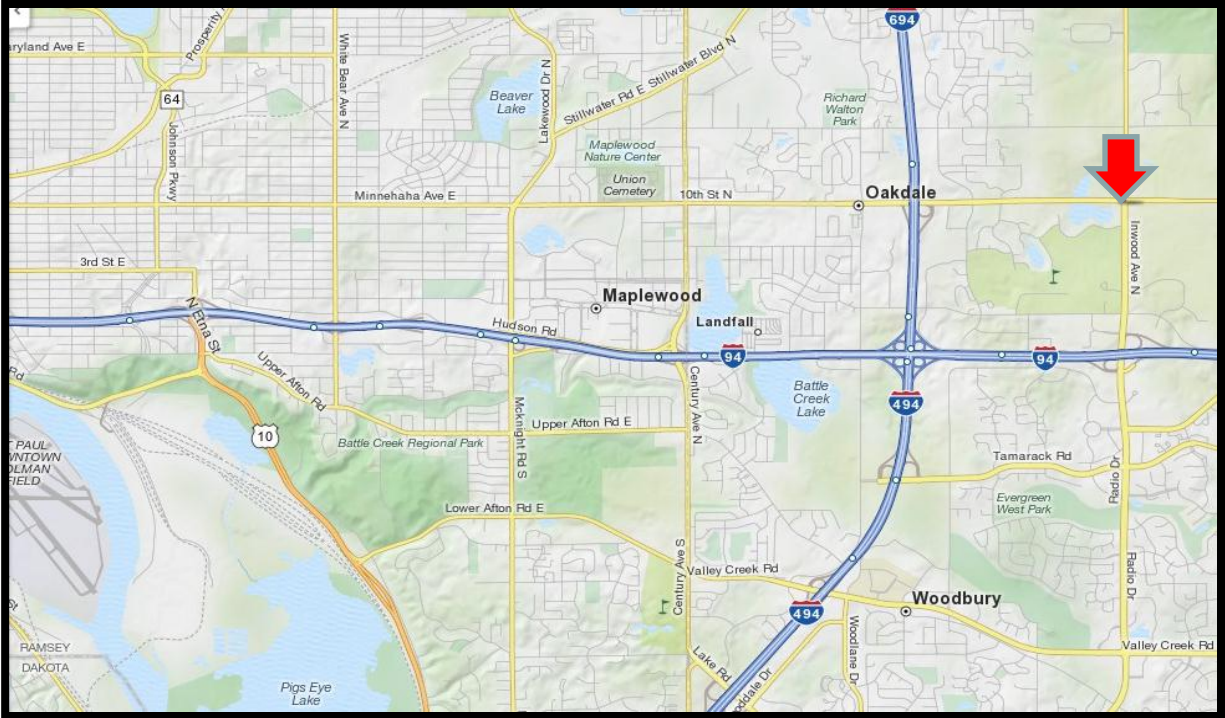
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