

FOR LEASE



Revitalized Workspace @Lex Center

3570 Lexington Ave, Shoreview, MN

Dan Altstatt
Commercial Brokerage

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Executive Summary

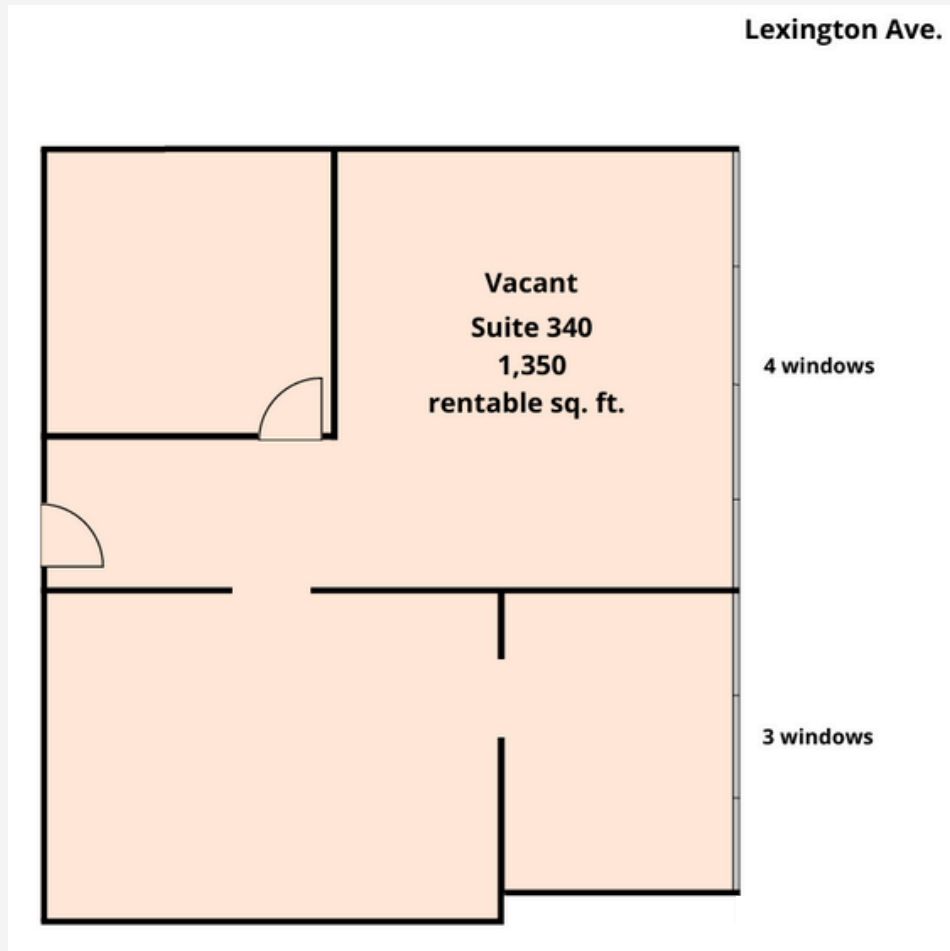
3570 Lexington Ave,
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- Modernized common area updates and suite remodels
- Custom build-outs for your organization from 1,000 to 4,500 sq. ft.
- Per sq. ft. space at \$13.50-\$14.50 psf Base rent
- \$10.25 psf Operating costs with a tenant favorable modified gross rent structure
- New Wi-fi ready patio for tenant work and rec
- Abundant free parking
- 3 floor multi-tenant property

