



# OFFICE FOR LEASE!



## CLIMB THEATRE OFFICES

6415 Carmen Avenue E, Inver Grove Heights, MN 55076

**1,885 SF**

**PRIVATE  
OFFICES & SHARED  
SPACES**

**Diane Signorelli**

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[diane@CEGspaces.com](mailto:diane@CEGspaces.com)

**Jeff Salzbrun**

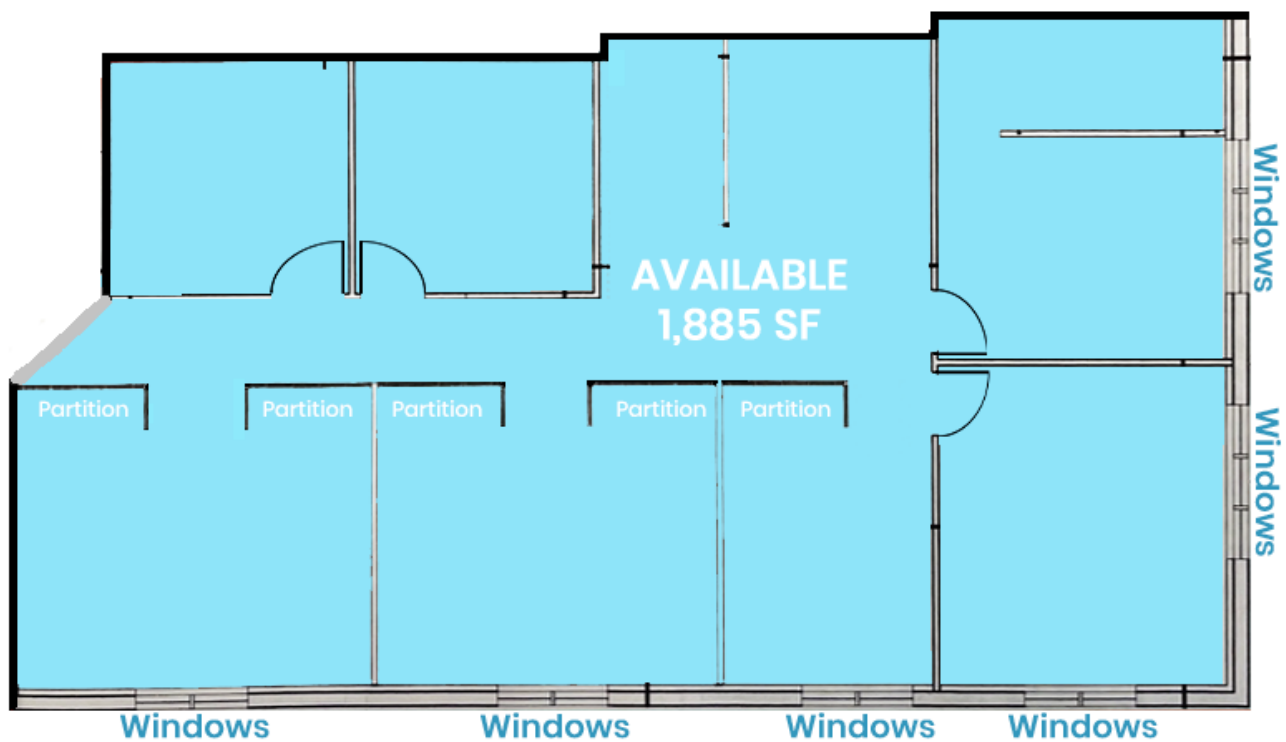
612-428-3333

[jeff@CEGspaces.com](mailto:jeff@CEGspaces.com)

**Co**mmercial Equities Group  
— Investment Real Estate Services

# SPACE INFO

Office space includes four private offices and ten built-in cubicle spaces with natural light.



