



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 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: \$8.65/SF (2024)
Plus, Heat, Electric, Internet

FOR MORE INFORMATION, CONTACT

Marty Fisher/Mike Fisher

763-862-2005

mfisher@premiercommercialproperties.com

mikefisher@premiercommercialproperties.com



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PROPERTIES

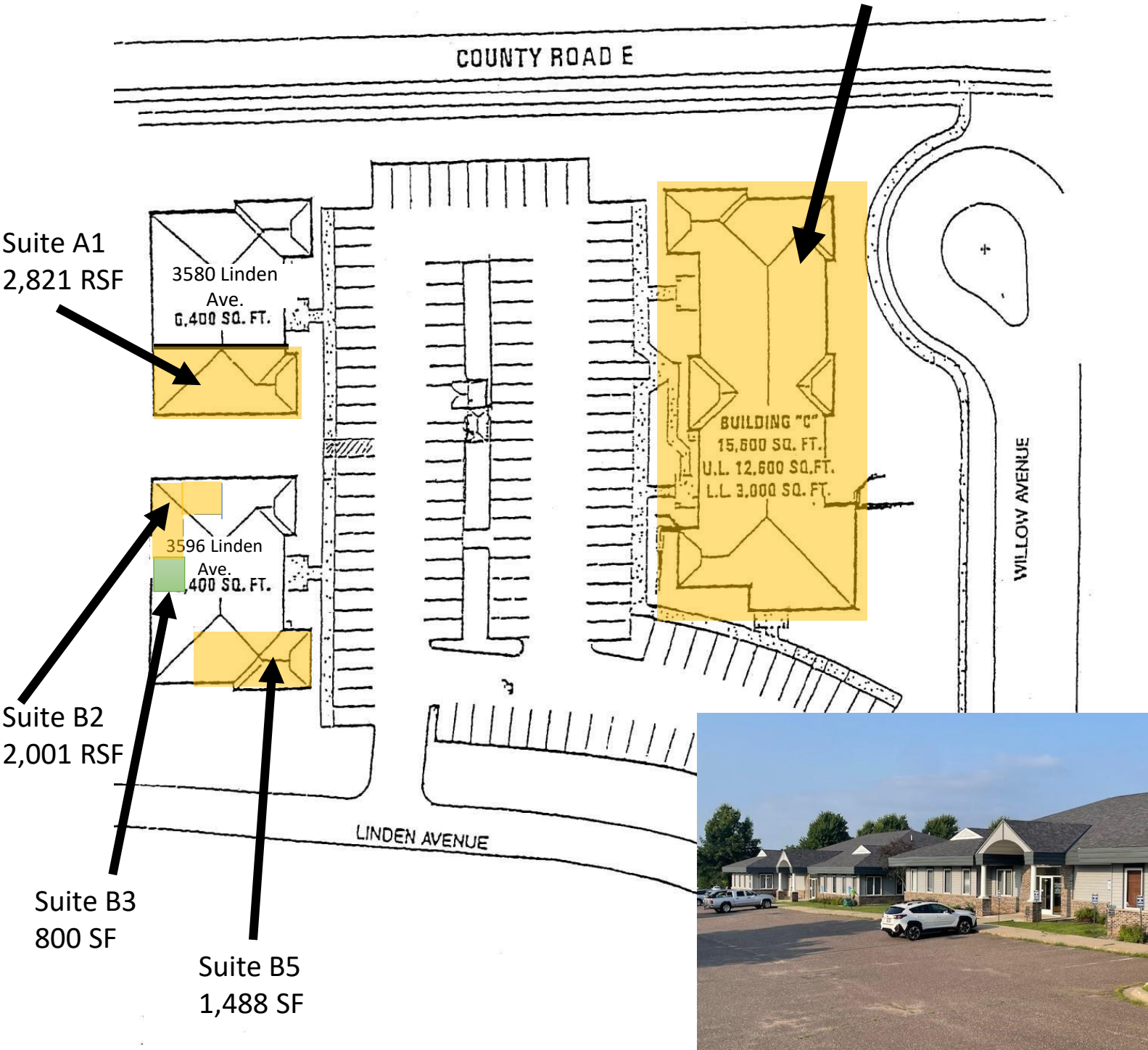
FOR LEASE

CONTACT: Marty Fisher

MOBILE: 612-708-2873

EMAIL: mfisher@premiercommercialproperties.com

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





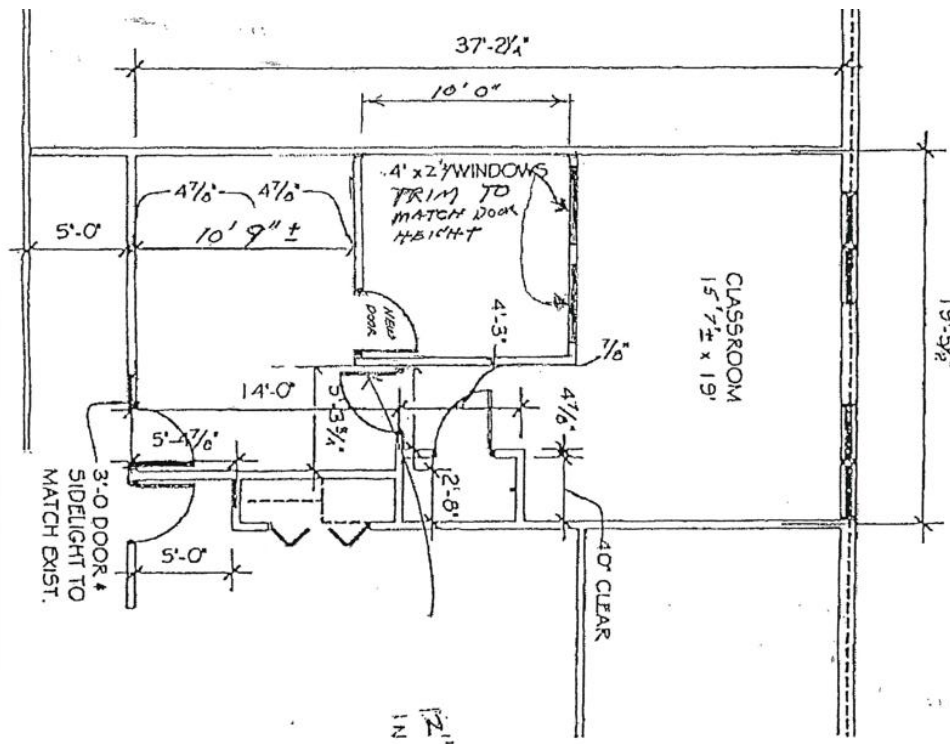
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3596 Linden – Suite B3 – 800 RSF

