

# 3499 Lexington Avenue North

Arden Hills, MN

FOR SALE

# Sale Offering

Transwestern is pleased to present 3499 Lexington Avenue North, a 34,799 square foot office building situated on 5.66 acres of land and located in Arden Hills, MN. The property offers a strategic opportunity for users, investors or developers to acquire this unique property which is strategically located in a highly accessible and amenity-rich neighborhood. Surrounded by corporate campuses, residential neighborhoods, and several nearby colleges and universities, the building is well-suited for a variety of office or residential uses and offers strong potential for redevelopment.

## Property Highlights

- **5.66 acre parcel**
- **Excellent headquarters opportunity**
- **Possible multifamily redevelopment**
- **Highly accessible location**
- **Desirable first tier suburb**
- **Strong area demographics**

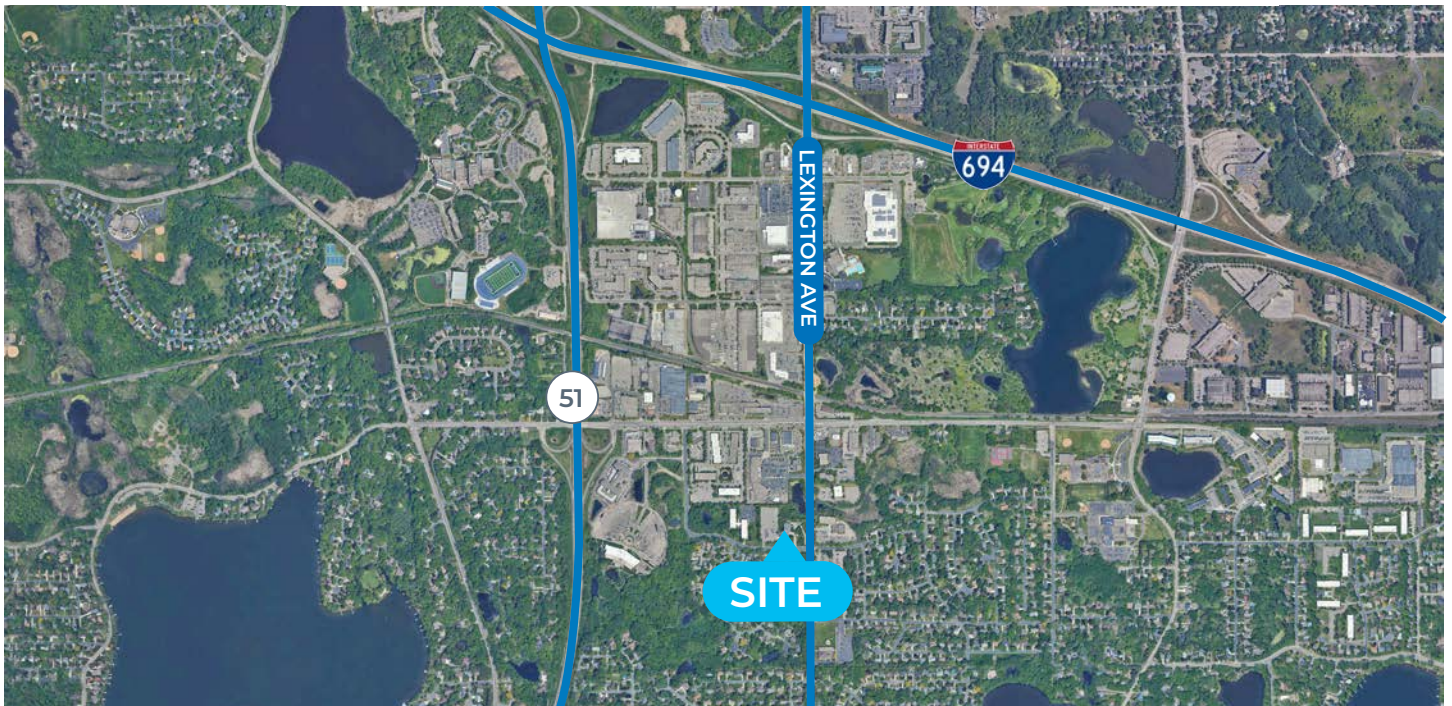


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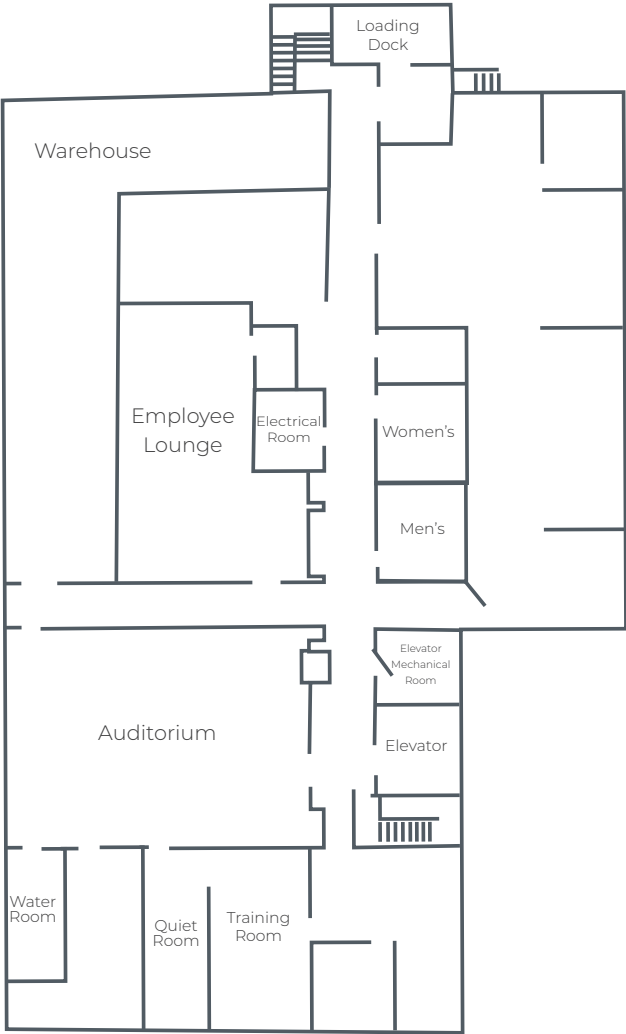


# Property Details

<b>Address:</b>	3499 Lexington Avenue North, Arden Hills, MN 55126
<b>PID:</b>	343023110005
<b>Year Built:</b>	1974
<b>Building SF:</b>	34,799 SF
<b>Stories:</b>	Two (2) + lower level
<b>Elevator:</b>	One (1)
<b>Land Area:</b>	5.66 Acres
<b>Loading:</b>	1 Dock Door
<b>Zoning:</b>	B-2 - General Business District
<b>Purchase Price:</b>	Negotiable