**MODIFIED GROSS RENT: \$1,885 PER MONTH**

**TENANT PAYS UTILITIES, TAXES, & OP. EXP.**

# THE PROPERTY

**Zoned B-3 Neighborhood Business, the 16,884 SF office building sits on a 4-acre lot.**

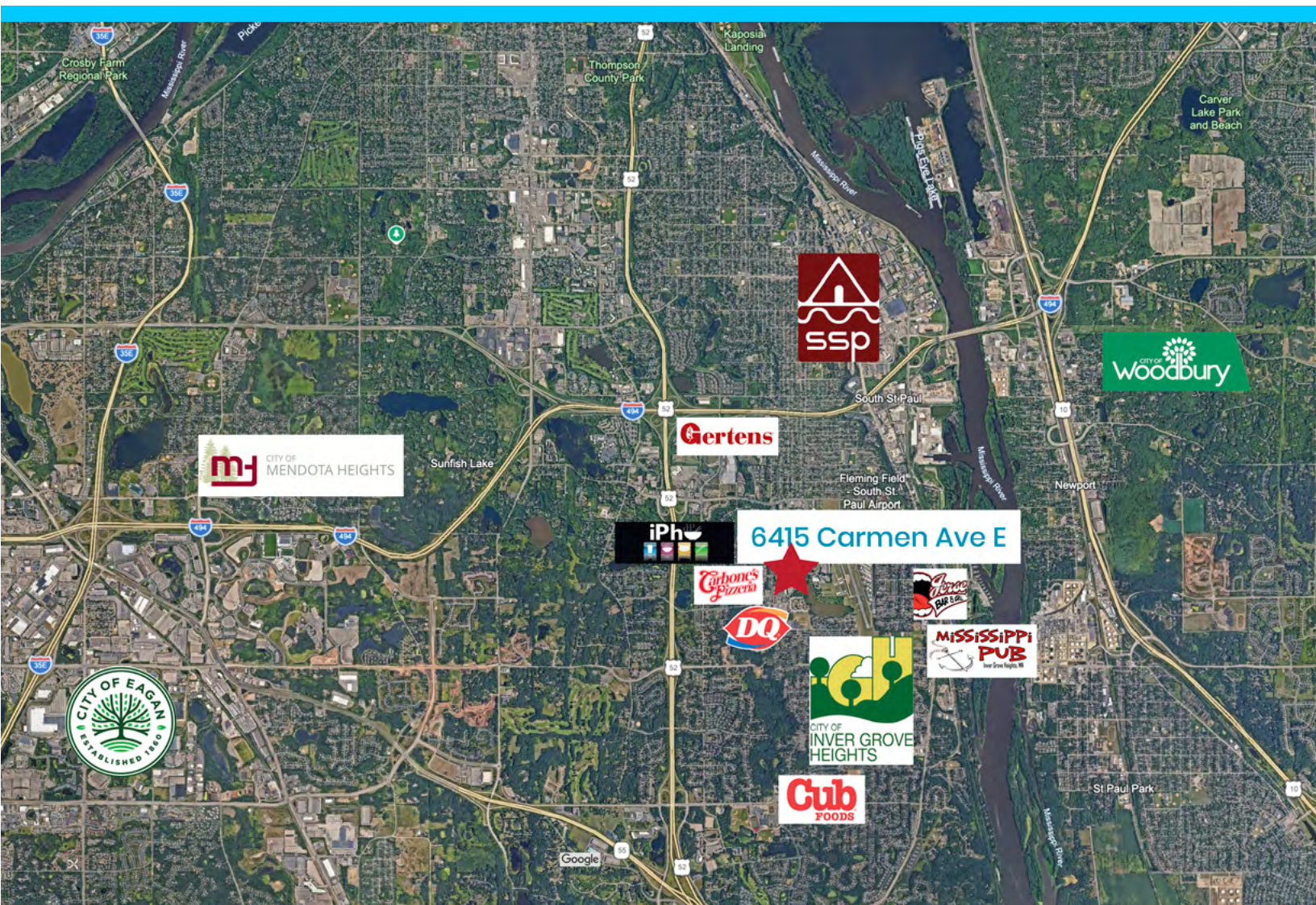
- Modern, clean environment equipped with essential business amenities like central air conditioning, dedicated parking, and full wheelchair accessibility
- Reception area and break room/kitchenette
- Suited for professional services, law, nonprofit, insurance, call center, and more
- Website: [CEGspaces.com/climb](https://CEGspaces.com/climb)



# THE LOCATION

Located in Dakota County, this Inver Grove Heights site is surrounded by major suburbs, including Eagan, Mendota Heights, South St. Paul, and Woodbury. It sits just south of I-494 and east of Hwy 52.

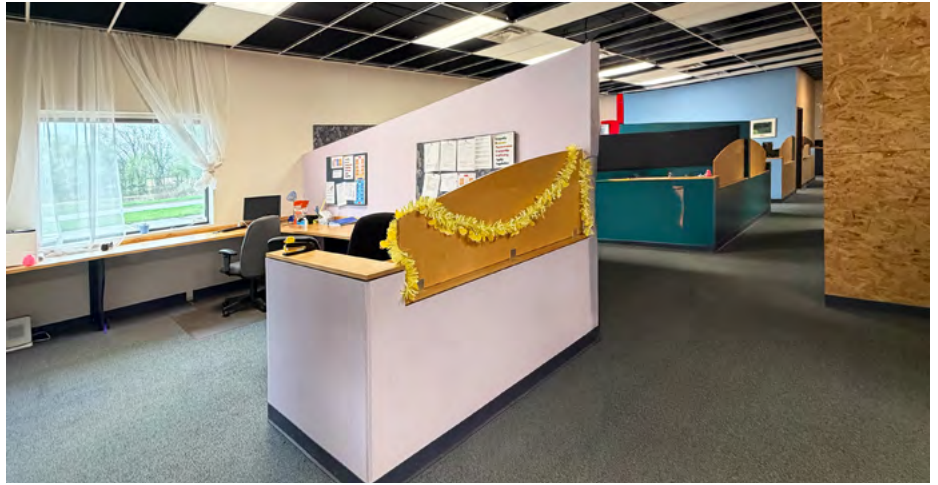
- Easy access to I-494, US-52, and the Twin Cities metro makes it a convenient location for clients and employees
- Local population base of roughly 35,000 residents
- Nearby amenities include Mississippi River riverfront park and paved trails as well as dining and shopping



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# THE SPACE



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