

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

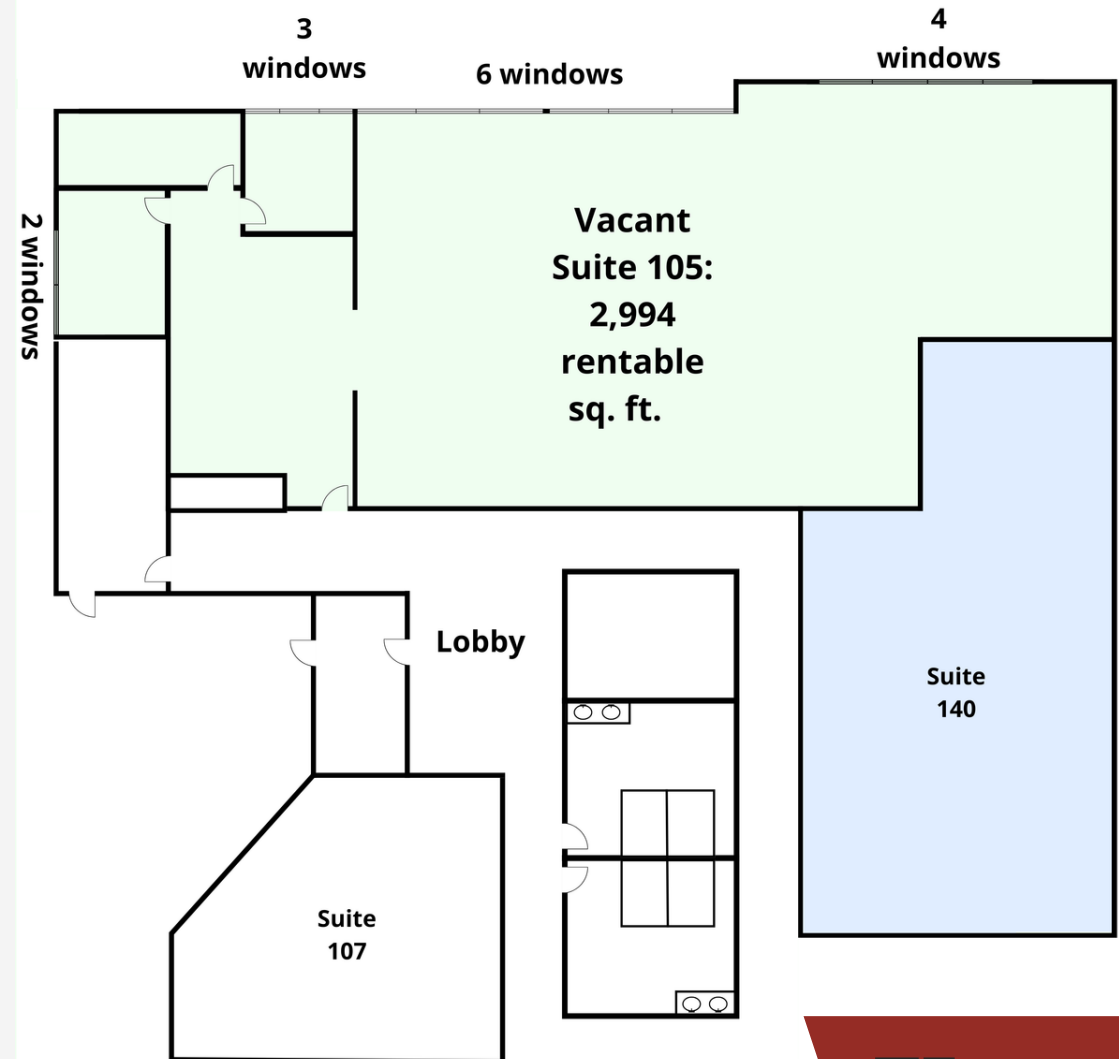
- Newly modernized common area updates and suite remodels
- Custom build-to-suit layouts for your organization from 1,000 to 4,500 sq. ft.
- Per sq. ft. space at \$14.00-\$16.00 psf Base rent
- \$10.25 psf total Property Operating & Tax costs with a tenant favorable modified gross rent structure
- New 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,
Shoreview, MN

Suite 105:

2,994 rentable sq. ft.