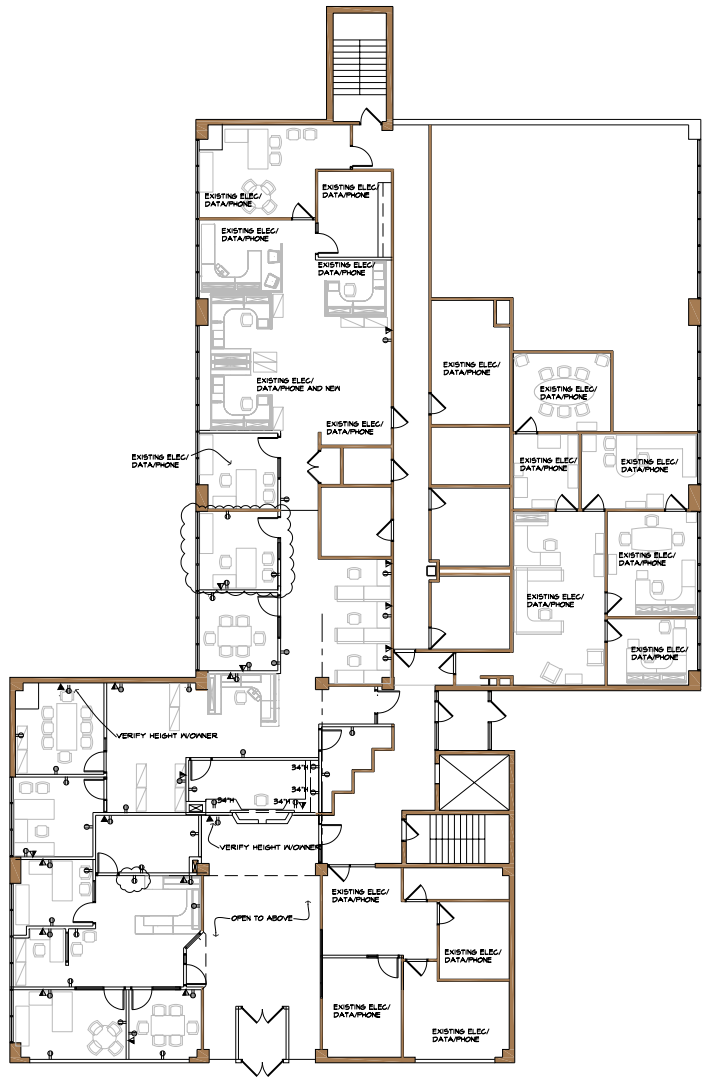
# Floor Plans



Lower Level

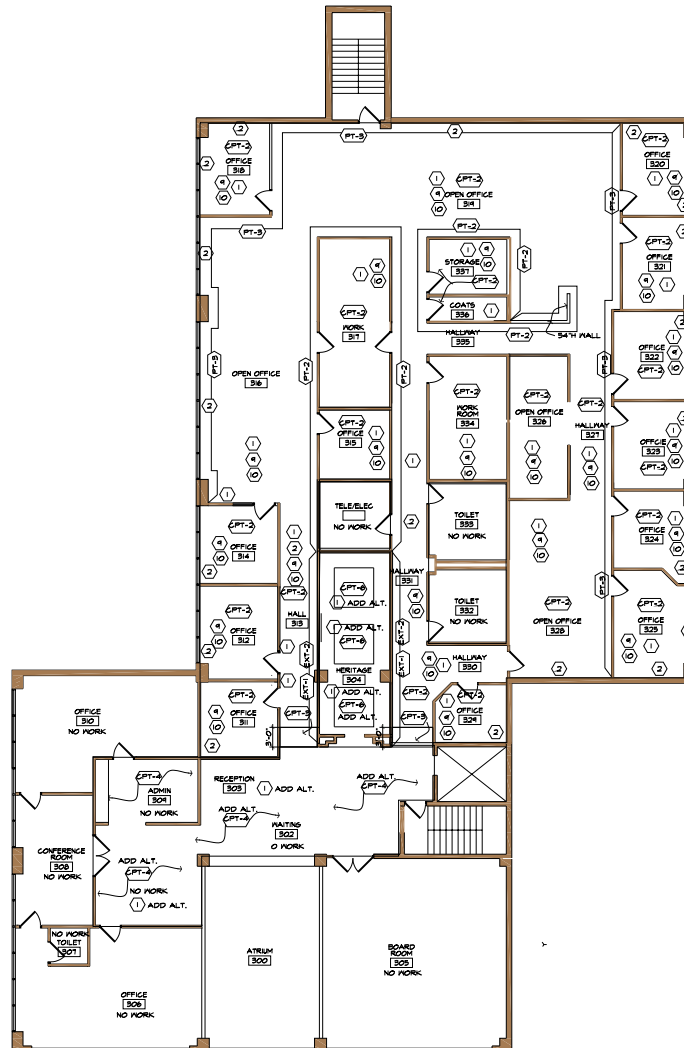
\*Floor plans may not reflect existing conditions.

