

FOR LEASE



Revitalized Workspace @Lex Center

3570 Lexington Ave, Shoreview, MN

Dan Altstatt

Commercial Brokerage

612.404.0157

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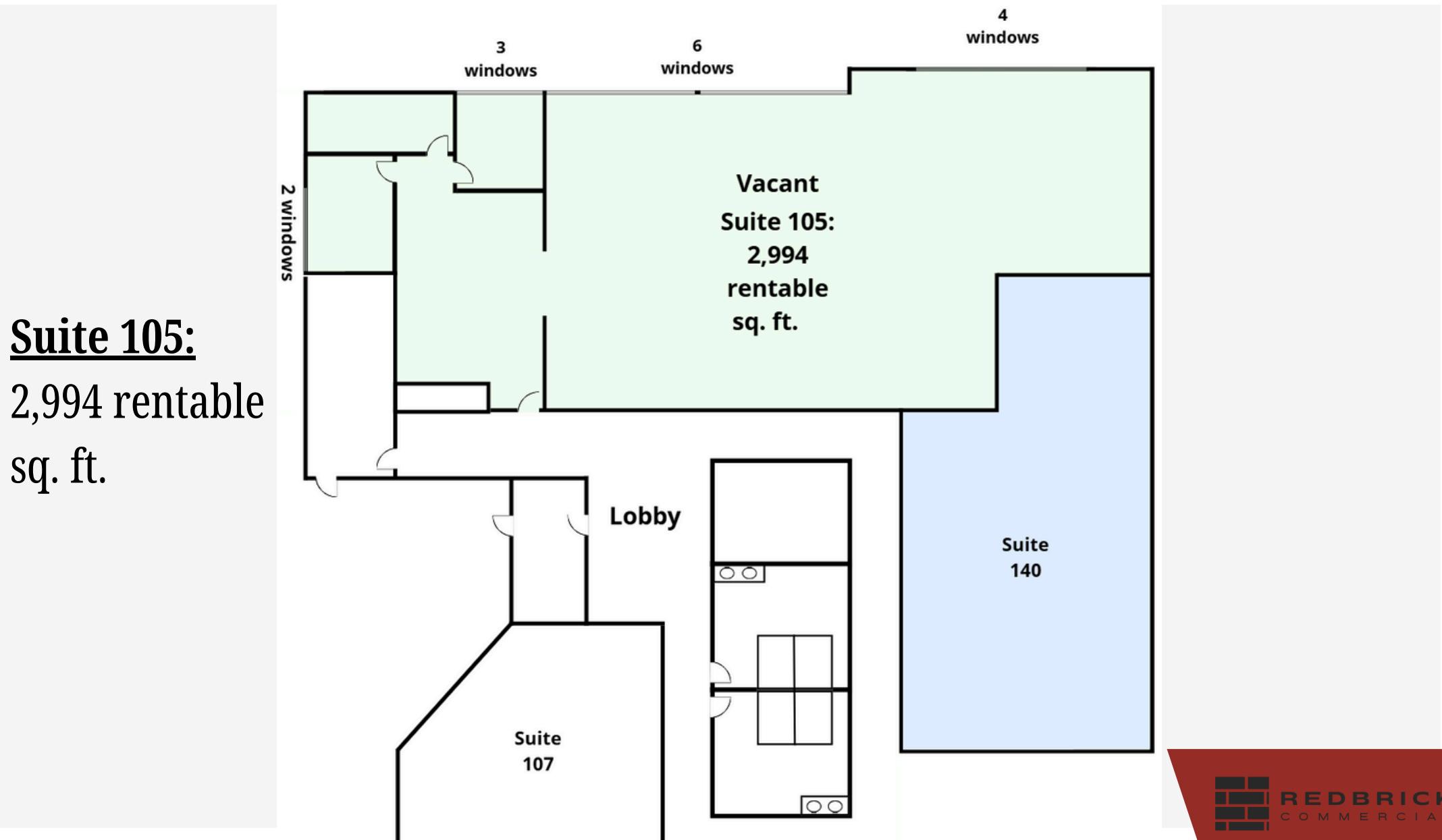
Executive Summary

