

FOR LEASE



Revitalized Workspace @Lex Center

3570 Lexington Ave, Shoreview, MN

Dan Altstatt
Commercial Brokerage

612.404.0157
dan@redbrickcommercial.com



REDBRICK
COMMERCIAL

Executive Summary

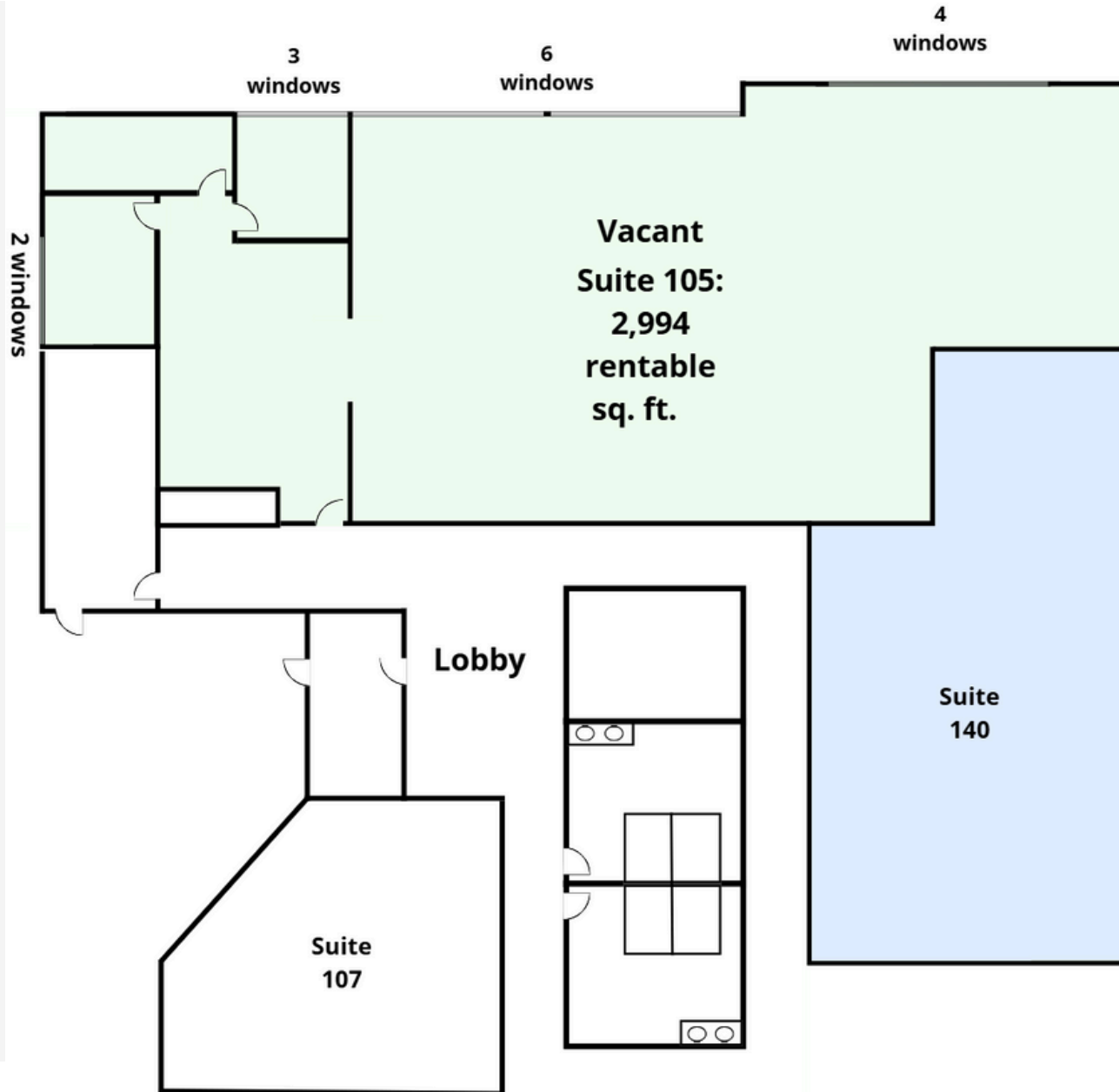
3570 Lexington Ave,
Shoreview, MN

- 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

Suite 105:
2,994 rentable
sq. ft.