# Floor Plans



1st Floor

# Floor Plans



2nd Floor

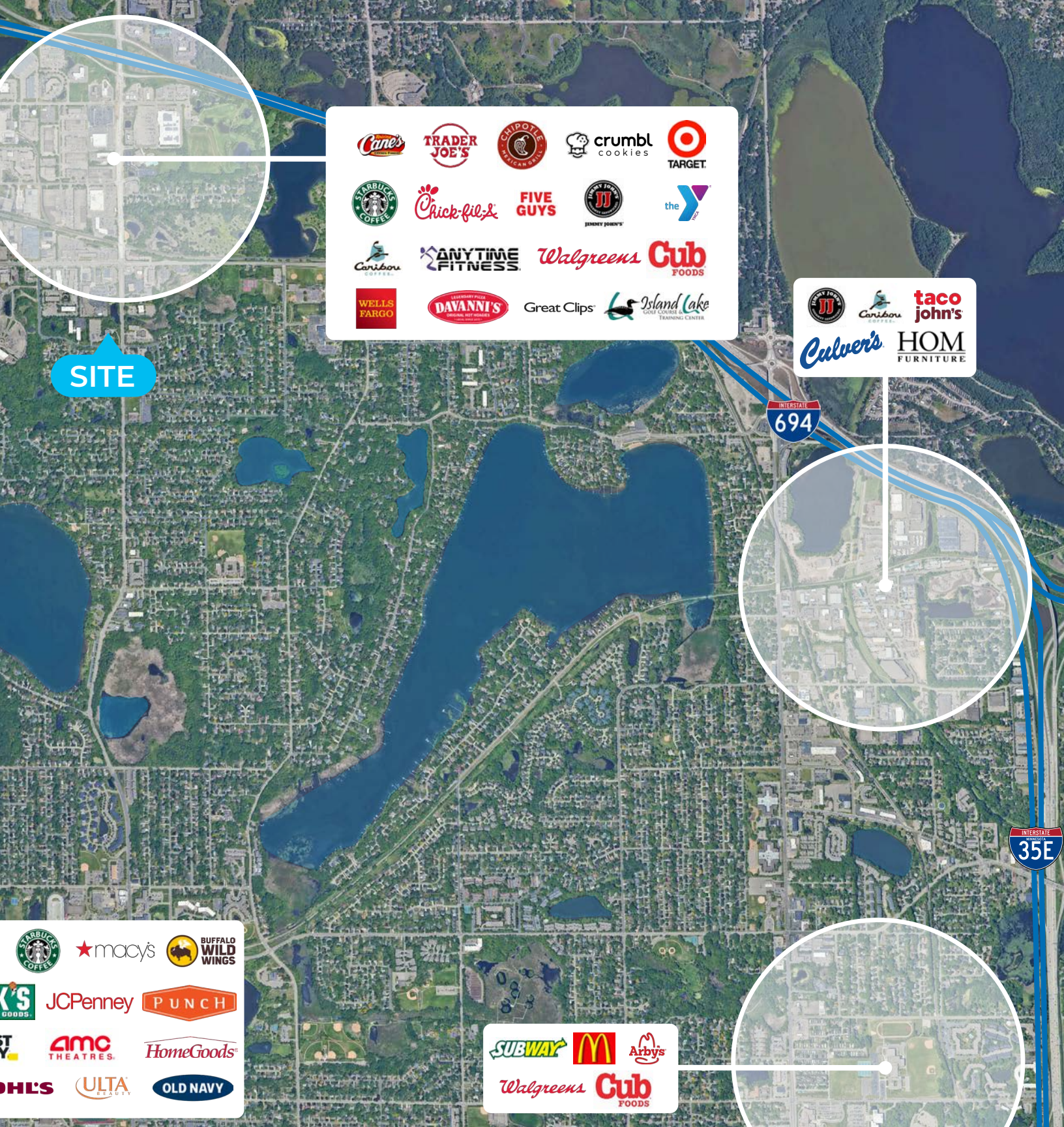












SITE













INTERSTATE  
694

INTERSTATE  
35E









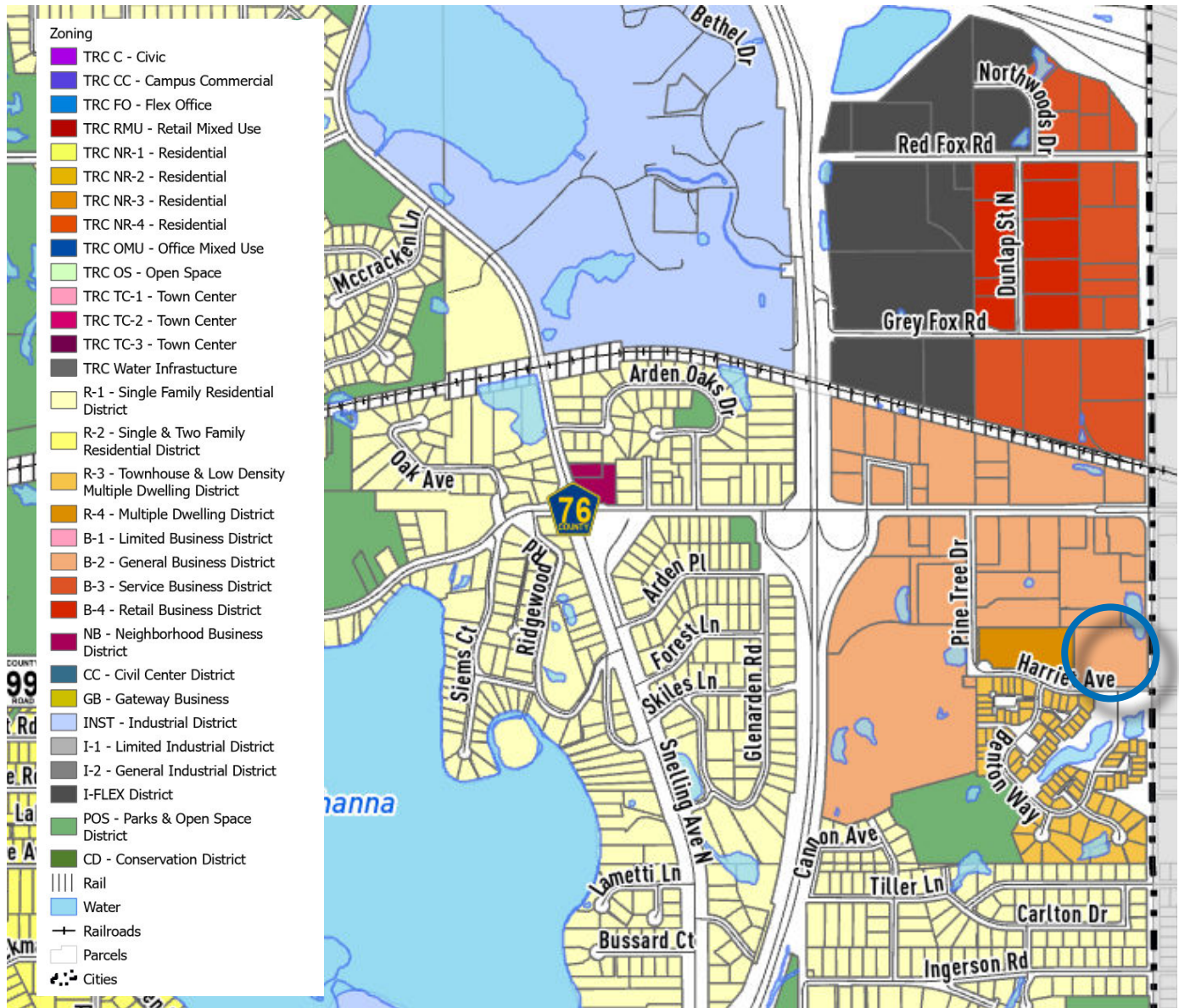






# Zoning

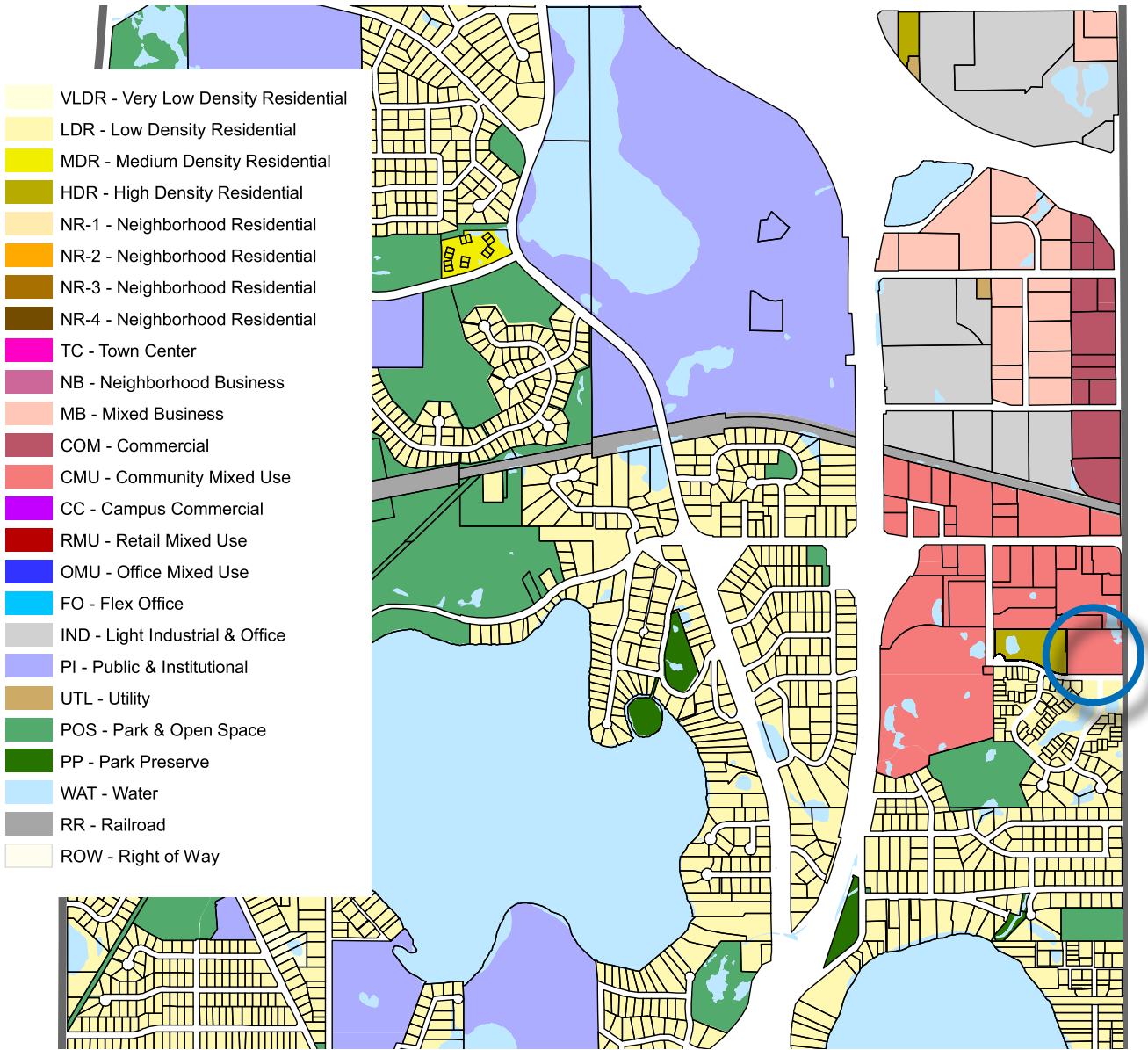
B-2 - General Business District





# Future Land Use

CMU - Community Mixed Use



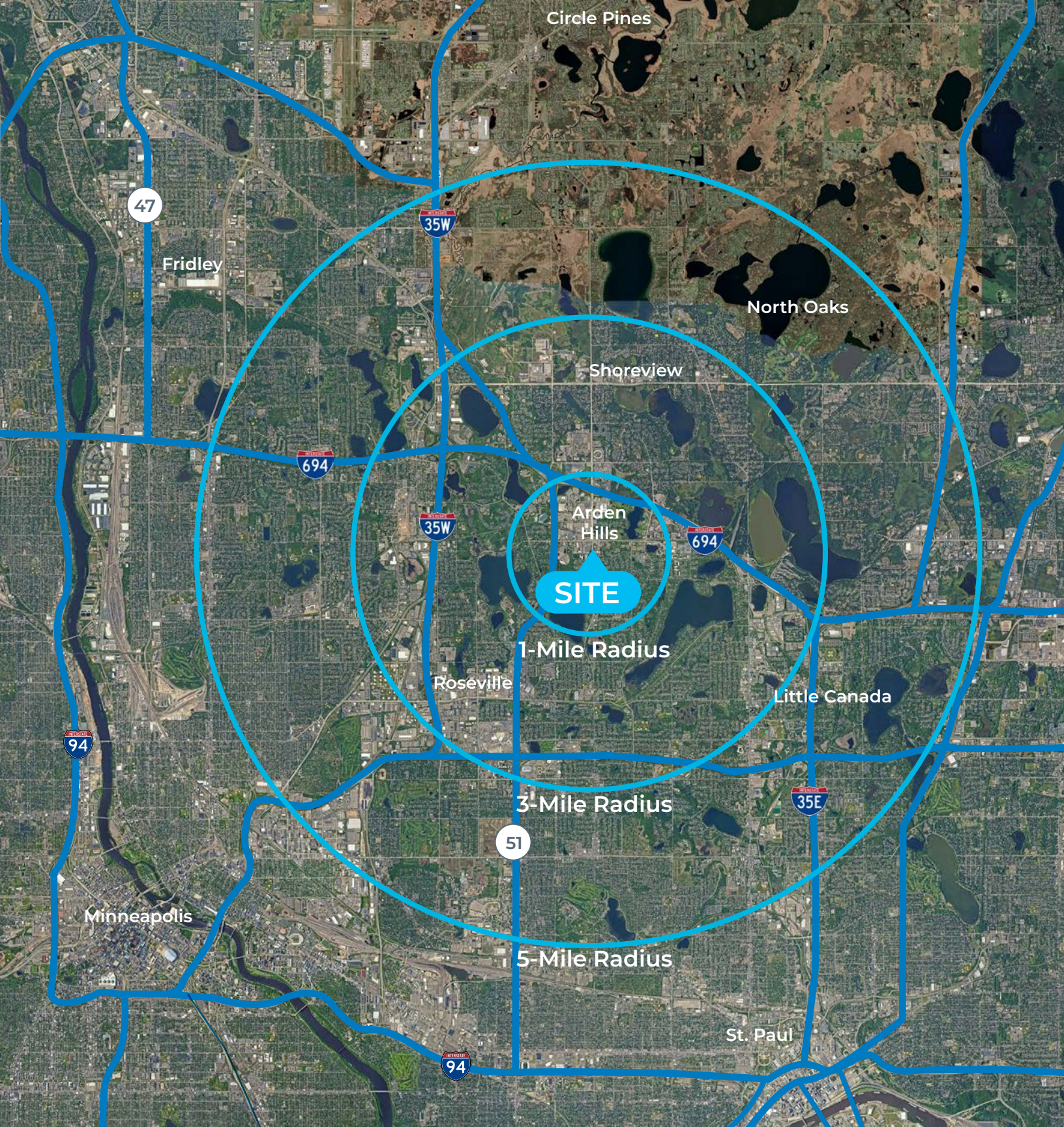
# Location & Proximity

3499 Lexington Avenue North is strategically located in the heart of Arden Hills’ thriving commercial corridor, just off I-694 and Highway 10. Surrounded by a strong mix of retail and service amenities, the property is located near Shannon Square Shoppes, home to Cub Foods, Caribou Coffee, Anytime Fitness and more, offering excellent convenience. Major roadways provide quick access