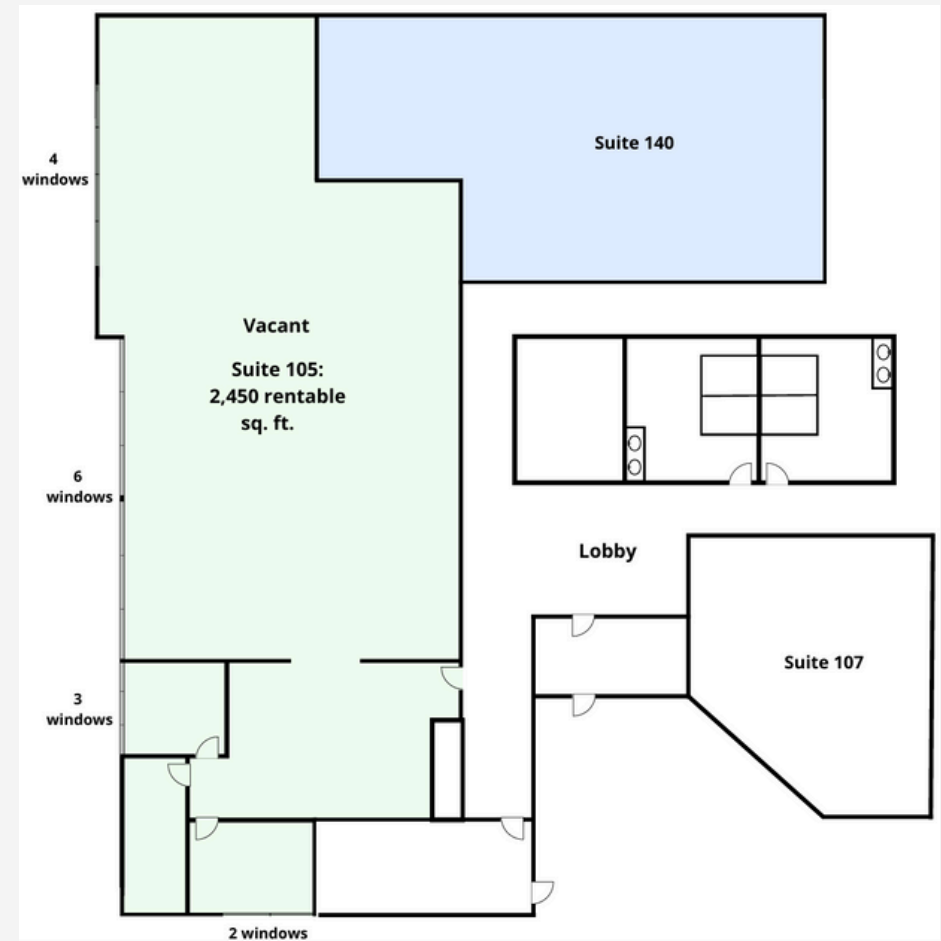
CURRENT AVAILABILITIES

3570 Lexington Ave,
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- **Suite 340**: 1,143 rentable sq. ft.



- **Suite 105**: 2,994 rentable sq. ft.



Additional Photos

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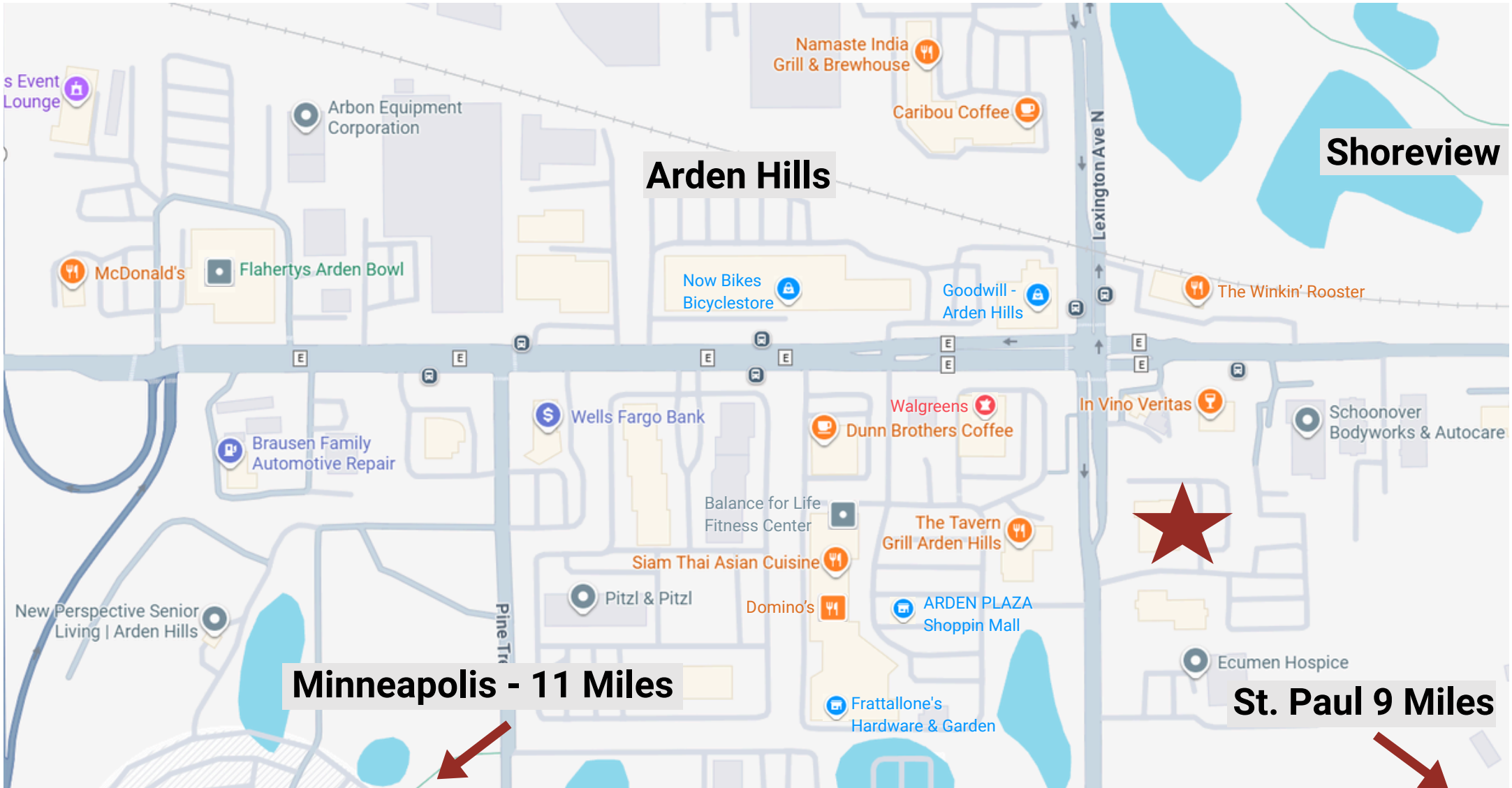