3570 Lexington Ave,
Shoreview, MN

- Newly modernized common area updates and suite remodels
- Custom build-to-suit layouts for your organization
- Per sq. ft. space at \$13.50-\$14.50 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,
Shoreview, MN



Additional Photos

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Shoreview, MN



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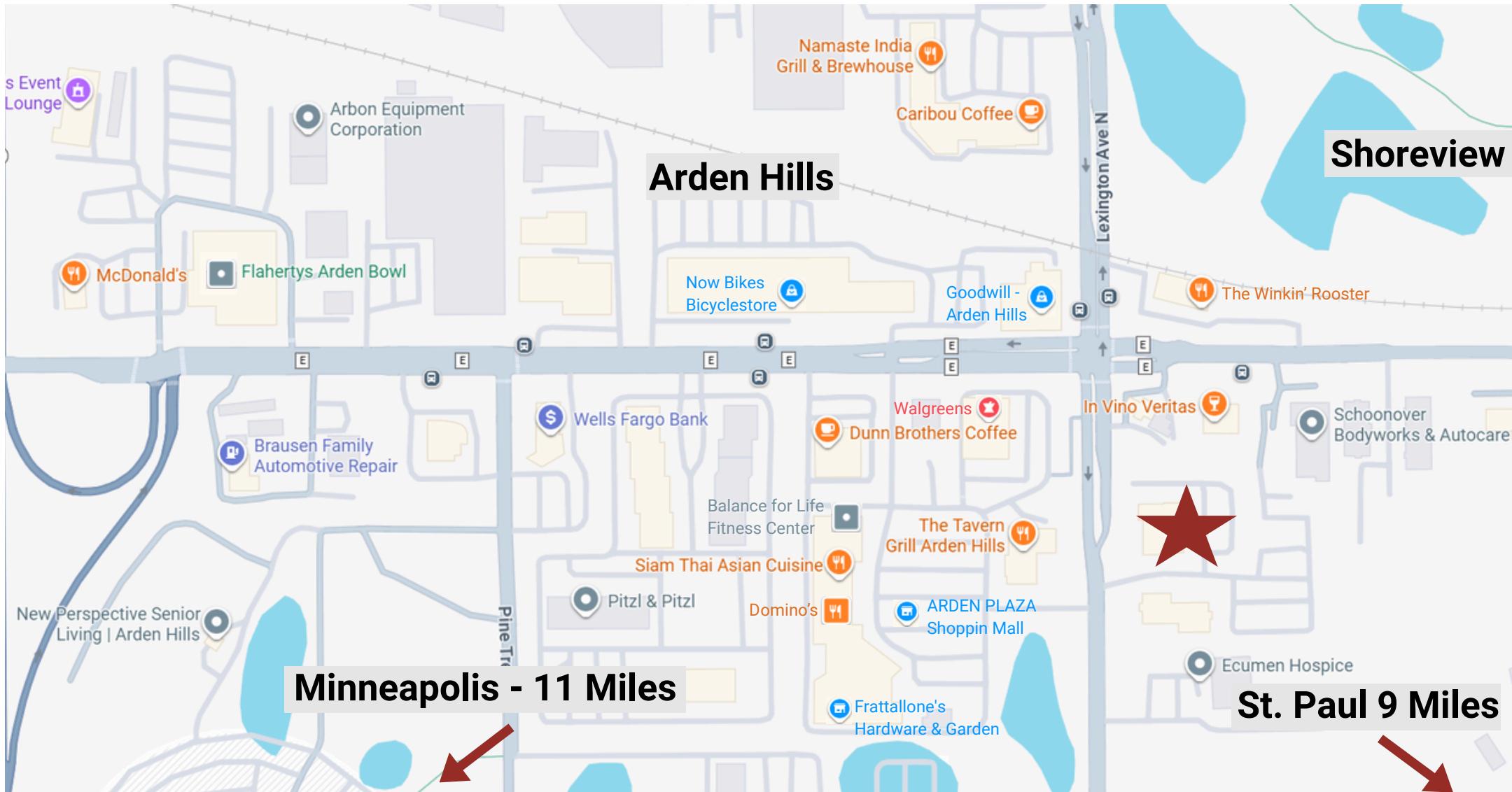


