

FOR LEASE



Revitalized Workspace @Lex Center

3570 Lexington Ave, Shoreview, MN

Dan Altstatt
Commercial Brokerage

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Executive Summary

3570 Lexington Ave,
Shoreview, MN

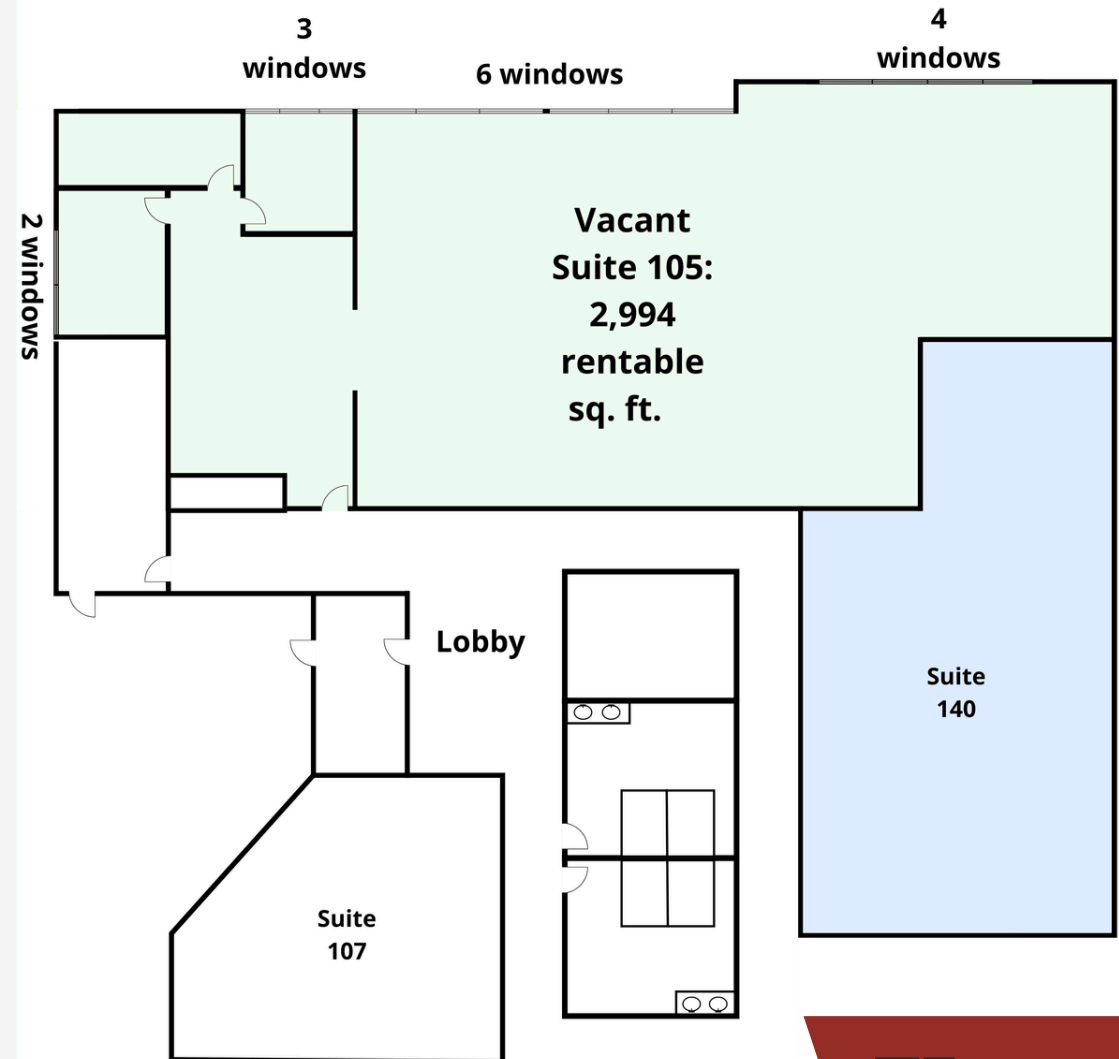
- Newly modernized common area updates and suite remodels
- Custom build-to-suit layouts for your organization from 1,000 to 4,500 sq. ft.
- Per sq. ft. space at \$14.00-\$16.00 psf Base rent
- \$10.25 psf total Property Operating & Tax costs with a tenant favorable modified gross rent structure
- New Wi-Fi-ready patio for tenant work and rec
- Abundant free parking
- 3-floor multi-tenant building across from the Tavern of Arden Hills off Lexington Ave, south of 694

CURRENT AVAILABILITIES

3570 Lexington Ave,
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Suite 105:

2,994 rentable sq. ft.