Location Map

3570 Lexington Ave, Shoreview, MN

 **Subject Property**

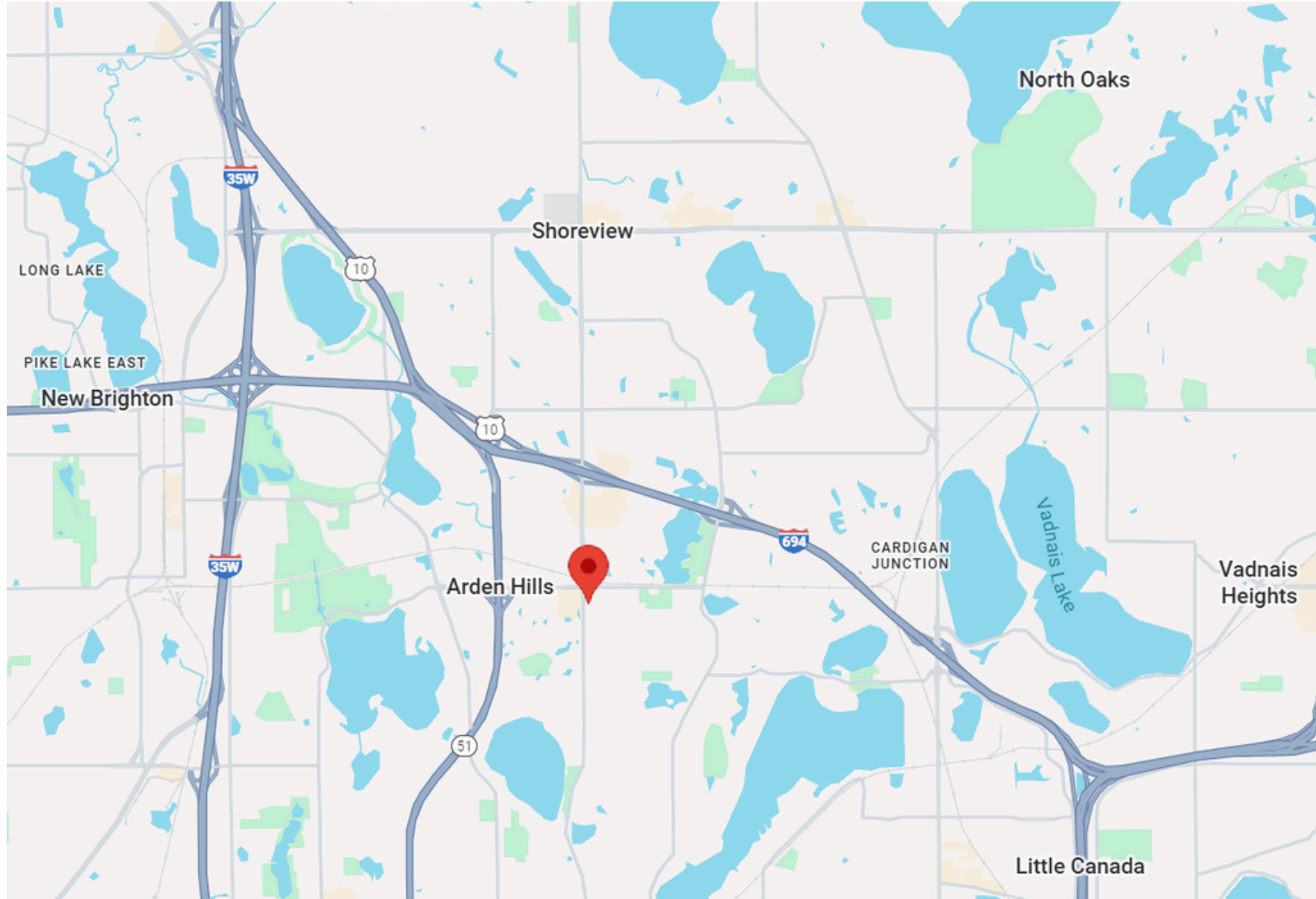
-  Restaurants
-  Healthcare
-  Other Institutions/Businesses
-  Retail Stores
-  Bank



