

SHOREVIEW PROFESSIONAL

3434 LEXINGTON AVENUE N., SHOREVIEW, MN 55126

FOR LEASE

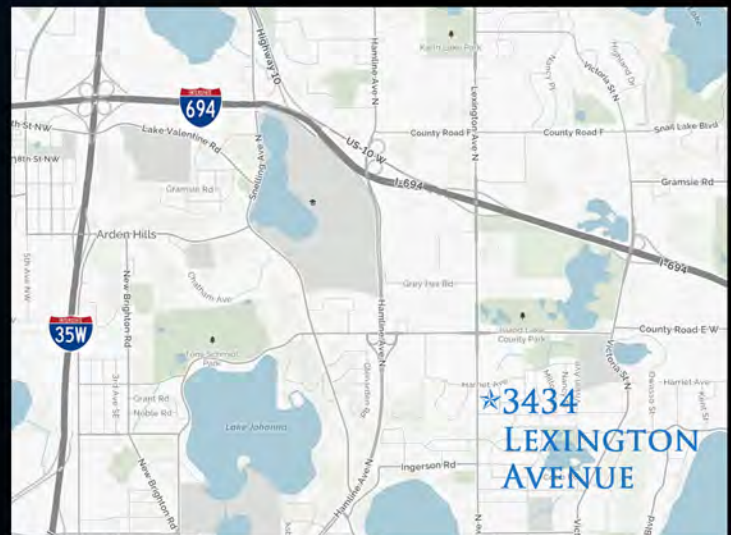
END CAP SUITE



LEASE RATE:

OFFICE NET RENT \$9.75 SF
OPERATING EXPENSE \$8.00 SF
(EXCLUDES GAS AND ELECTRIC)

- 876 SF AVAILABLE
- ENDCAP WITH SIGNIFICANT GLASS ON TWO SIDES
- MONUMENT SIGNAGE AVAILABLE
- CONVENIENTLY LOCATED WITH EASY ACCESS TO I-694, SNELLING, HWY 10 & I-35W
- AREA AMENITIES INCLUDE: NUMEROUS RETAIL STORES, HOTELS, GAS STATIONS & RESTAURANTS



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JEFF NORDNESS
651-341-5044
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OFFICE: 651-482-1871

ERSI

ESSENCE
REAL ESTATE
SERVICES INC.

