FOR LEASE



Revitalized Workspace @Lex Center

3570 Lexington Ave, Shoreview, MN

Dan Altstatt
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Executive Summary

3570 Lexington Ave, Shoreview, MN

- Newly modernized common area updates and suite remodels
- Custom build-to-suit layouts for your organization from 1,000 to 4,500 sq. ft.
- Per sq. ft. space at $14.00-$16.00 psf Base rent
- $10.25 psf total Property Operating & Tax 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 building across from the Tavern of Arden Hills off Lexington Ave, south of 694

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CURRENT AVAILABILITIES

3570 Lexington Ave, Shoreview, MN

Suite 101:

1,702 rentable sq. ft.





*AI was used to for illustrative purposes. Existing conditions may vary.

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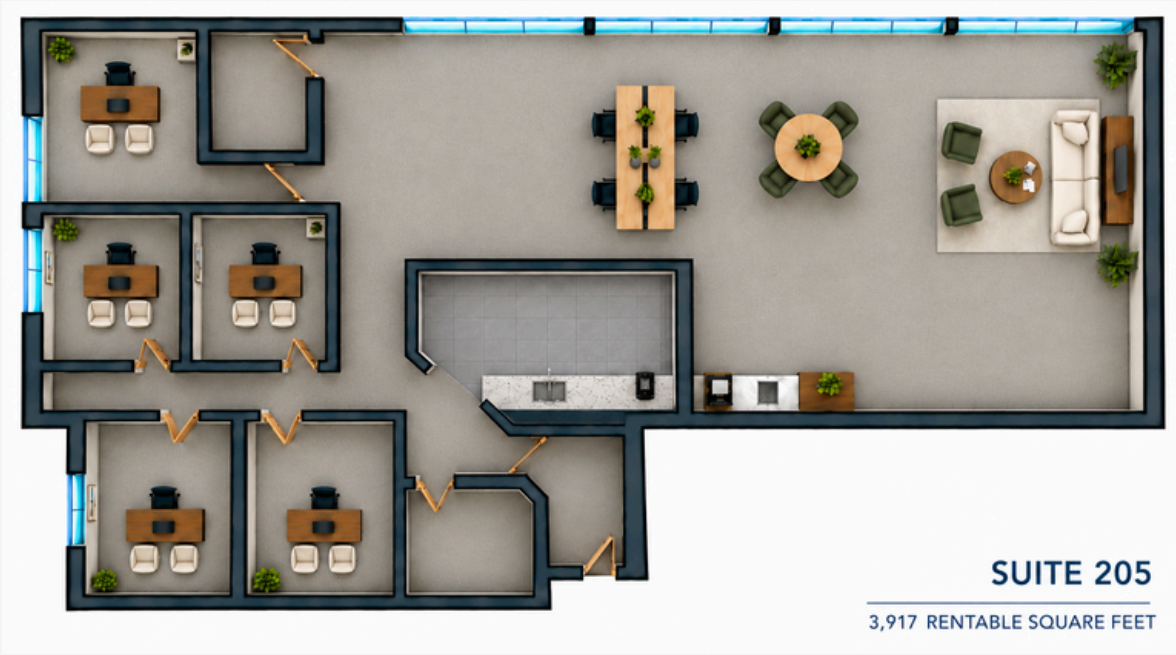
CURRENT AVAILABILITIES

3570 Lexington Ave, Shoreview, MN

Suite 205:

3,917 rentable sq. ft.





*AI was used to remove existing cubicles for illustrative purposes.
Existing conditions may vary.

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Additional Photos

3570 Lexington Ave, Shoreview, MN









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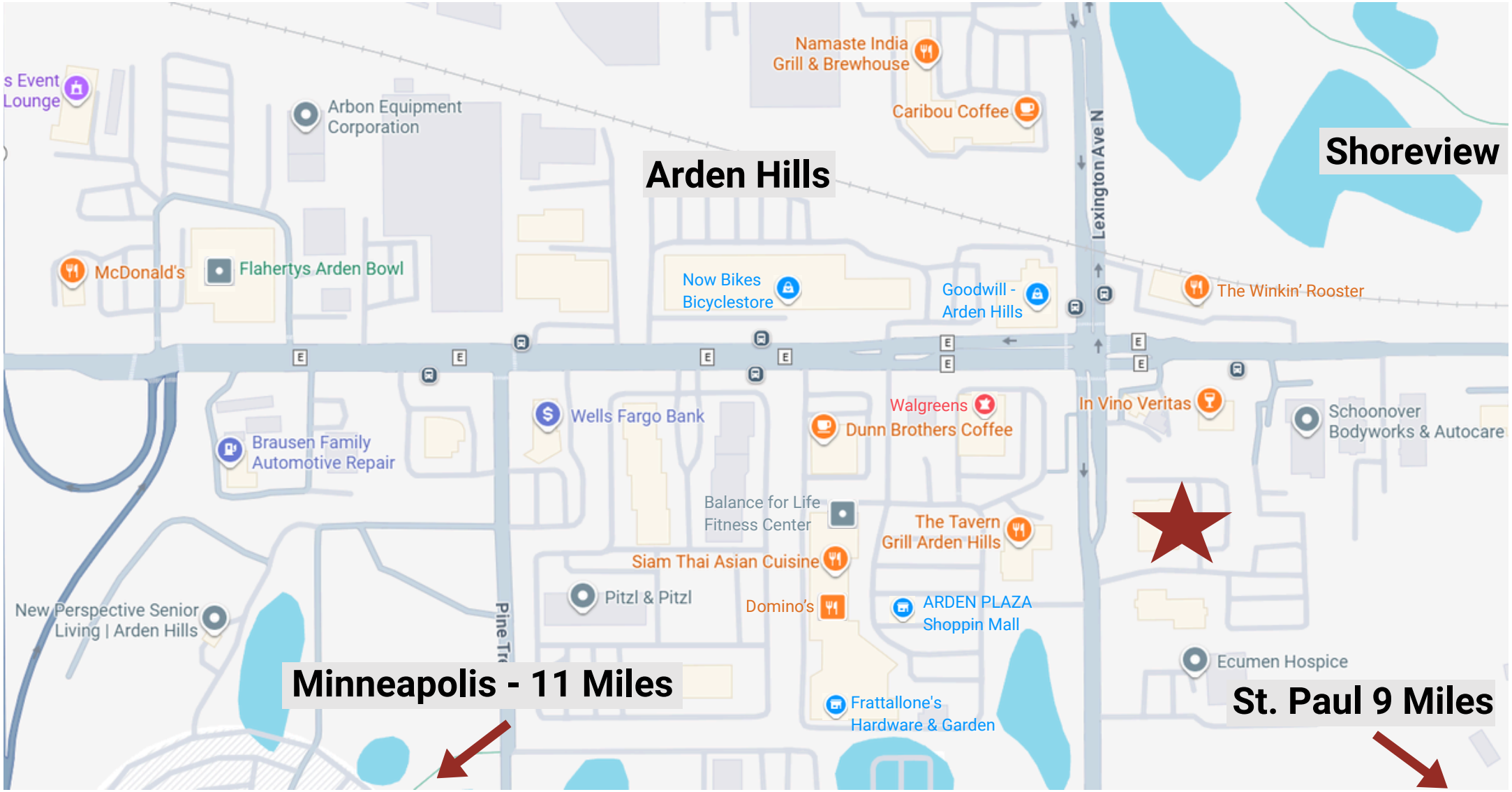
Location Map

