



## SHOREVIEW OFFICE PARK

1000 WEST COUNTY ROAD E, ARDEN HILLS, MN 55112

- SUITE 230: 2,198 SF AVAILABLE
- SUITE 290: 1,357 SF AVAILABLE
- PERFECT FOR PROFESSIONAL OFFICE, MEDICAL, OR SERVICE
- LOCATED JUST WEST OF LEXINGTON AVENUE AND JUST SOUTH OF I-694
- SHARED CONFERENCE ROOM
- OFFICE NET RENT: \$13.00 SF
- 2024 ESTIMATED OPERATING EXPENSE: \$9.70 SF
- AMPLE ON-SITE PARKING
- MANY AREA AMENITIES INCLUDING: CARIBOU COFFEE, YMCA, TARGET, NUMEROUS OTHER RETAIL STORES, AND RESTAURANTS

**CONTACT:**

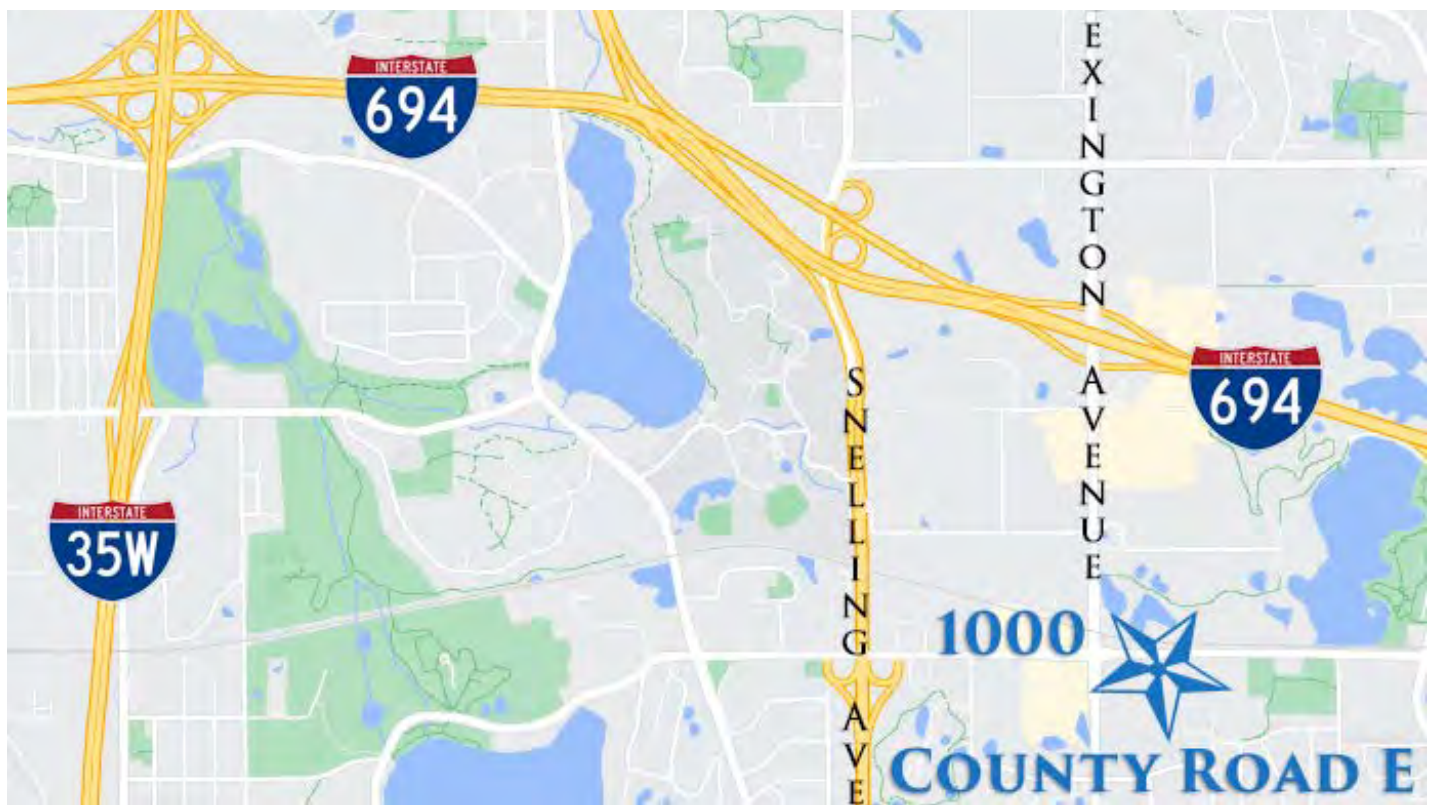
[WWW.ESSENCEREALESTATE.COM](http://WWW.ESSENCEREALESTATE.COM)