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





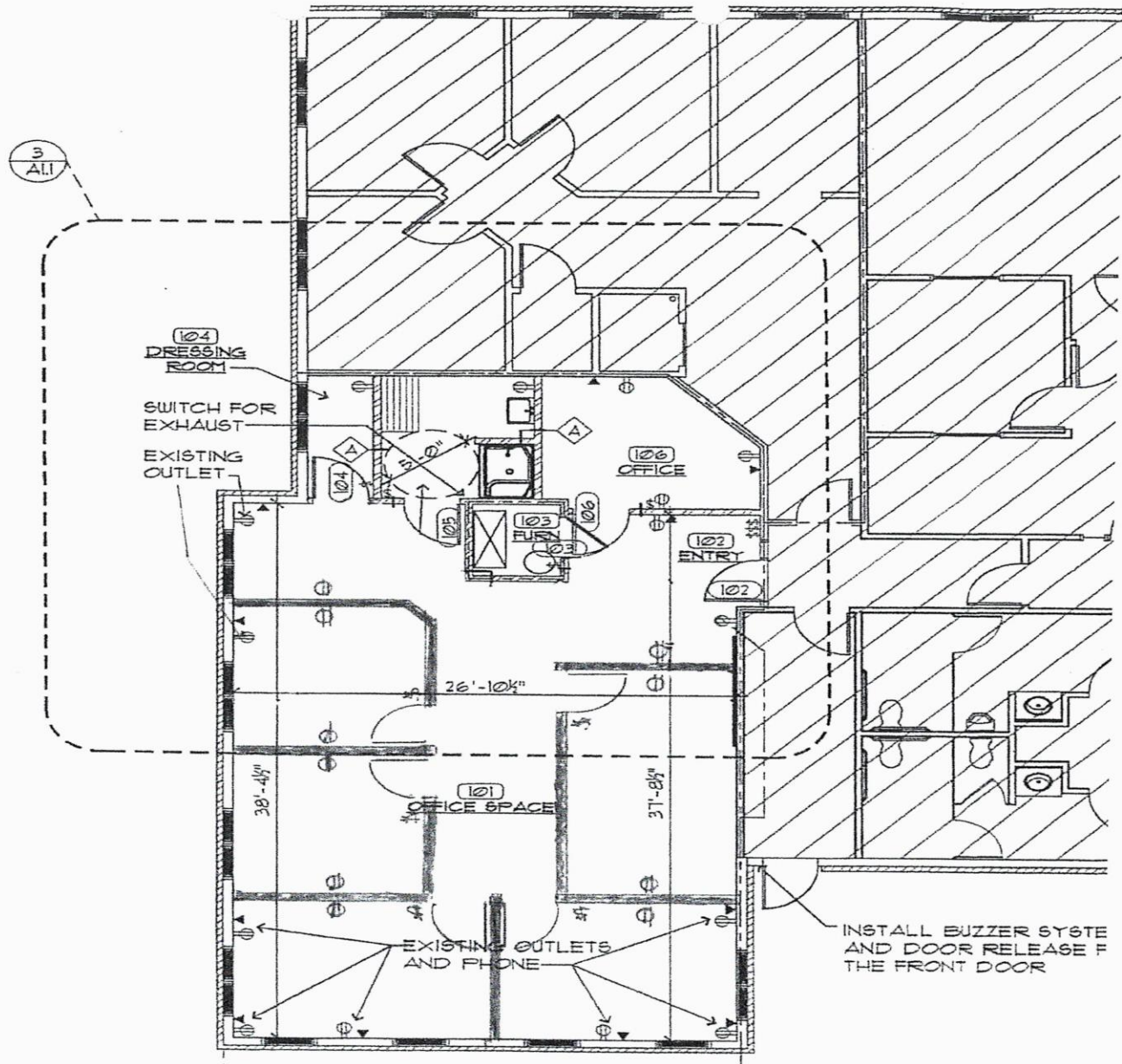
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3596 Linden – Suite B5 – 1,488 RSF

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





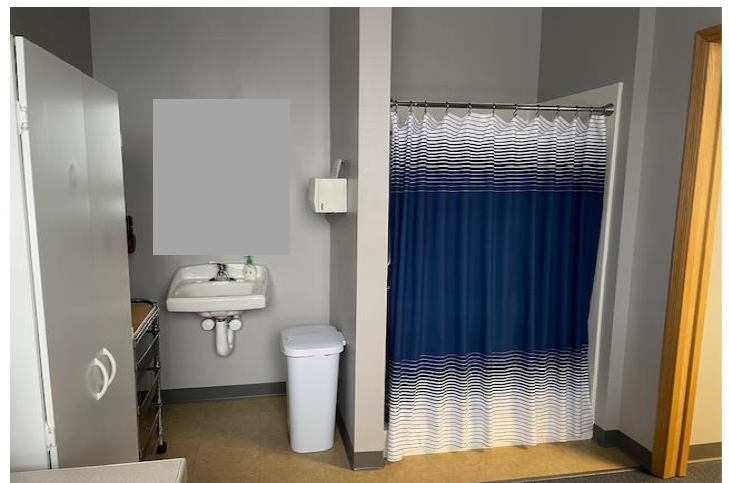
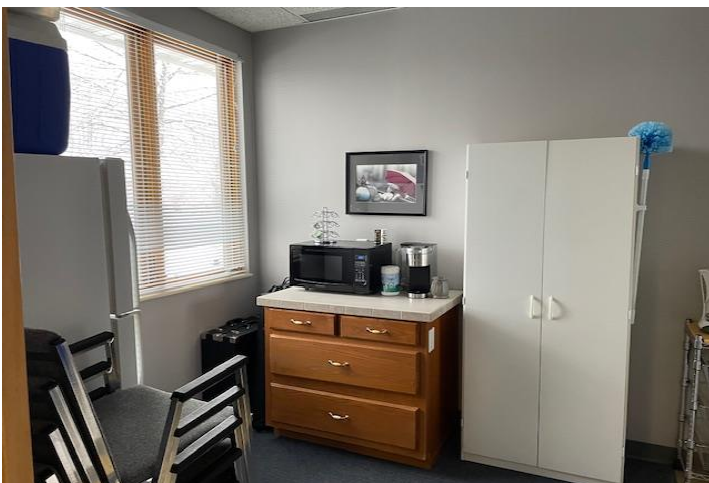
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3580 Linden – Suite A1 – 2,821 RSF