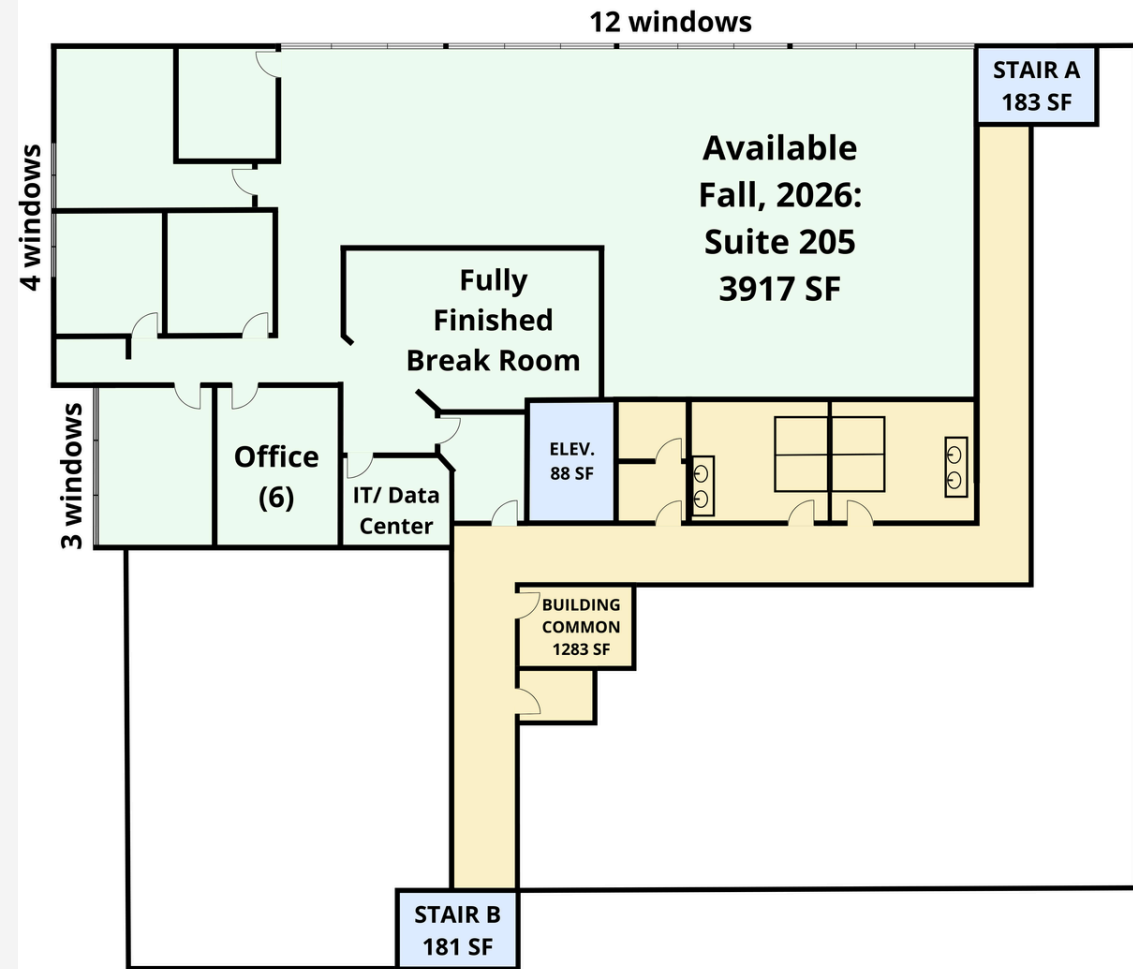
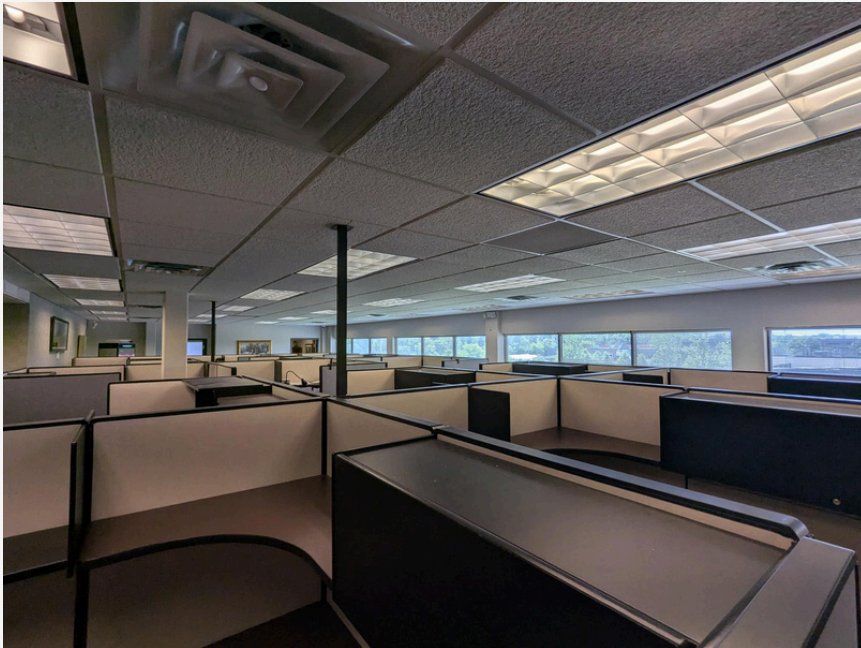