3570 Lexington Ave, Shoreview, MN

★ Subject Property

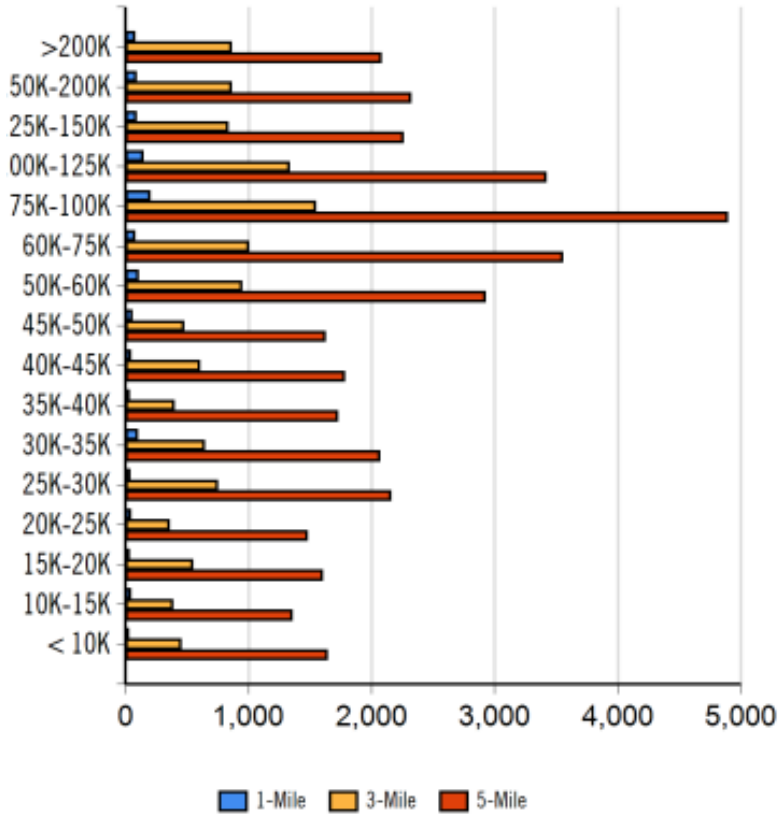
Restaurants | Healthcare | Other Institutions/Businesses | Retail Stores | Bank



Demographic Report

3570 Lexington Ave, Shoreview, MN

Household Income



Population

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

HOME OWNERSHIP



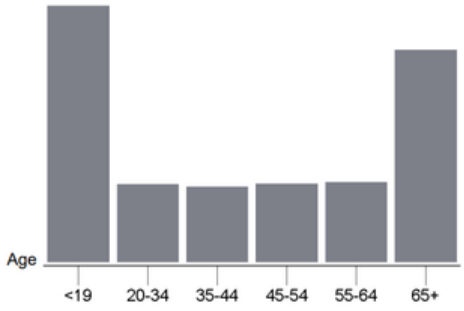
10 Minute Drive-Time Demographic Information

GENDER & AGE

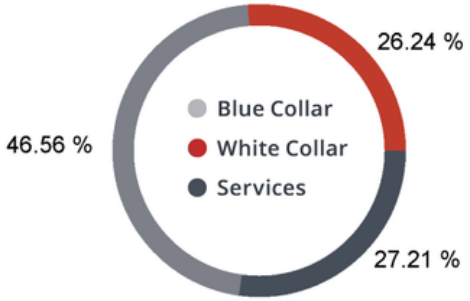
47.98 %



52.02 %



EMPLOYMENT



51.95 %
Employed

1.33 %
Unemployed

Contact Information

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

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