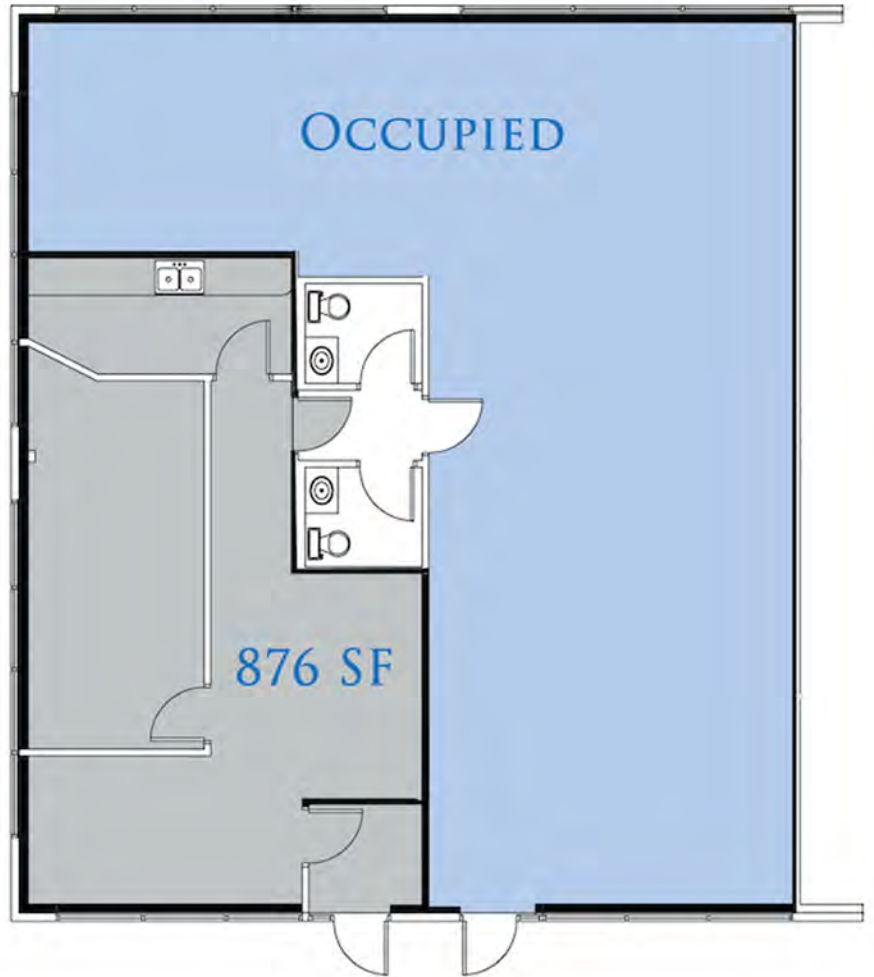
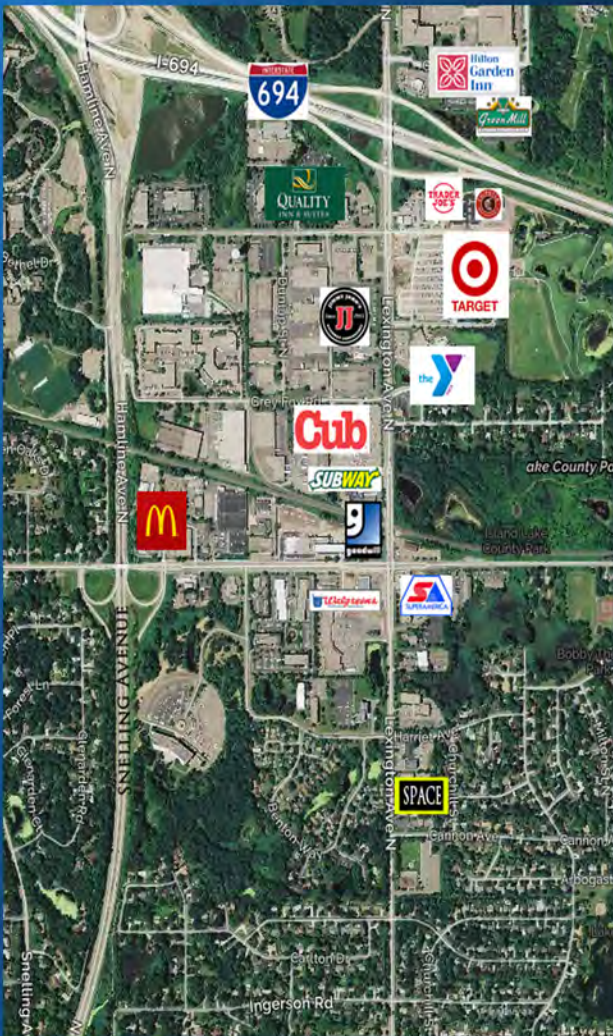
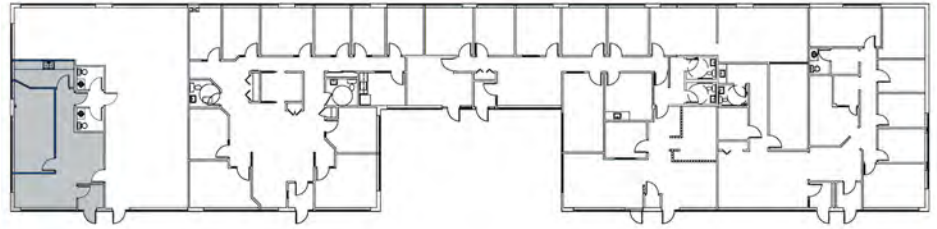
COMMERCIAL REAL ESTATE SINCE 1990

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FLOOR PLAN



SPACE AVAILABLE
876 SF

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