CURRENT AVAILABILITIES

3570 Lexington Ave,
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Suite 205:

3,917 rentable sq. ft.



Additional Photos

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Additional Photos

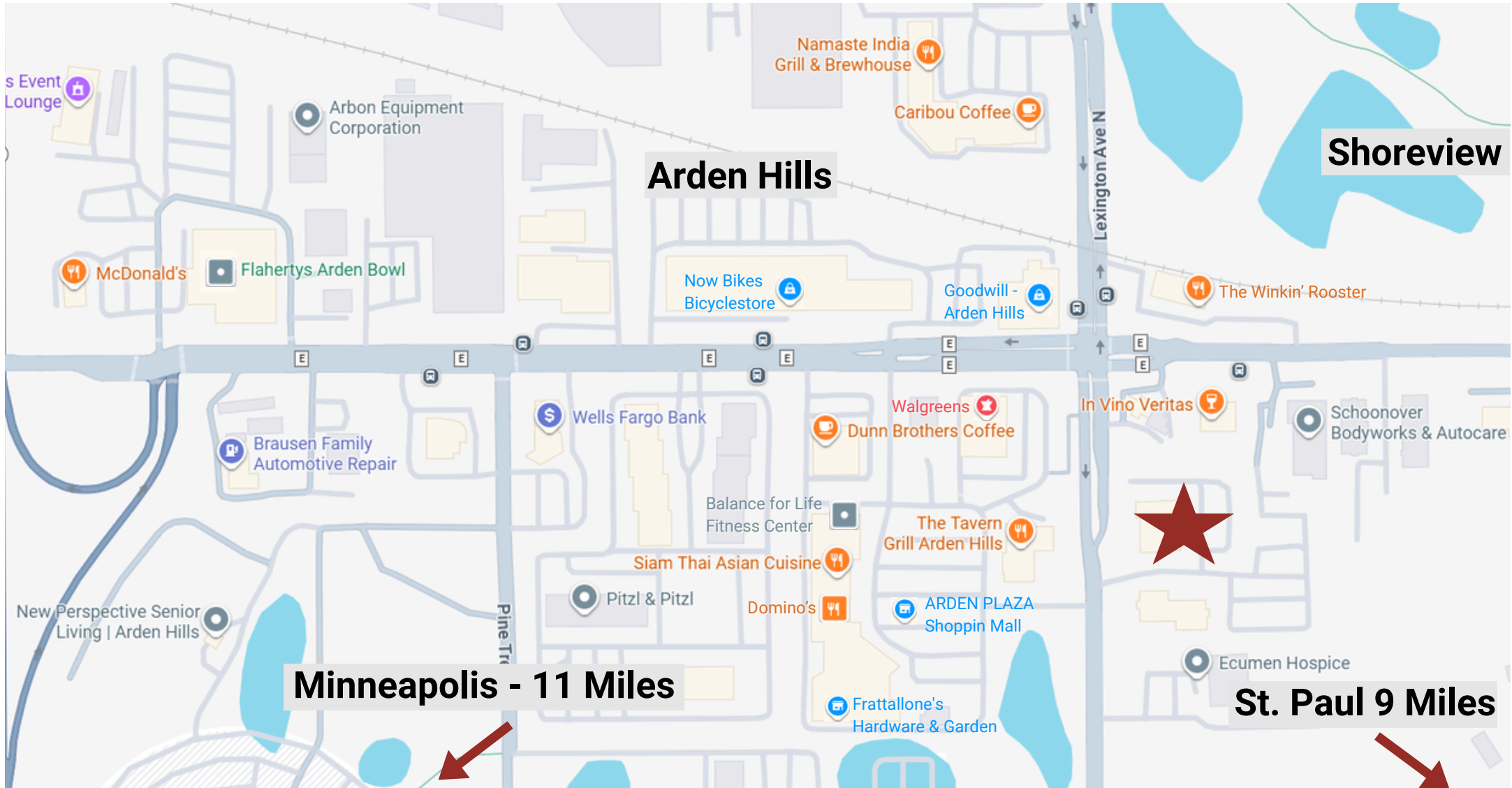
3570 Lexington Ave,
Shoreview, MN



Location Map

3570 Lexington Ave,
Shoreview, MN

