



Office Space for Lease

3580-3596 Linden Ave, White Bear Lake, MN

Space Details

- Professional Office Space
- 3596 Linden Ave - Suite B2 - 2,001 RSF
Former title company; corner of building with 4 large offices, kitchenette, reception & workstation area
- 3596 Linden Ave - Suite B5 - 1,368 RSF
Reception, 4 privates, conference, breakroom w/shower & sink
- Out lot Building C (proposed)
 - 15,600 SF
 - For Sale or Build to Suit Lease



PROPERTY DETAILS

Lease Rate: 16.00/SF NNN
CAM/Taxes: \$8.65/SF (2025)
Plus, Heat, Electric, Internet

FOR MORE INFORMATION, CONTACT

Marty Fisher/Mike Fisher

763-862-2005

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PREMIER
COMMERCIAL
PROPERTIES

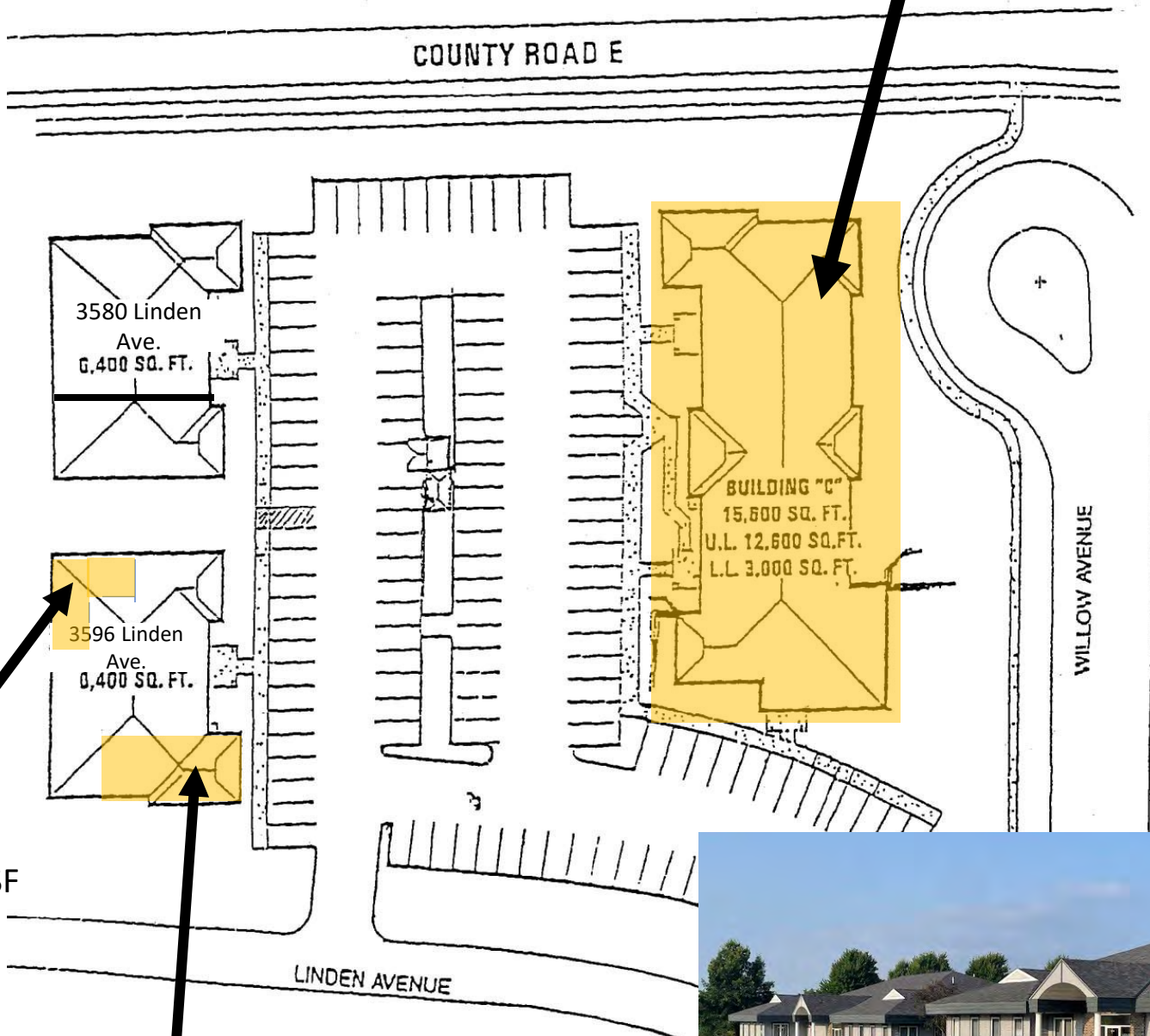
FOR LEASE

CONTACT: Marty Fisher

MOBILE: 612-708-2873

EMAIL: mfisher@premiercommercialproperties.com

Proposed Building C Out Lot
For Sale or Build to Suite Lease



Suite B2
2,001 RSF

Suite B5
1,368 SF





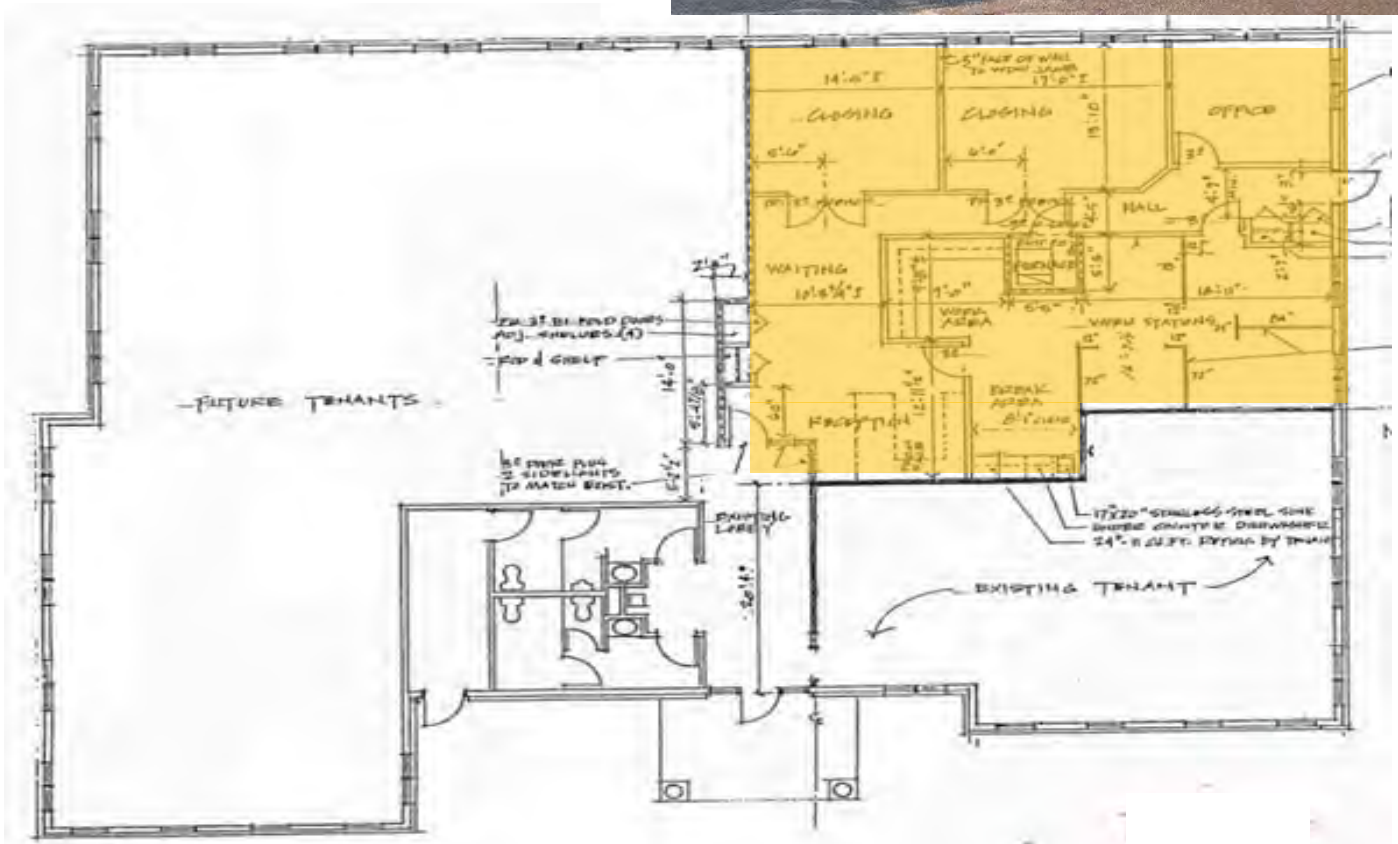
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3596 Linden – Suite B2 – 2,001 RSF

