



FOR SALE! • 6,750 SF



MAPLE HILLS OFFICE CENTER

905 Parkway Drive | St. Paul, MN 55117

Office building perfect for law, insurance, or accounting in beautiful area

- Bright open lobby with coffee nook, 12 private offices, executive suite with kitchenette and full bath, kitchen/break room, conference room, and more
- 30 parking stalls, including 12 covered
- Roof replaced in 2023
- Contract for deed offers encouraged
- Inclusion of high-end furniture can be negotiated
- Two miles from 35E near Maplewood Drive, Larpenteur Avenue E, and Round Lake

Sale Price: \$899,000 • **Est. Operating Expenses:** \$3,550 per month • **Current Taxes:** \$15,706

Shannon Farrand
512-619-7454

shannon@CEGspaces.com

Jeff Salzbrun
612-428-3333

jeff@CEGspaces.com

Nicole Langer
612-554-6208

nicole@cegspaces.com

CEGspaces.com/maple-hills

[GO TO MAP](#)

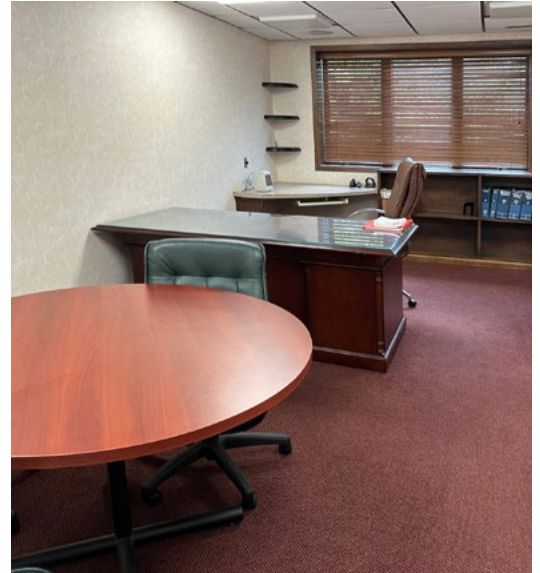
Commercial Equities Group
— Investment Real Estate Services

Ample Parking • Great Location



MAPLE HILLS • 6,750 SF
905 Parkway Drive | St. Paul, MN 55117
Shannon Farrand | 512-619-7454 | shannon@CEGspaces.com

Private Offices • High End Furniture



Commercial Equities Group
— Investment Real Estate Services

Shannon Farrand | 512-619-7454 | shannon@CEGspaces.com

MAPLE HILLS • 6,750 SF

905 Parkway Drive | St. Paul, MN 55117