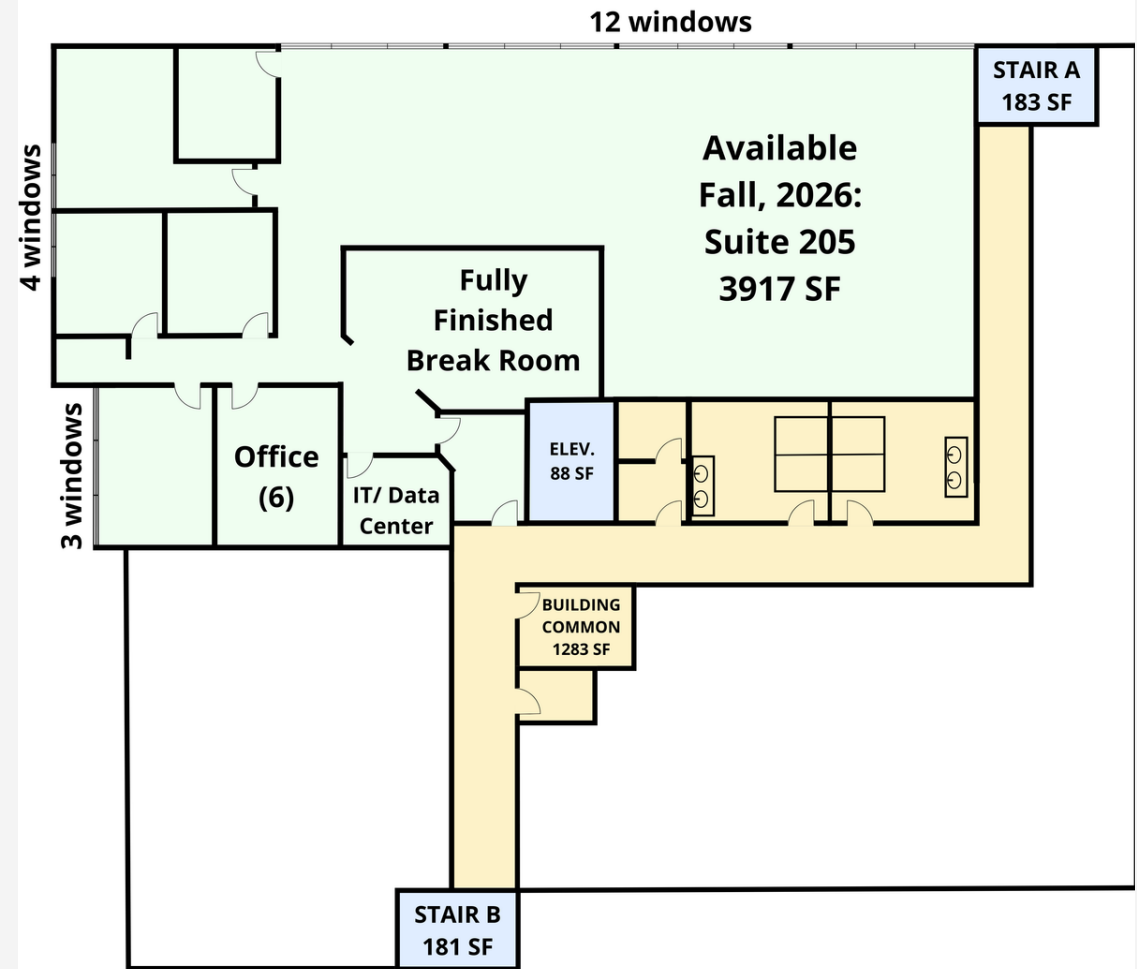


CURRENT AVAILABILITIES

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Suite 205:

3,917 rentable sq. ft.



*AI was used to remove existing cubicles for illustrative purposes.
Existing conditions may vary.

