

FOR LEASE



HARBOR PLACE OFFICE VILLAGE

470 - 520 HWY 96, SHOREVIEW, MN 55126

LEASE RATES:

OFFICE NET RENT \$13.00 SF
2021 EST. OP. EXP. \$ 8.53 SF
(GAS & ELECTRIC EXCLUDED)

- 1,141 SF AVAILABLE
- OFFICE SPACE WITH WINDOWS THAT OPEN
- ATTRACTIVE OFFICE BUILD-OUTS
- MULTI-TENANT CAMPUS SETTING
- ILLUMINATED MONUMENT SIGNAGE AVAILABLE
- EXTENSIVE LANDSCAPING
- SUPERB ACCESS TO HWY 96 BETWEEN 35E & 35W
- AREA AMENITIES INCLUDE: NUMEROUS RETAIL STORES, HOTELS, GAS STATIONS & RESTAURANTS



GREAT OFFICE SPACE AVAILABLE

ERSI
ESSENCE
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