



PREMIER
COMMERCIAL
PROPERTIES

FOR LEASE



Office Space For Lease

3434 Lexington Ave N
Shoreview, MN 55126

PROPERTY DETAILS

- Suite 3300 - 1,353 rentable SF
 - Middle Unit
 - Private bathroom
- Monument Signage to Lexington
- Convenient location with easy access to I-694 & Snelling Ave
- Previous Chiropractor
- Dedicated parking stalls
- Landlord is willing to contribute
- Tenant Improvement dollars based on lease term



PROPERTY DETAILS

Lease Rate: \$14.00/sf Base Rent
CAM/Tax 2026: \$9.10/sf

FOR MORE INFORMATION, CONTACT

Mike Fisher

763-486-8247

mikefisher@premiercommercialproperties.com



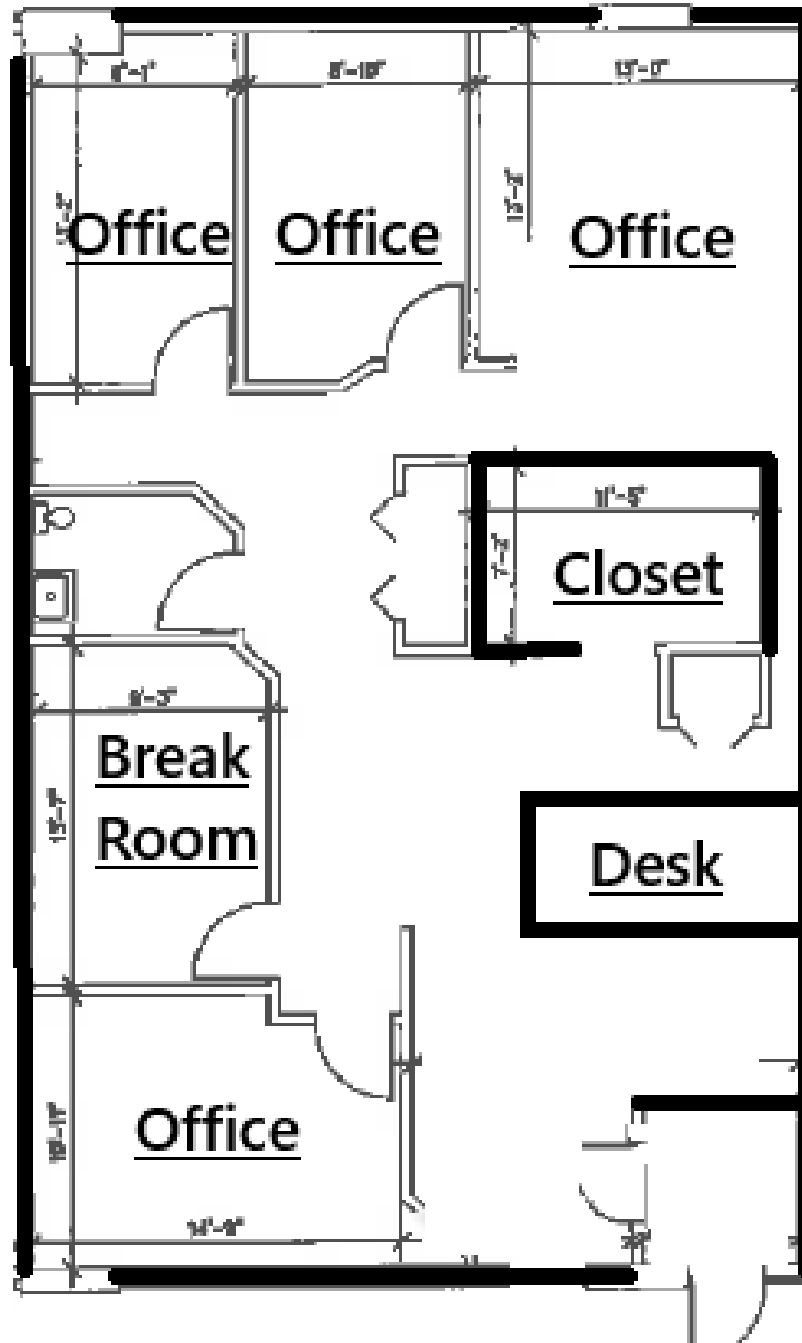
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Why This Property

A Turnkey Opportunity for your next medical practice or Professional Office. Little to no cost or downtime of building from scratch. This thoughtfully configured former chiropractic office provides an excellent foundation for a variety of medical, wellness, therapy, and professional office users. This site has dedicated parking stalls for the suite.

Ideal for a Variety of Users

The flexible layout may be well suited for:

Chiropractic

Physical Therapy

Massage Therapy

Acupuncture

Mental Health Counseling

Therapy Services

Wellness Providers

Medical or Specialty Care

Insurance or Financial Services

Professional Office Users



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DEMOGRAPHICS (2019)

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Total Population	4,408	64,933	200,780
Total Households	1,682	26,741	82,900
Average Household Income	\$82,085	\$71,739	\$70,643