

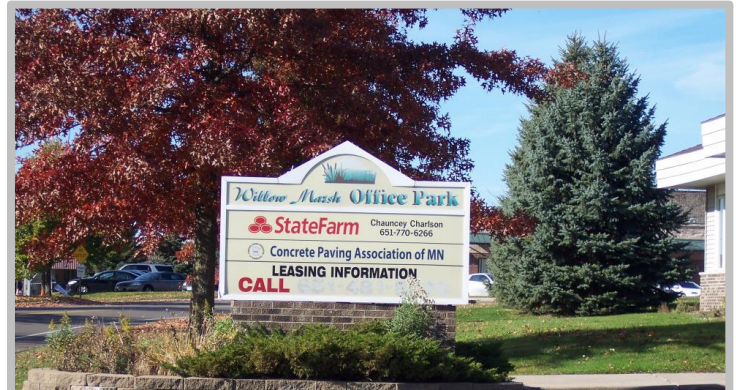


## Office Space for Lease

3580-3596 Linden Ave  
White Bear Lake, MN

### Space Details

- Professional Office Space
- 3596 Linden Ave
  - Suite B2 – 2,001 RSF
  - Former title company; corner of building with 4 large offices, kitchenette, reception & workstation area
- 3580 Linden Ave
  - Suite A1, 2,821 RSF
  - Former home healthcare office
  - Reception, kitchenette, conference room, 7 privates on glass, workstation area
- Out lot Building C (proposed)
  - 15,600 SF
  - For Sale or Build to Suit Lease



### PROPERTY DETAILS

Lease Rate: 16.00/SF NNN  
CAM/Taxes: \$8.10/SF (2023)

### FOR MORE INFORMATION, CONTACT

**Marty Fisher/Mike Fisher**

763-862-2005

[mfisher@premiercommercialproperties.com](mailto:mfisher@premiercommercialproperties.com)

[mikefisher@premiercommercialproperties.com](mailto:mikefisher@premiercommercialproperties.com)