Location Map

3570 Lexington Ave,
Shoreview, MN

★ Subject Property

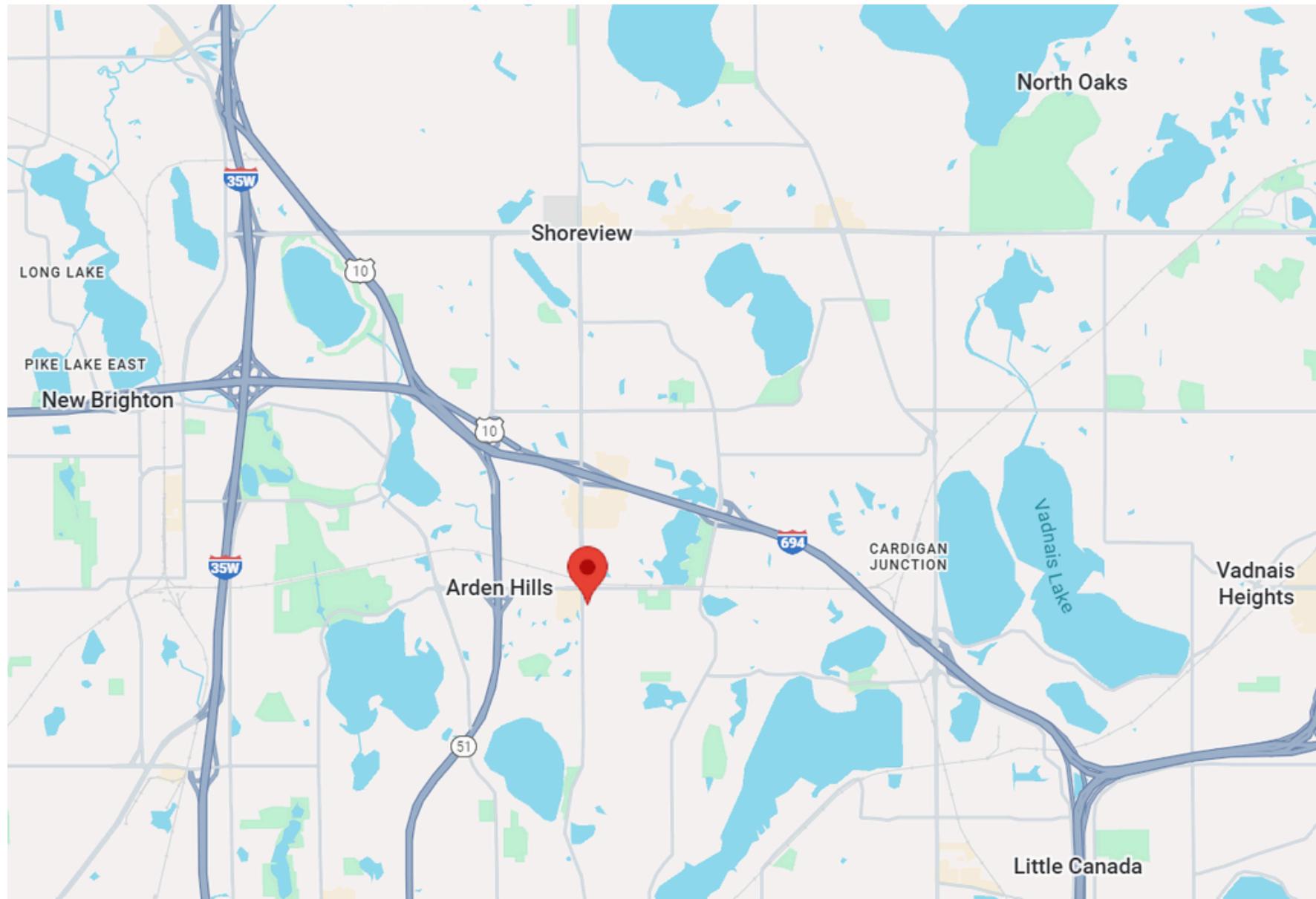
- Restaurants
- Healthcare
- Retail Stores
- Bank
- Other Institutions/Businesses