Additional Photos

3570 Lexington Ave,
Shoreview, MN



Additional Photos

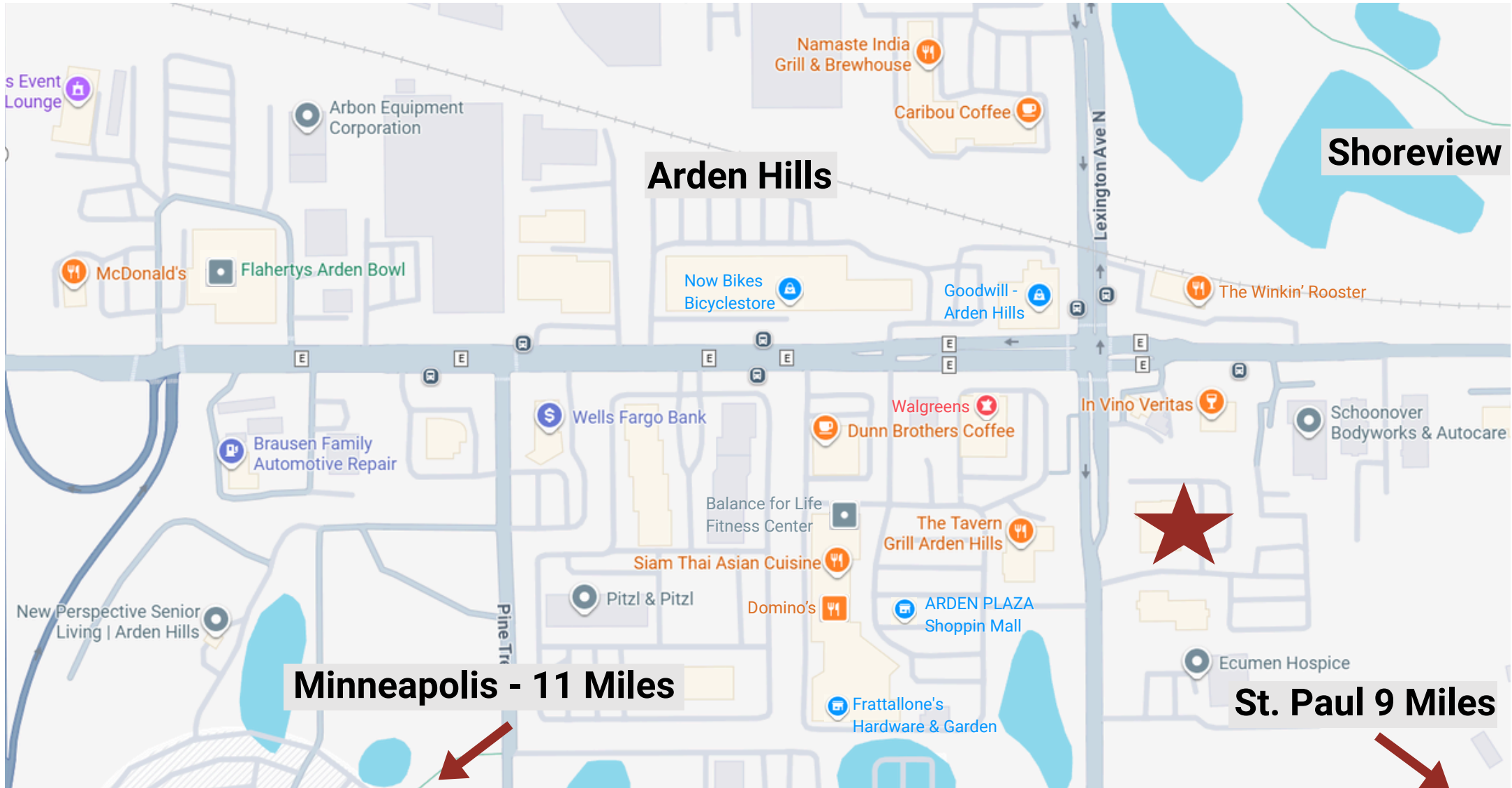
3570 Lexington Ave,
Shoreview, MN



Location Map

3570 Lexington Ave,
Shoreview, MN

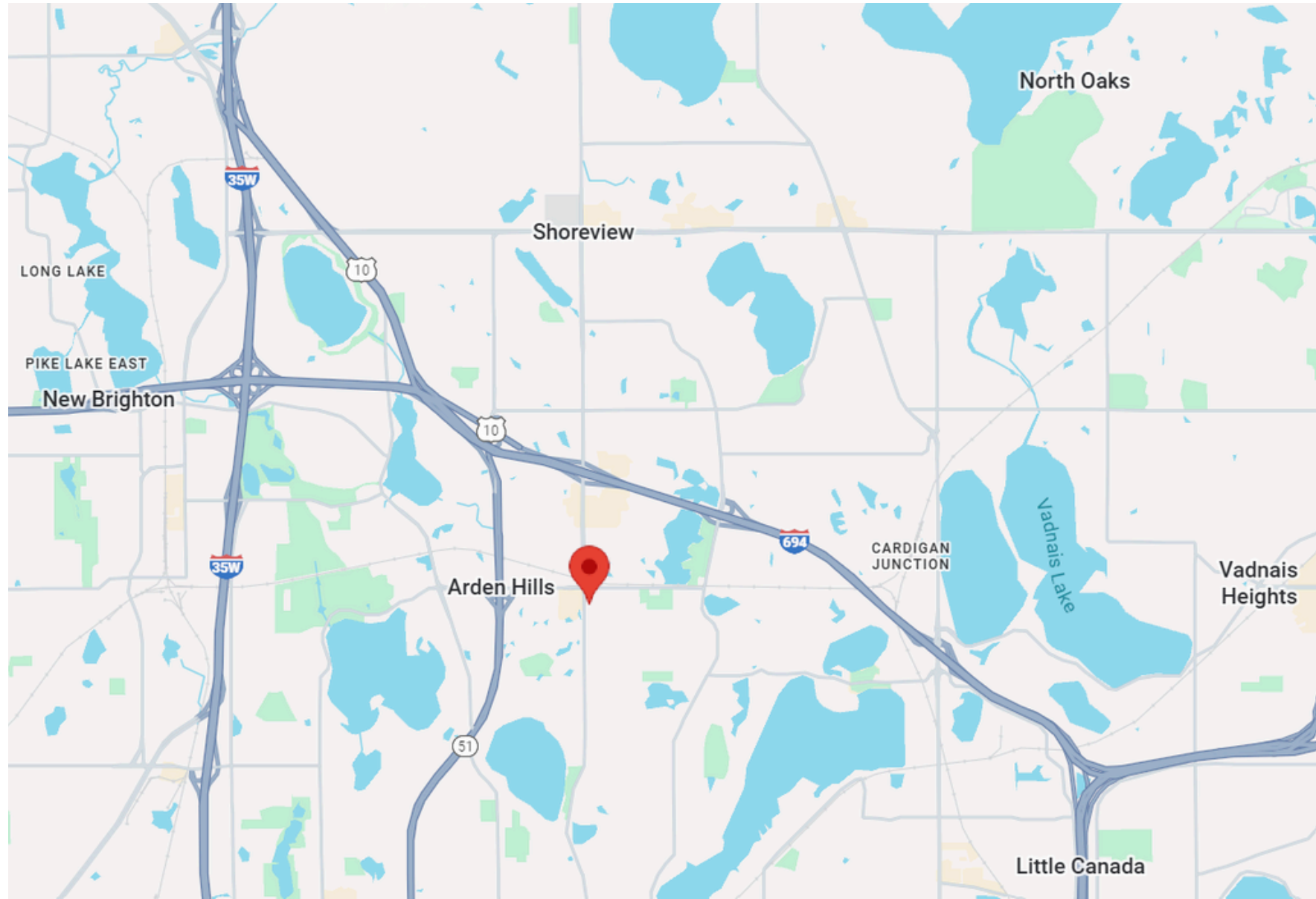
★ Subject Property



Location Map

3570 Lexington Ave,
Shoreview, MN