Additional Photos

3570 Lexington Ave,
Shoreview, MN



Additional Photos

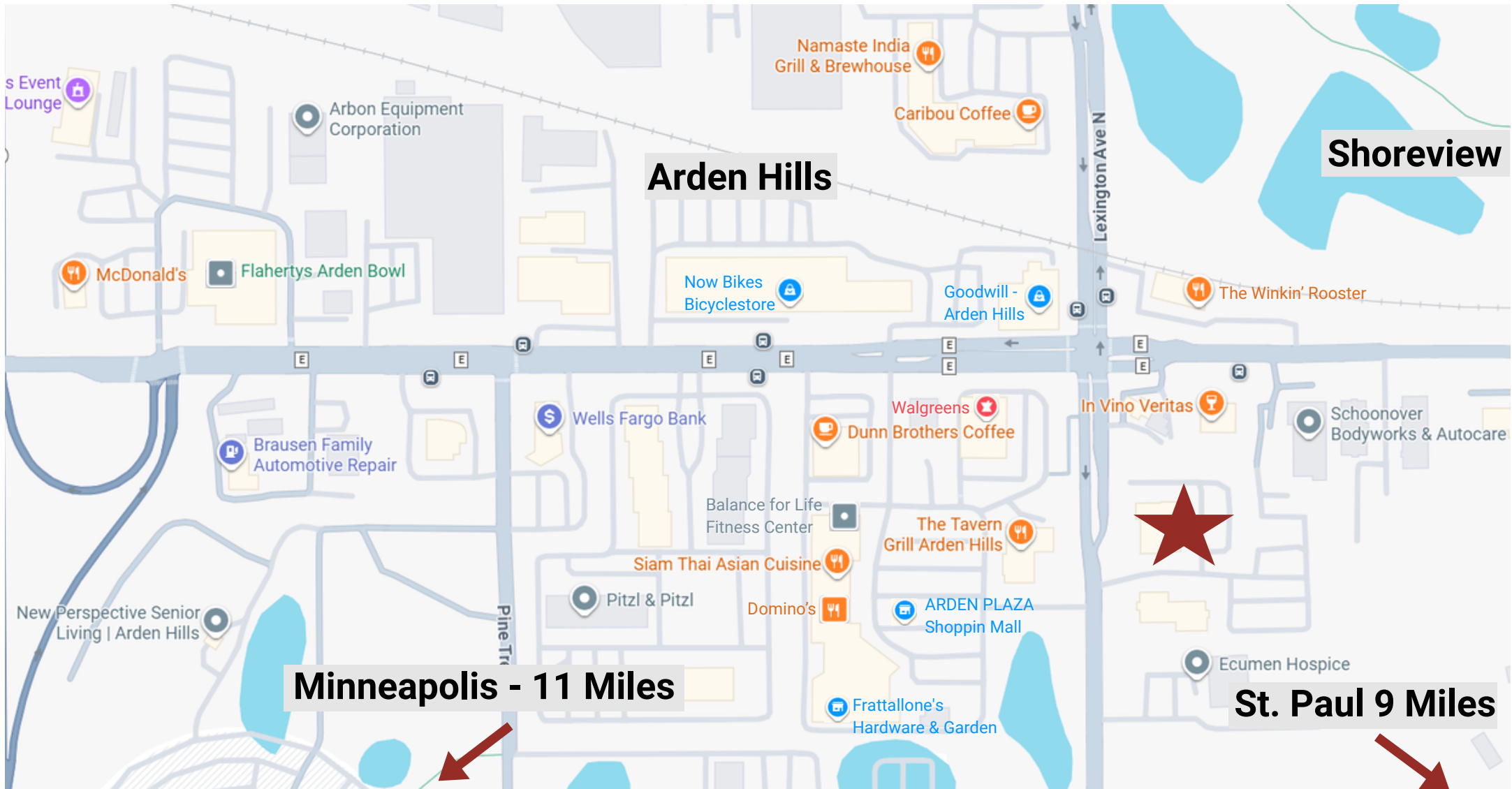
3570 Lexington Ave,
Shoreview, MN



Location Map

3570 Lexington Ave,
Shoreview, MN

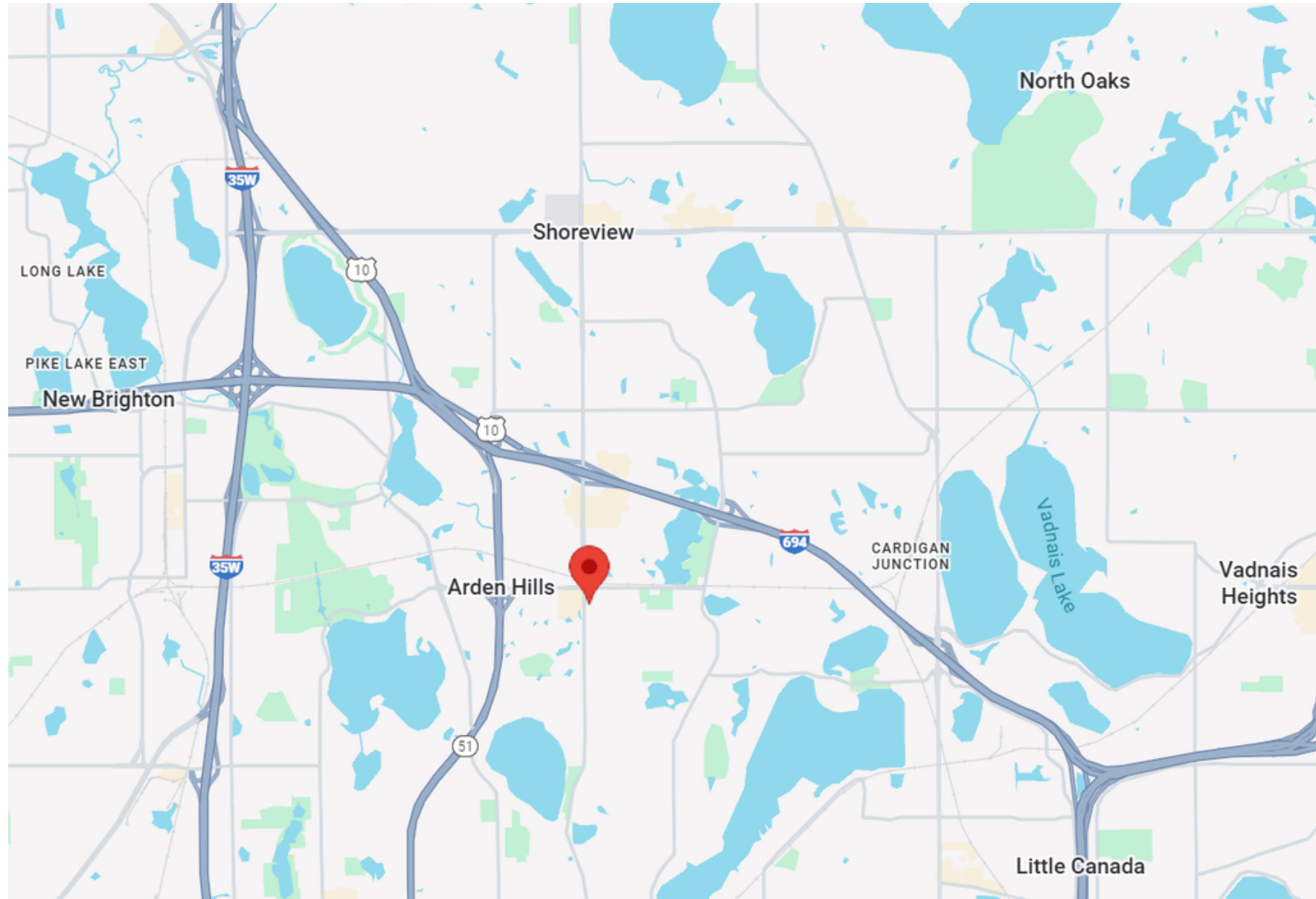