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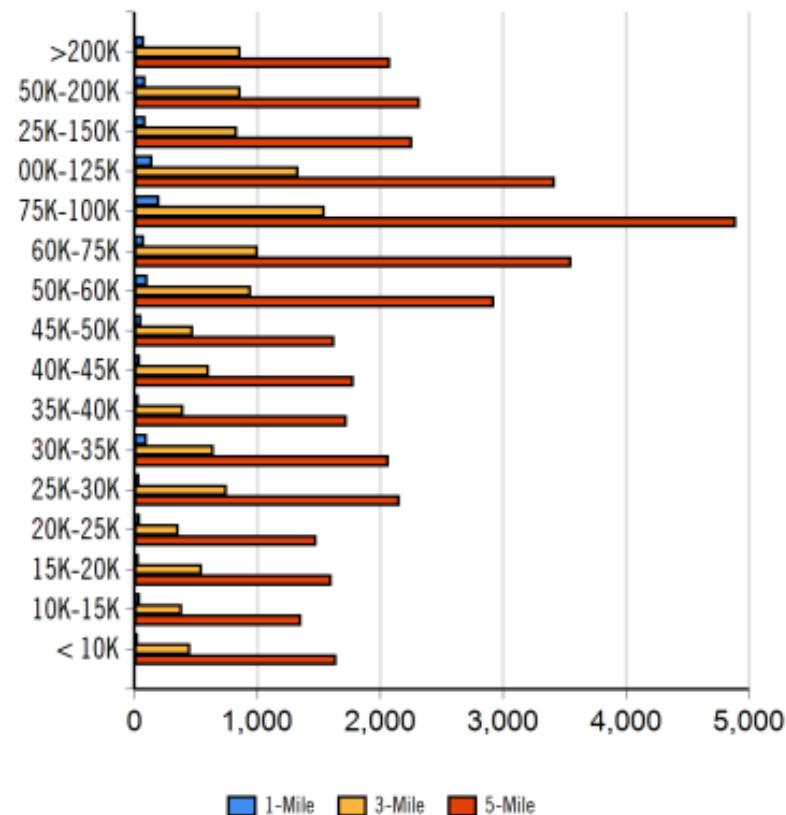
 **Subject Property**



Demographic Report

3570 Lexington Ave,
Shoreview, MN

Household Income



Population

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

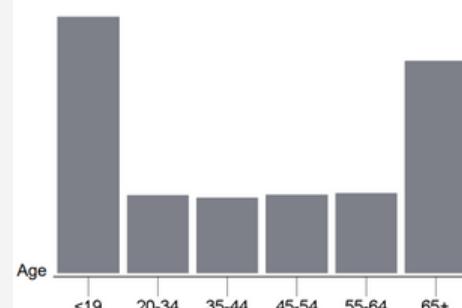
10 Minute Drive-Time Demographic Information

HOME OWNERSHIP

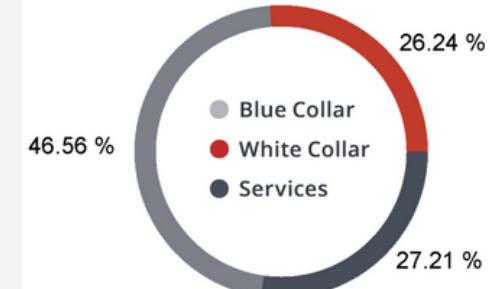
Renters:	15,564
Owners:	35,657

GENDER & AGE

47.98 %	♂	52.02 %
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EMPLOYMENT