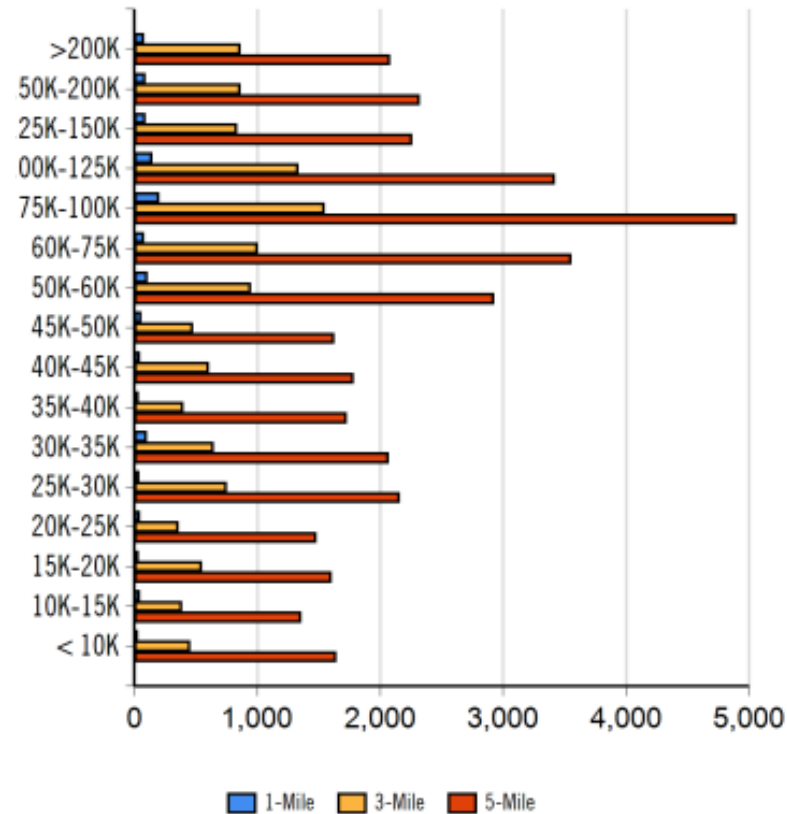
 Subject Property



Demographic Report

3570 Lexington Ave,
Shoreview, MN

Household Income



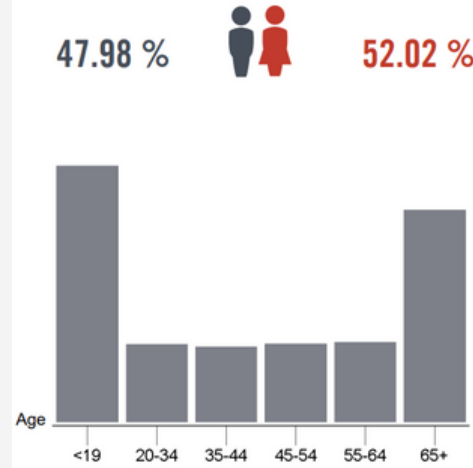
Population

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

HOME OWNERSHIP

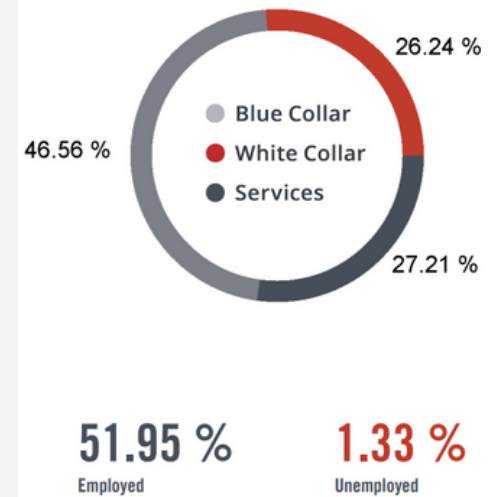


GENDER & AGE



10 Minute Drive-Time Demographic Information

EMPLOYMENT



Contact Information

3570 Lexington Ave,
Shoreview, MN

Dan Altstatt, CCIM
Redbrick Commercial

3570 Lexington Ave., Suite 150
Shoreview, MN 55126

612-404-0157

dan@redbrickcommercial.com



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