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





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Kitchenette off Reception



Conference Room



IT Closet



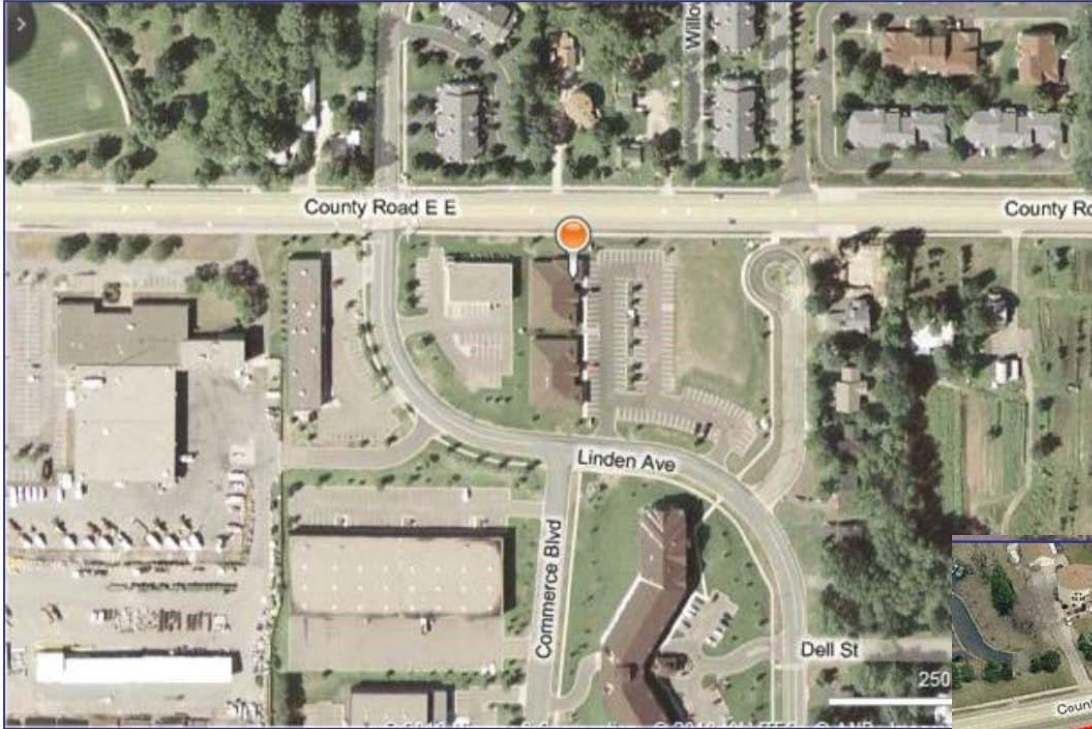
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Great access
to Hwy 61 &
35E & local
office & retail

