

Revitalized Workspace @ Lex Center



A walkable and vibrant workplace in the commerce center of Shoreview & Arden Hills, MN.

3570 Lexington Ave, Shoreview, MN



Redbrick Commercial is pleased to present the revitalization project of Lex Center, a modern office property with great access located on Lexington Avenue along the border of Arden Hills and Shoreview, MN.

LEX CENTER OVERVIEW

- **3 floor modernized office property with retail use potential**
- **Vibrant and walkable to many local retailers along Lexington Avenue**
- **High speed fiber connections with tenant lounge and workspaces**
- **Abundant parking and well-located Twin Cities location**

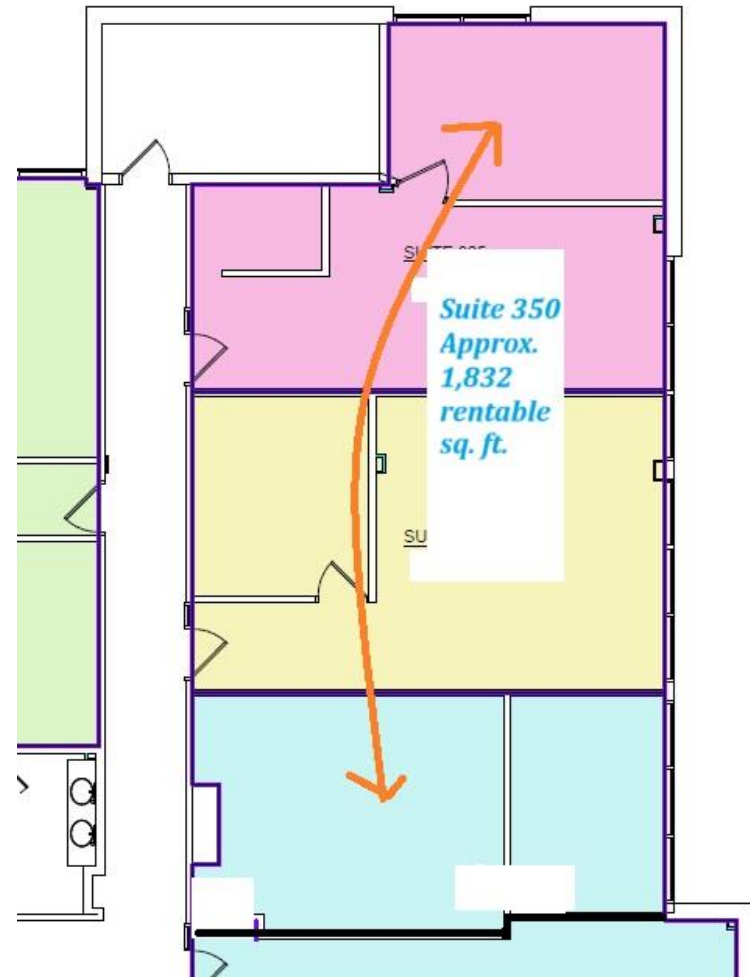
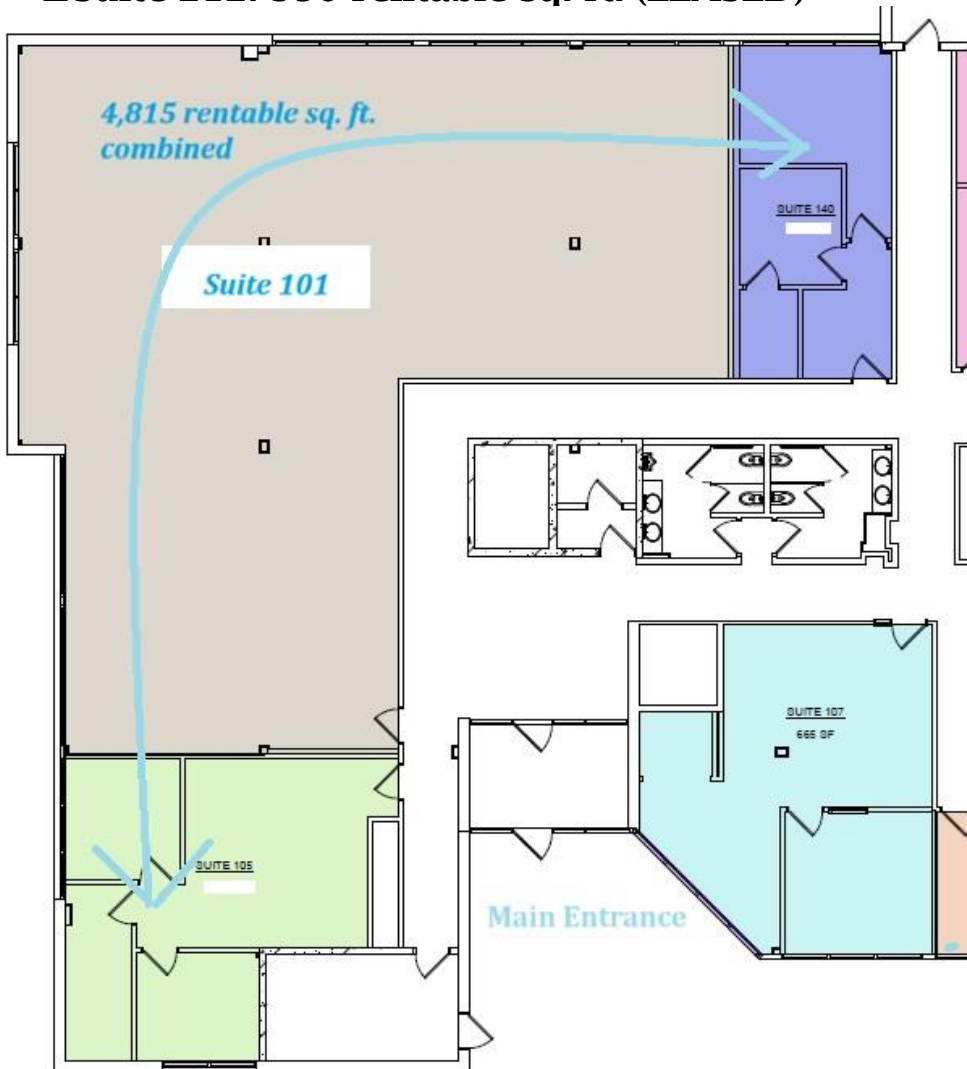
2024 Property Revitalization & Leasing Details

