



### 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
- 3596 Linden Ave Suite B3-800 RFS
   2 small offices and reception
- 3596 Linden Ave -Suite B5 1,488 RSF Reception, 4 privates, conference, breakroom w/shower & sink
- 3580 Linden Ave Suite Al 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**

Willow Marsh Office Par

StateFarm Chauncey Charlson 651-770-6266

Concrete Paving Association of MN

Lease Rate: 16.00/SF NNN CAM/Taxes: \$8.65/SF (2024) Plus, Heat, Electric, Internet

#### FOR MORE INFORMATION, CONTACT

#### Marty Fisher/Mike Fisher

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**CONTACT:** Marty Fisher

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Proposed Building C Out Lot For Sale or Build to Suite Lease COUNTY ROAD E Suite A1 2,821 RSF 3580 Linden Ave. G.400 SQ. FT. 15,600 SQ. FT. WILLOW AVENUE U.L. 12,600 SQ.FT. L.L. 3.000 SQ. FT. 3596 Linden Ave. 400 SQ. FT. Suite B2 2,001 RSF LINDEN AVENUE Suite B3 800 SF Suite B5 1,488 SF



**CONTACT:** Marty Fisher

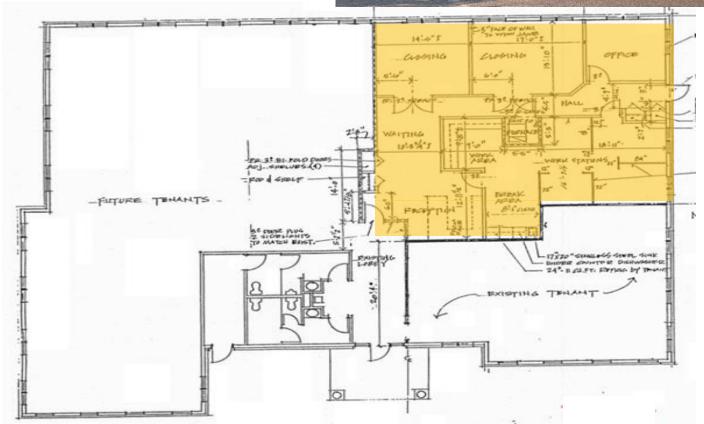
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### 3596 Linden – Suite B2 – 2,001 RSF

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







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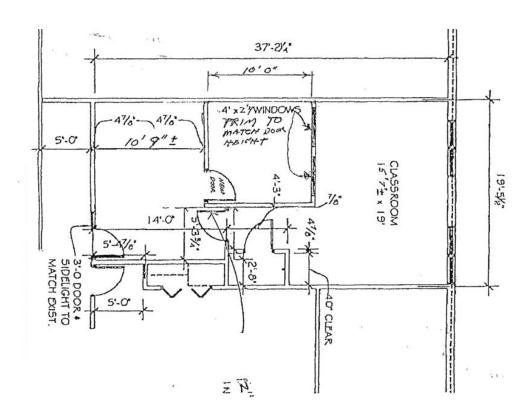
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### 3596 Linden - Suite B3 - 800 RSF

- Former counseling office
- Reception
- 2 Offices
  - (1) Approx 10' x 12'
  - (1) Approx 16' x 20'







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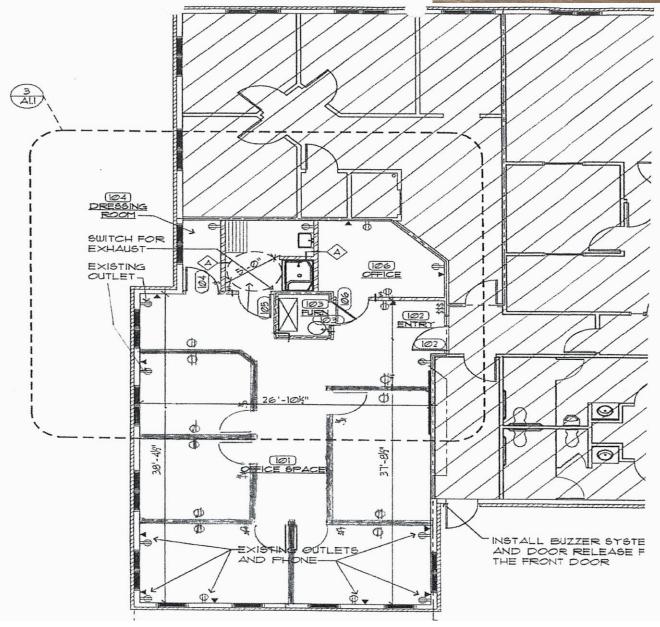
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### 3596 Linden – Suite B5 – 1,488 RSF

- Reception
- 4 privates (2 corner offices on glass)
- Conference room
- Shower / Sink / Breakroom







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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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Kitchenette off Reception



Conference Room



**IT Closet** 



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