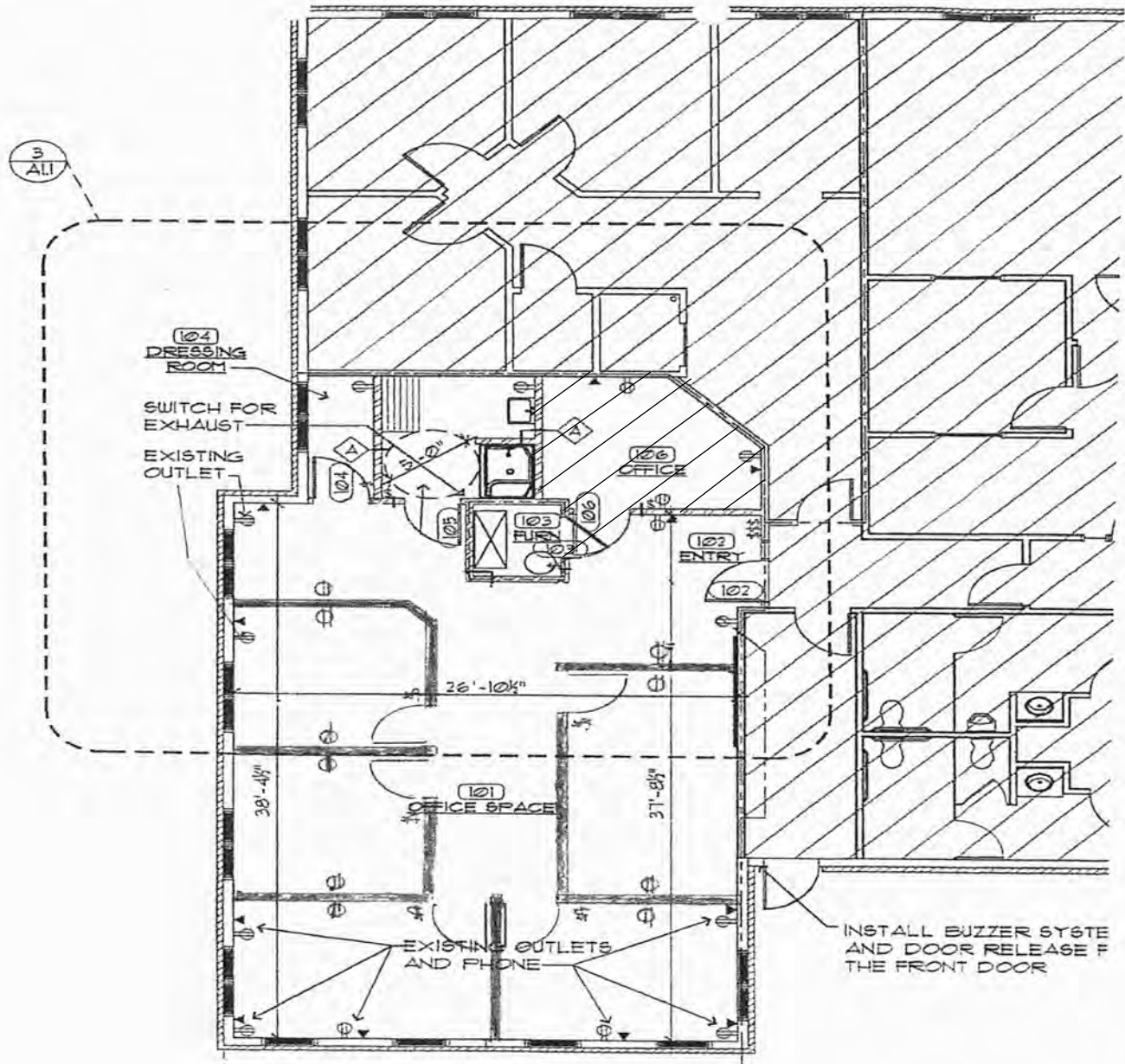
- former title company
- 4 Large offices on glass
- kitchenette
- work-prep area
- reception





3596 Linden – Suite B5 – 1,368 RSF

- Reception
- 4 privates (2 corner offices on glass)
- Conference room
- Shower / Sink / Breakroom





PREMIER
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Great access
to Hwy 61 &
35E & local
office & retail