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 Subject Property



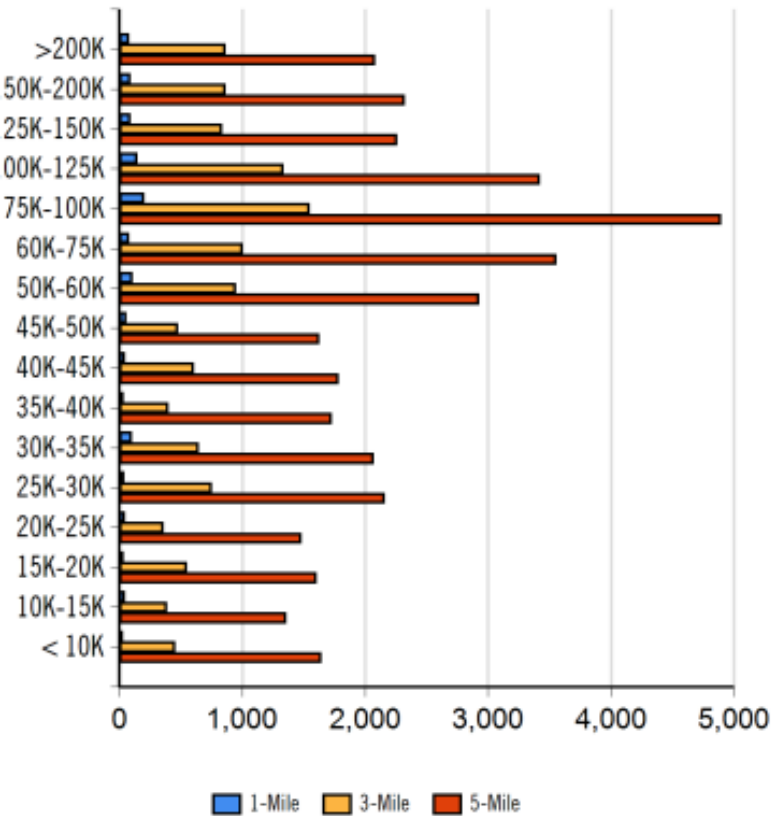
Demographic Report

3570 Lexington Ave,
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Population

Distance	Male	Female
1- Mile	1,502	1,645
3- Mile	14,829	16,597
5- Mile	42,569	47,022