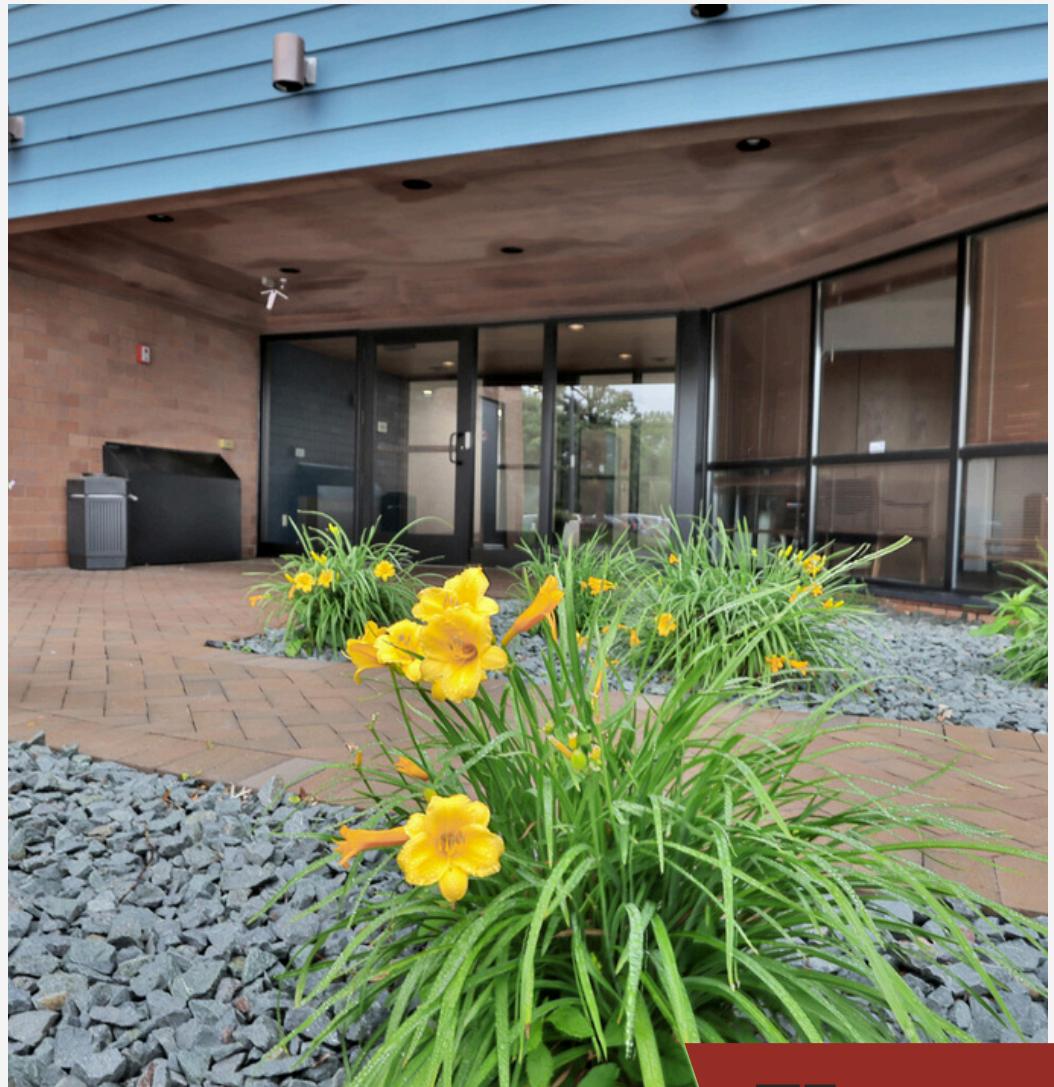
51.95 %
Employed

1.33 %
Unemployed

Contact Information

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Shoreview, MN

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