★ Subject Property



Location Map

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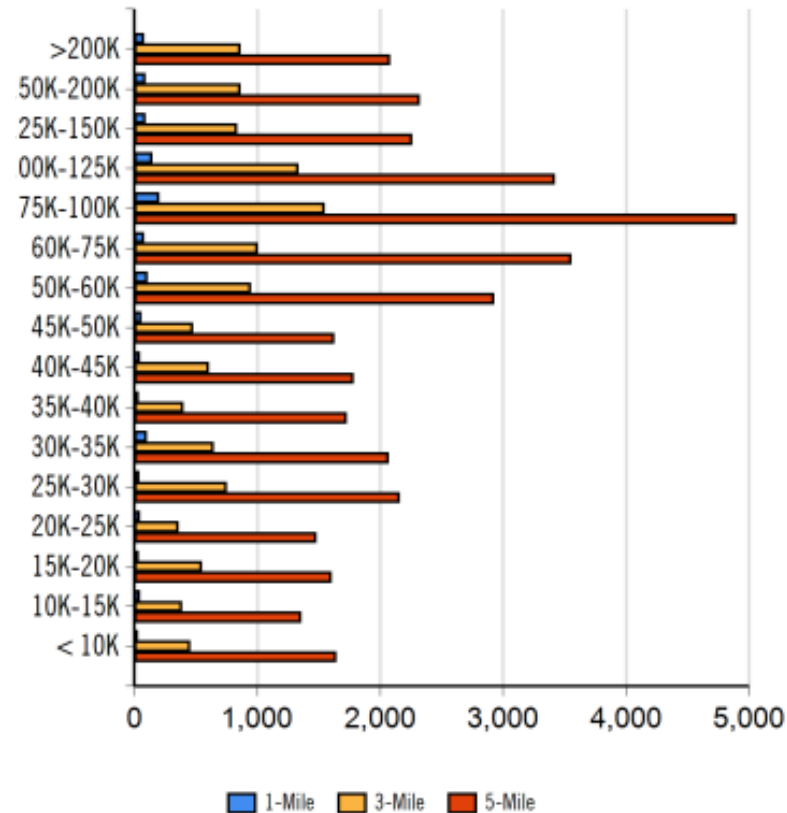
 Subject Property



Demographic Report

3570 Lexington Ave,
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Household Income