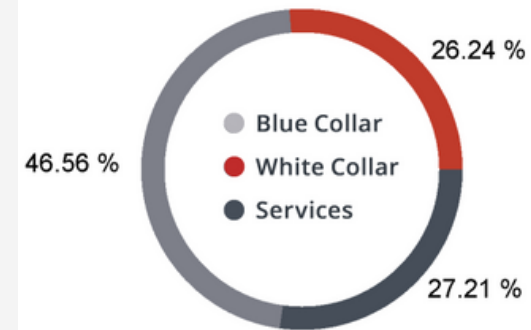
Household Income



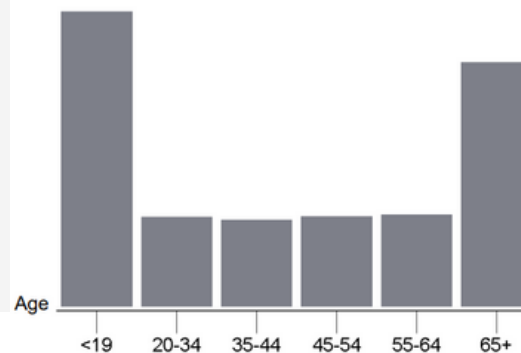
HOME OWNERSHIP



EMPLOYMENT



GENDER & AGE



Contact Information

3570 Lexington Ave,
Shoreview, MN

Dan Altstatt



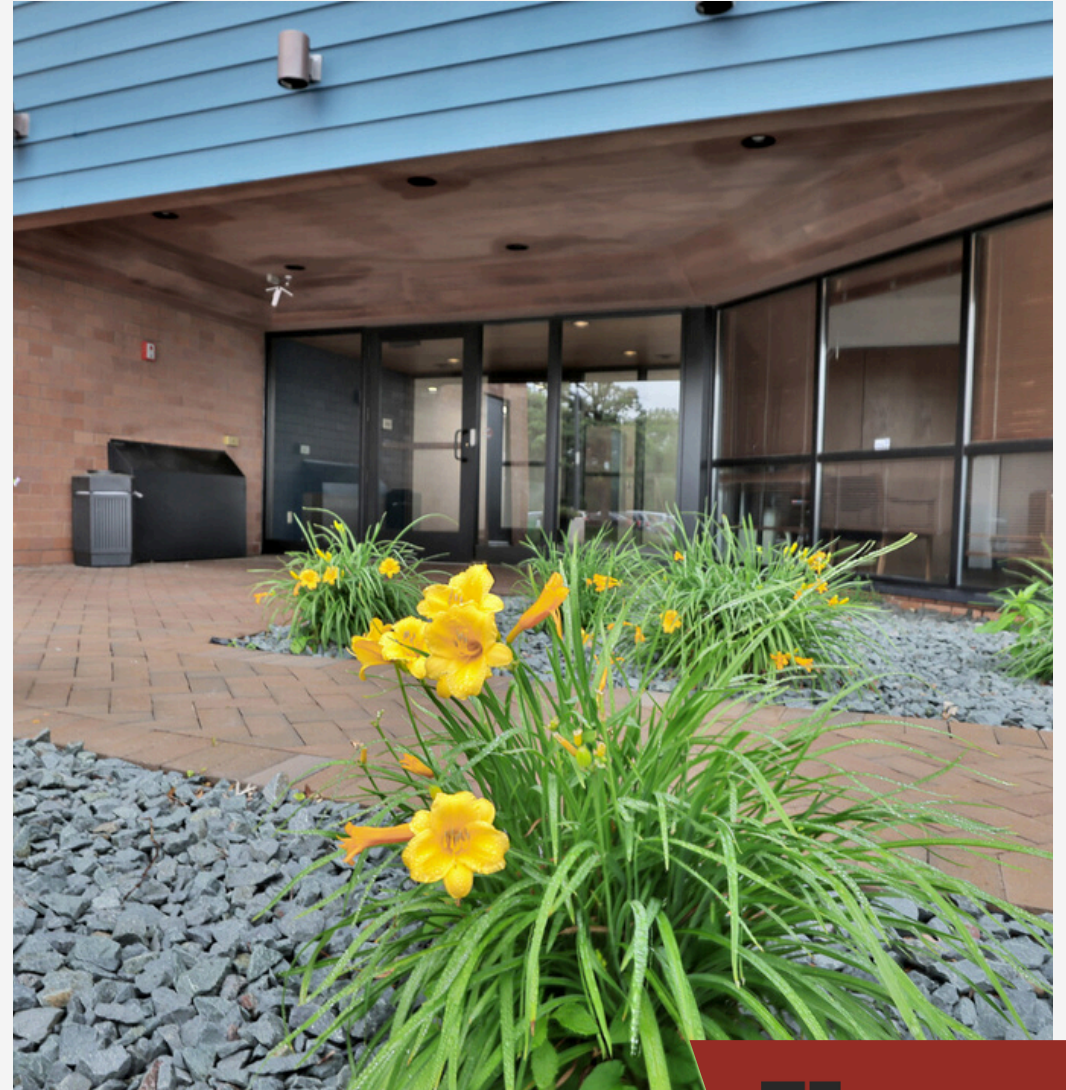
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*All information from sources is deemed reliable but not guaranteed and should be independently verified.