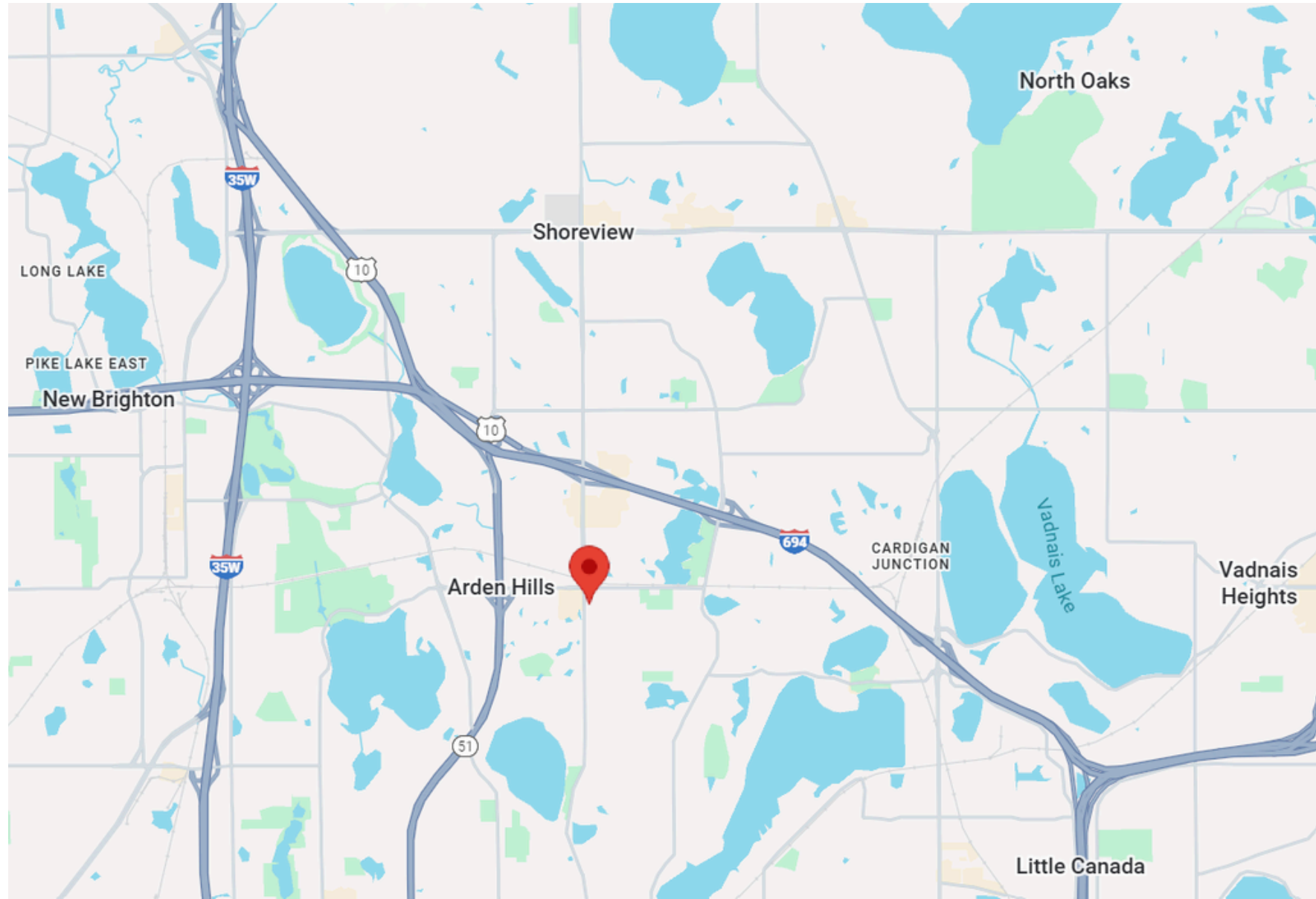
★ Subject Property



Location Map

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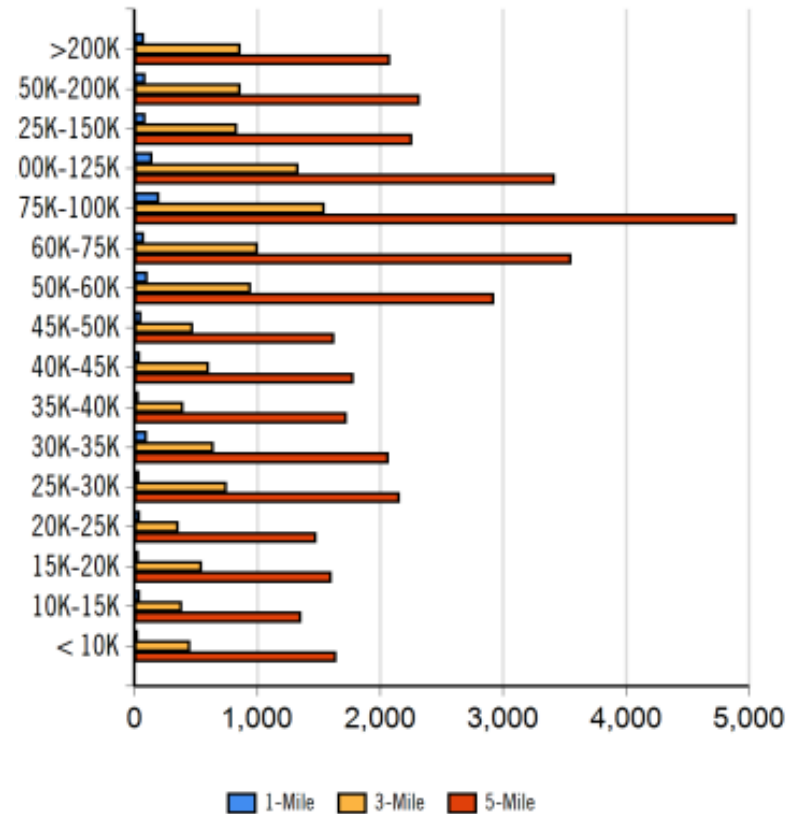
 Subject Property



Demographic Report

3570 Lexington Ave,
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Household Income



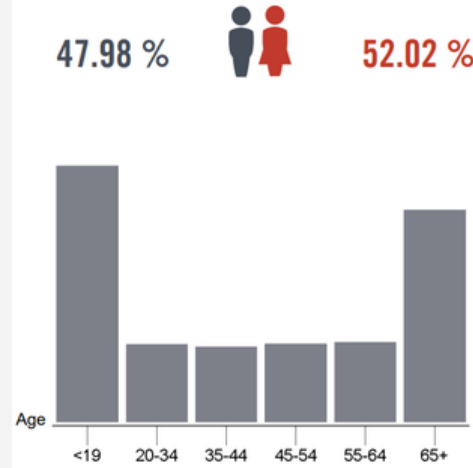
Population

Distance	Male	Female
1- Mile	1,502	1,645
3- Mile	14,829	16,597
5- Mile	42,569	47,022

HOME OWNERSHIP

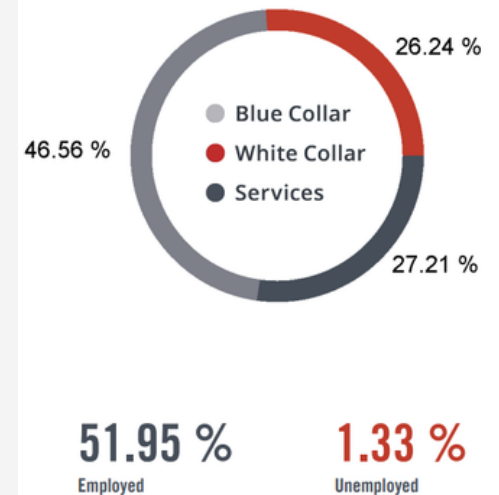


GENDER & AGE



10 Minute Drive-Time Demographic Information

EMPLOYMENT



Contact Information

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*All information from sources is deemed reliable but not guaranteed and should be independently verified.