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(651) 341-5044



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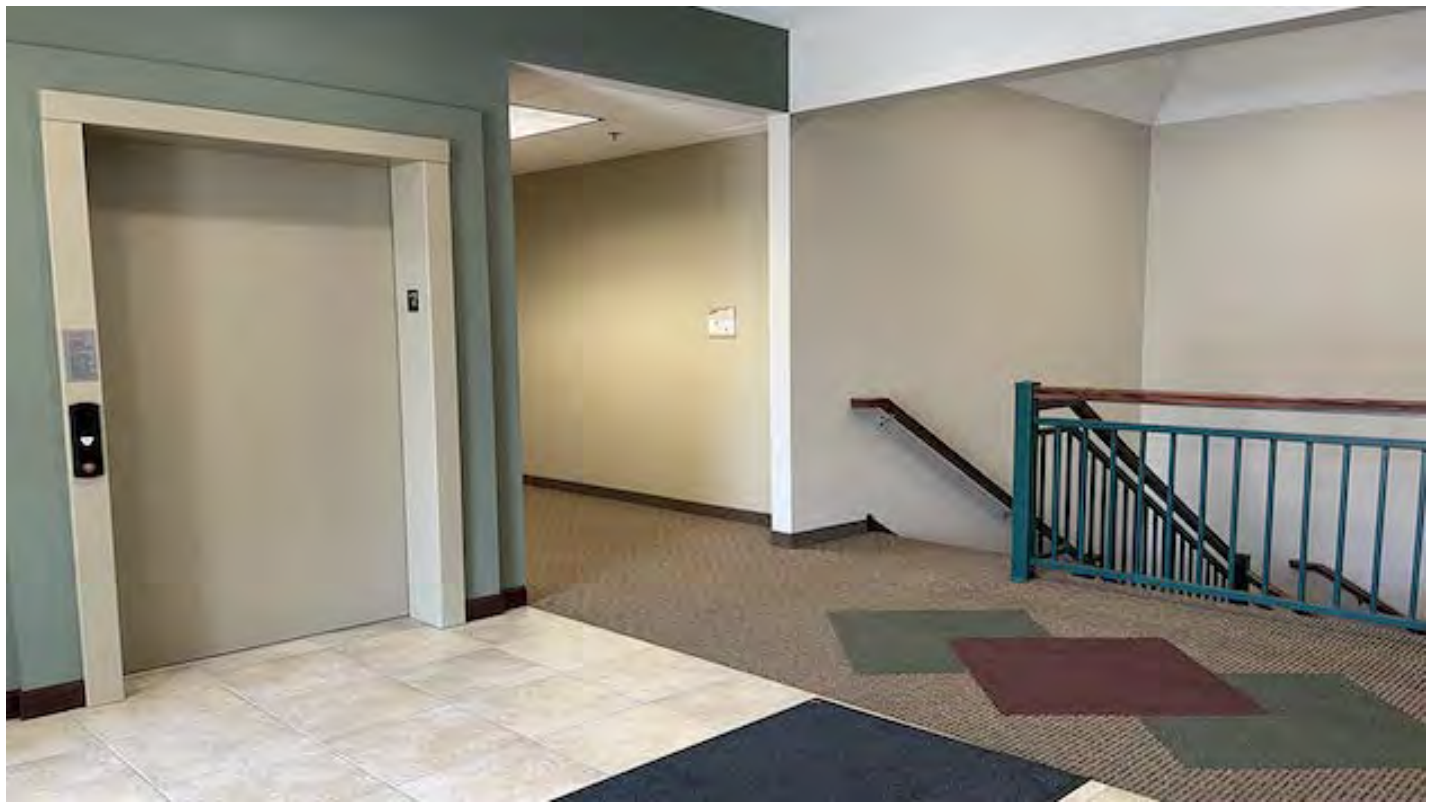
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**THE ESTIMATED MONTHLY COST: SUITE 230 IS \$4,158.00  
SUITE 290 IS \$2,567.00**



**MAIN LEVEL**



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