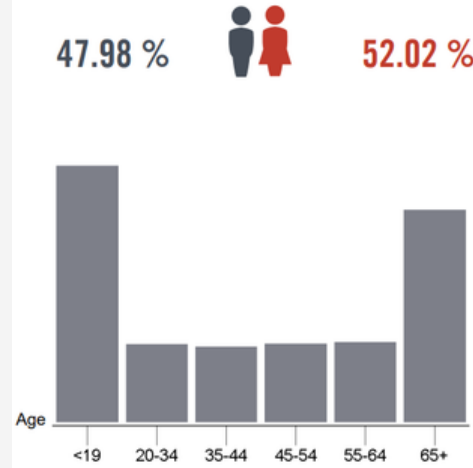
Population

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

HOME OWNERSHIP

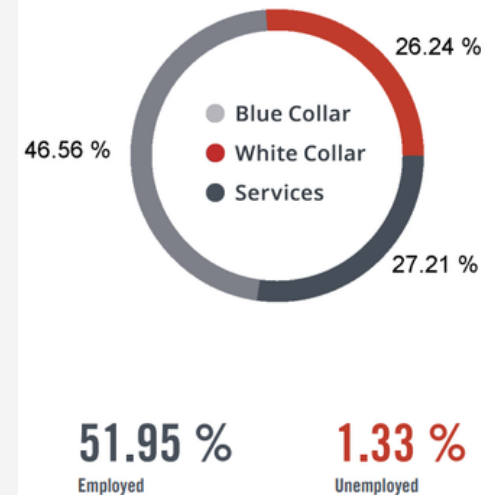


GENDER & AGE



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.