to the Twin Cities metro, with downtown Minneapolis just 15 minutes away. The area is also supported by nearby institutions such as Bethel University and the University of Northwestern, contributing to a well-educated population and steady daytime traffic. With continued investment and redevelopment in the area, including new retail and residential projects, this location provides a great opportunity for various uses.

## Demographics:

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	6,878	64,179	205,180
TOTAL DAYTIME POPULATION	9,956	87,804	220,640
AVERAGE HOUSEHOLD INCOME	\$140,877	\$120,415	\$121,515
GRADUATE / PROFESSIONAL DEGREE	29.9%	22.6%	21.5%
ASSOCIATE’S / BACHELOR’S DEGREE	47%	44%	41.7%
SOME COLLEGE / NO DEGREE	11.2%	13.9%	14.3%
HIGH SCHOOL DEGREE / GED	10%	15.5%	18.1%







# Community Profile

Arden Hills, Minnesota is a growing suburban community in Ramsey County, located just 10 miles north of downtown Minneapolis and St. Paul. Arden Hills is known for its strong business presence and offers a strategic location for companies, residents and visitors.

The city provides convenient access to Interstates 35W, 694, and Highway 10, connecting Arden Hills to the entire Twin Cities metro. Outdoor recreation is abundant, with numerous parks, lakes, and trails that encourage an active lifestyle.

Arden Hills is home to major corporate campuses, including Boston Scientific and Land O'Lakes, as well as higher education institutions such as Bethel University. This blend of business, education, and residential amenities creates a balanced community that supports long-term growth and investment.

## Corporate Campuses



## Nearby Colleges & Universities









# Let's work together.

**FOR ADDITIONAL INFORMATION PLEASE CONTACT:**

## **MIKE SALMEN**

Managing Principal

(612) 359-1660

[mike.salmen@transwestern.com](mailto:mike.salmen@transwestern.com)

## **MIKE HONSA**

Principal

(612) 359-1631

[mike.honsa@transwestern.com](mailto:mike.honsa@transwestern.com)

## **KATE GILLETTE**

Senior Vice President

(612) 359-1611

[kate.gillette@transwestern.com](mailto:kate.gillette@transwestern.com)

## **DREW YEAGER**

Analyst

(612) 746-1164

[drew.yeager@transwestern.com](mailto:drew.yeager@transwestern.com)



Capital Markets &  
Asset Strategies

705 S Marquette Ave | Suite 900, Minneapolis, MN 55402

[www.transwestern.com](http://www.transwestern.com)