**PREMIER**  
COMMERCIAL  
PROPERTIES

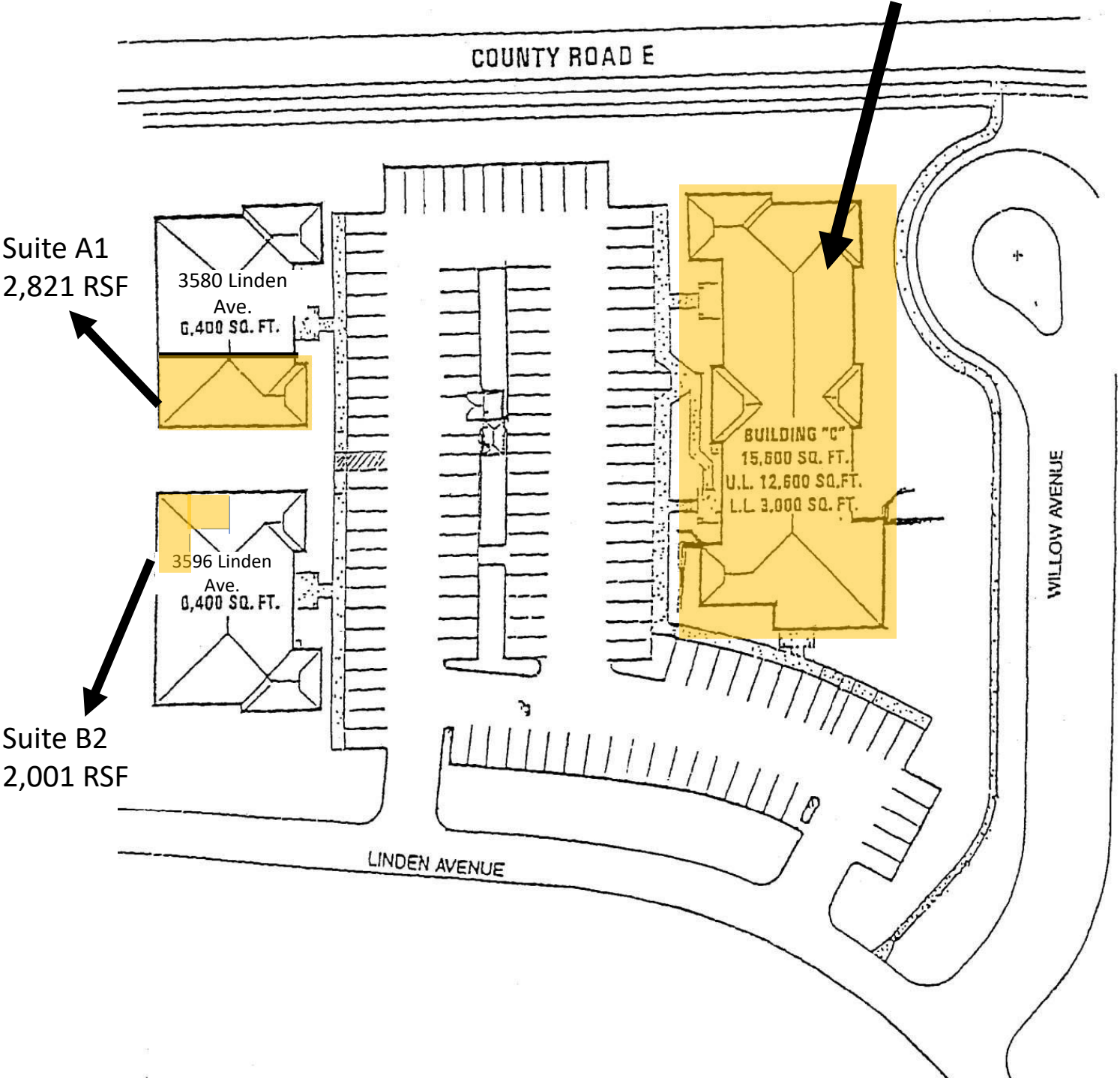
# FOR LEASE

**CONTACT:** Marty Fisher

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**EMAIL:** mfisher@premiercommercialproperties.com

Proposed Building C Out Lot  
For Sale or Build to Suite Lease





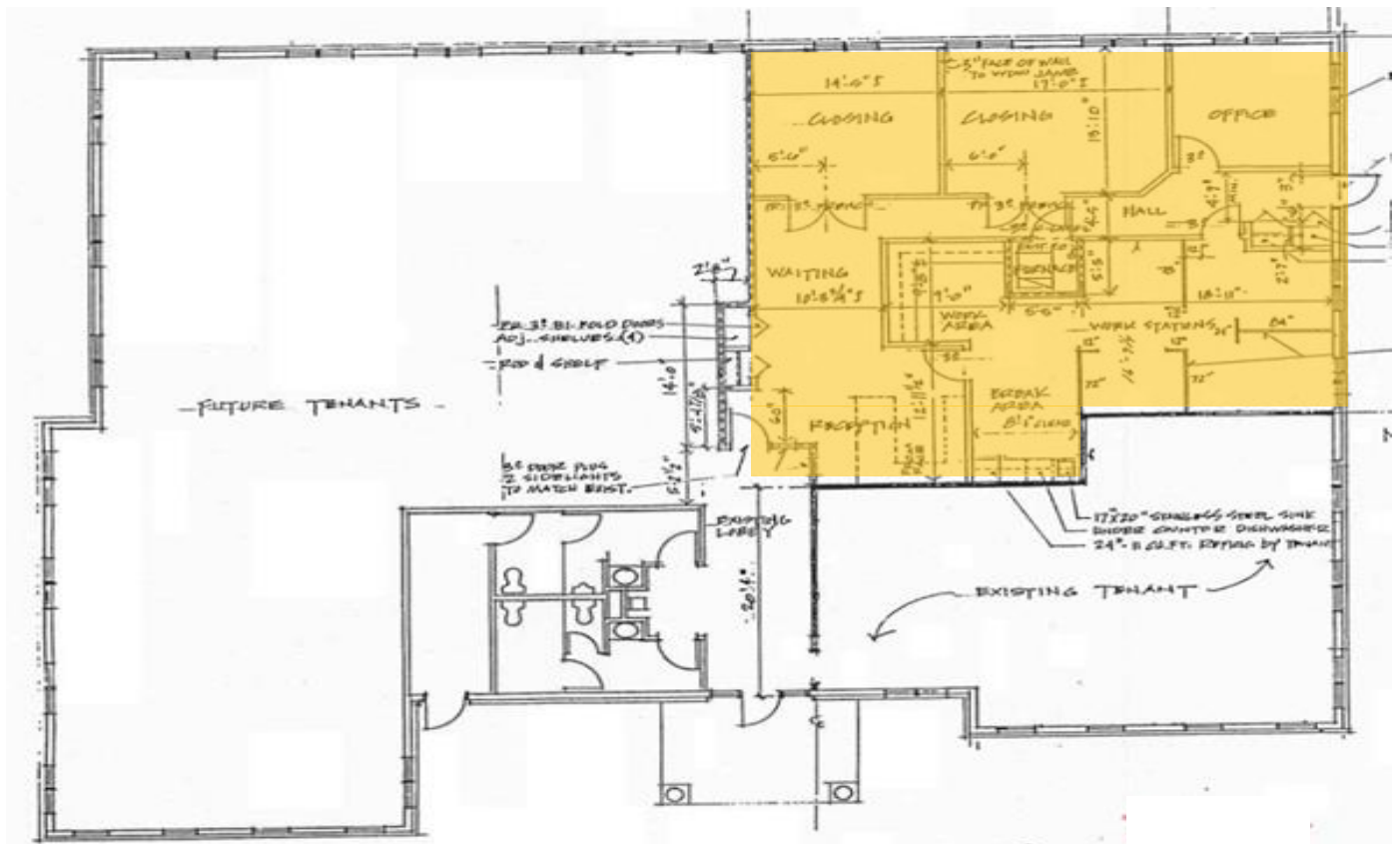
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## 3596 Linden – Suite B2 – 2,001 RFS