- **Modernized common area updates and vacancy updates**
- **Custom build-outs for your organization from 1,000 to 6,500 sq. ft.**
- **Per sq. ft. space at \$13.50 psf Base rent plus \$10.25 psf Operating costs with a tenant favorable modified gross rent structure**
- **New Wi-fi ready patio for tenant work and rec**

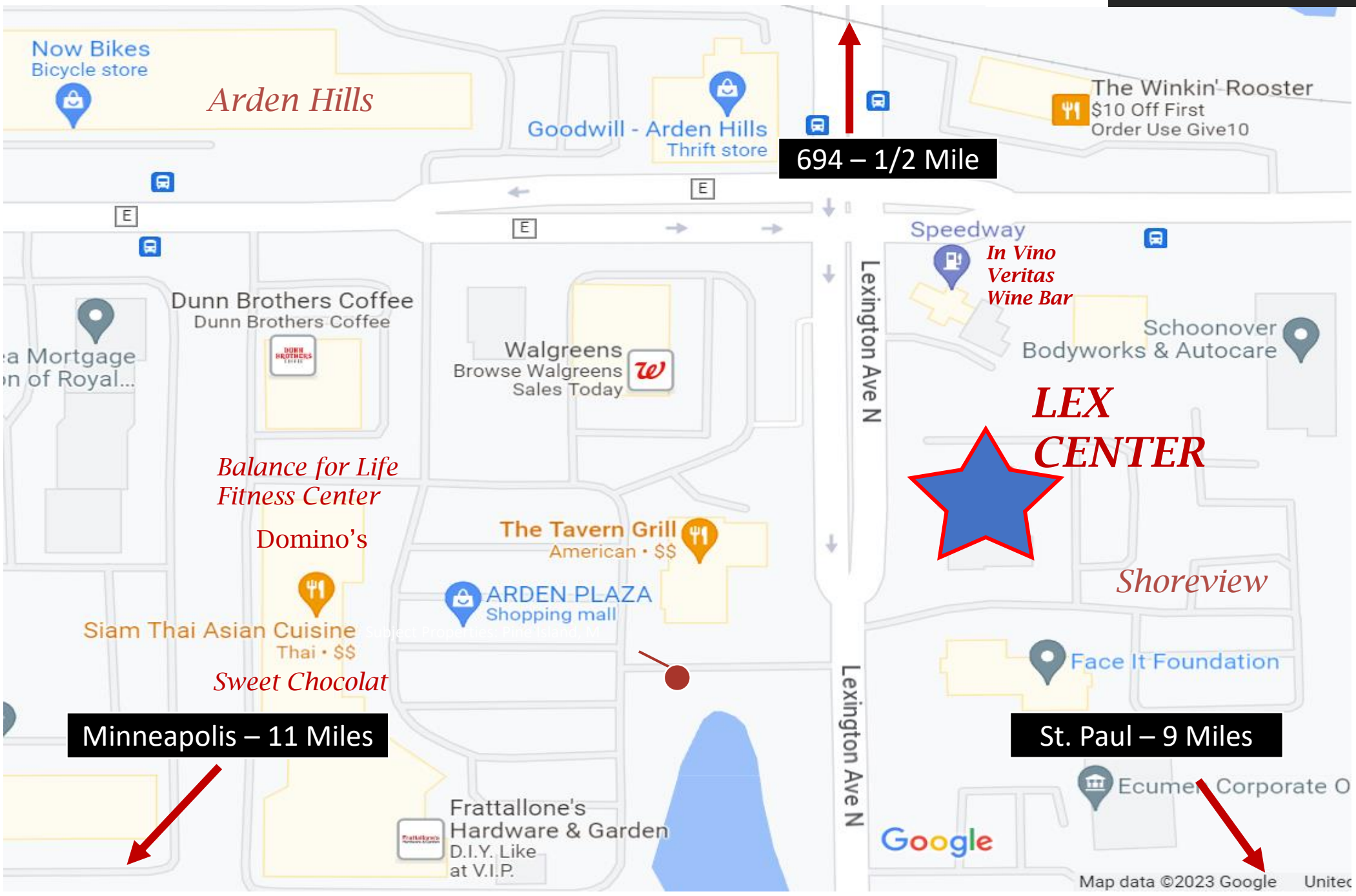
LEX CENTER AVAILABLE SUITES

- ❑ Suite 101: 4,815 rentable sq. ft.
- ❑ Suite 200: 1,337 rentable sq. ft. (LEASED)
- ❑ Suite 212: 950 rentable sq. ft. (LEASED)

- ❑ Suite 350: 1,832 rentable sq. ft.









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