- former title company
- 4 Large offices on glass
- kitchenette
- work-prep area
- reception







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## 3580 Linden – Suite A1 – 2,821 RSF

- former home healthcare
- reception, kitchenette, conference room
- 7 privates, workstation area





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## Workstation Area





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Kitchenette off Reception



Conference Room



IT Closet





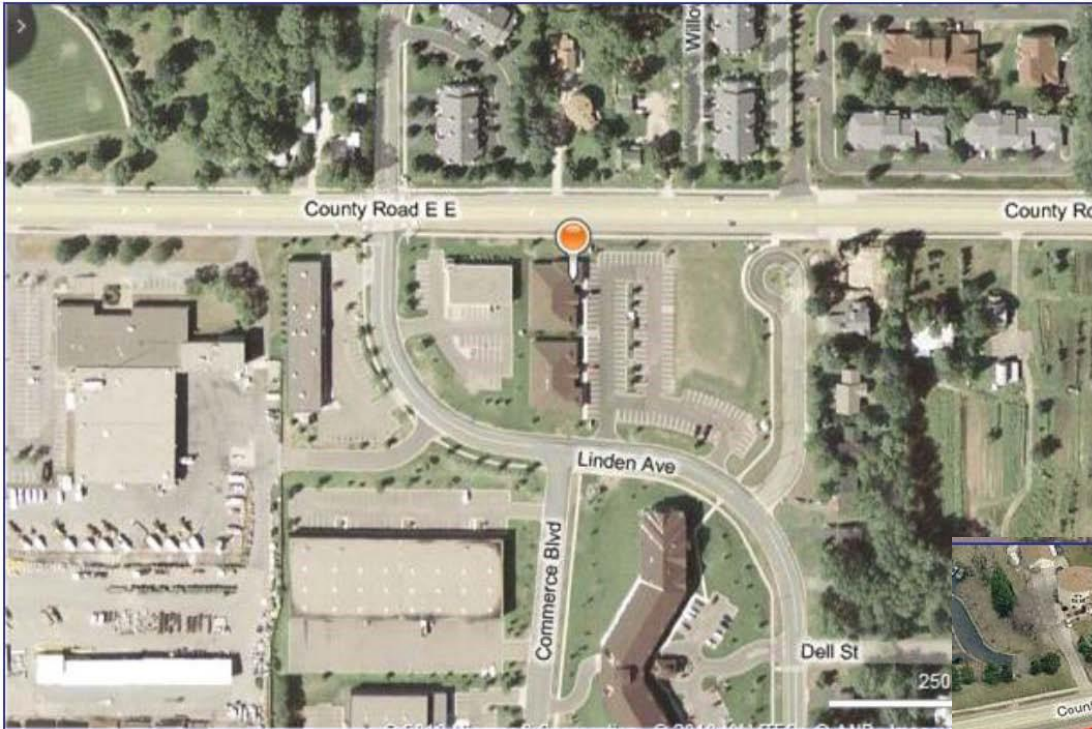
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Great access  
to Hwy 61 &  
35E & local  
office & retail

