

**FOR LEASE**



# Revitalized Workspace @Lex Center

3570 Lexington Ave, Shoreview, MN

**Dan Altstatt**  
Commercial Brokerage

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dan@redbrickcommercial.com



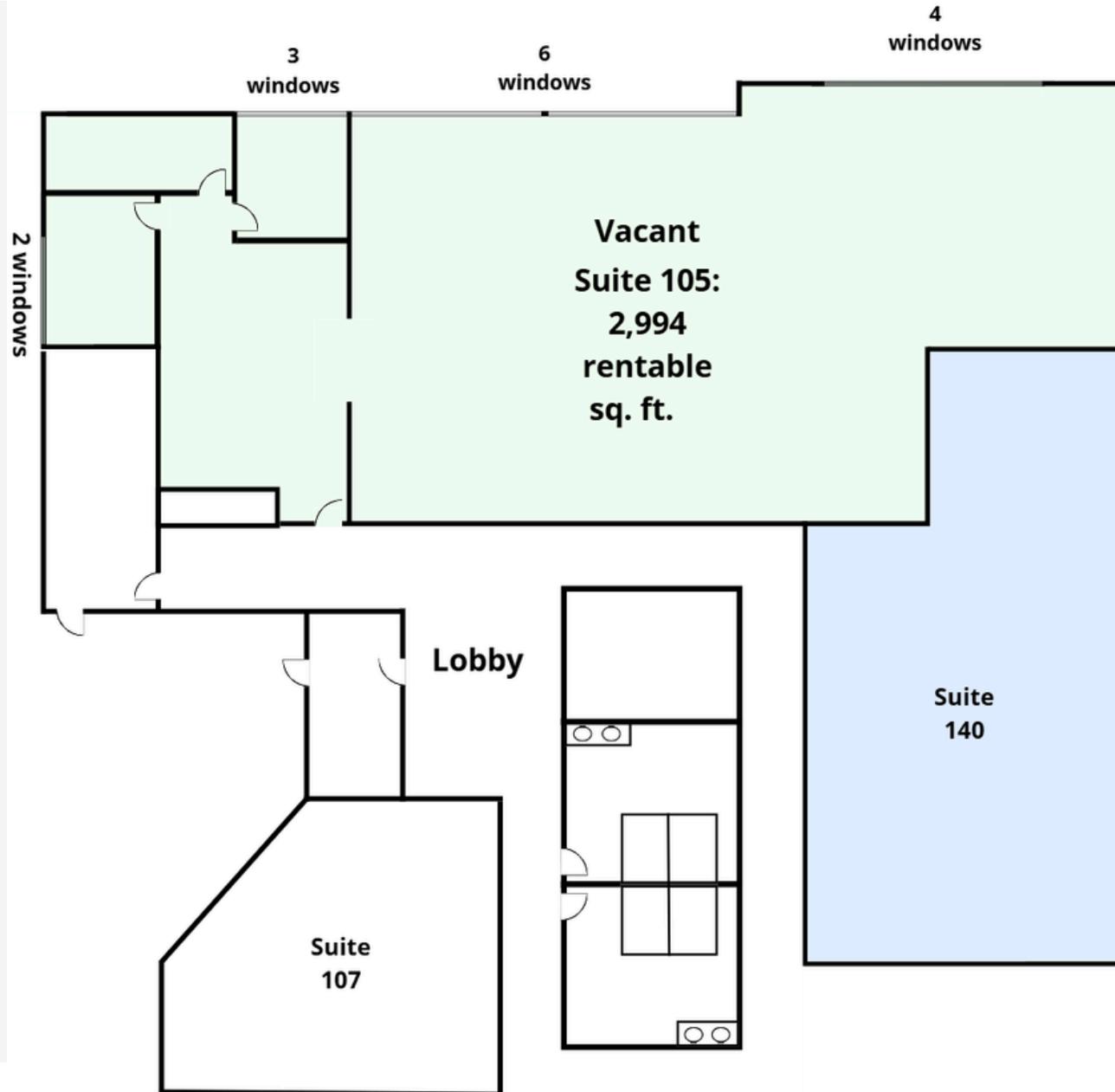
# Executive Summary

3570 Lexington Ave,  
Shoreview, MN

- Newly modernized common area updates and suite remodels
- Custom build-to-suit layouts for your organization
- Per sq. ft. space at \$13.50-\$14.50 psf Base rent
- \$10.25 psf total Property Operating & Tax costs with a tenant favorable modified gross rent structure
- New Wi-fi ready patio for tenant work and rec
- Abundant free parking
- 3 floor multi-tenant building across from the Tavern of Arden Hills off Lexington Ave, south of 694

# CURRENT AVAILABILITIES

3570 Lexington Ave,  
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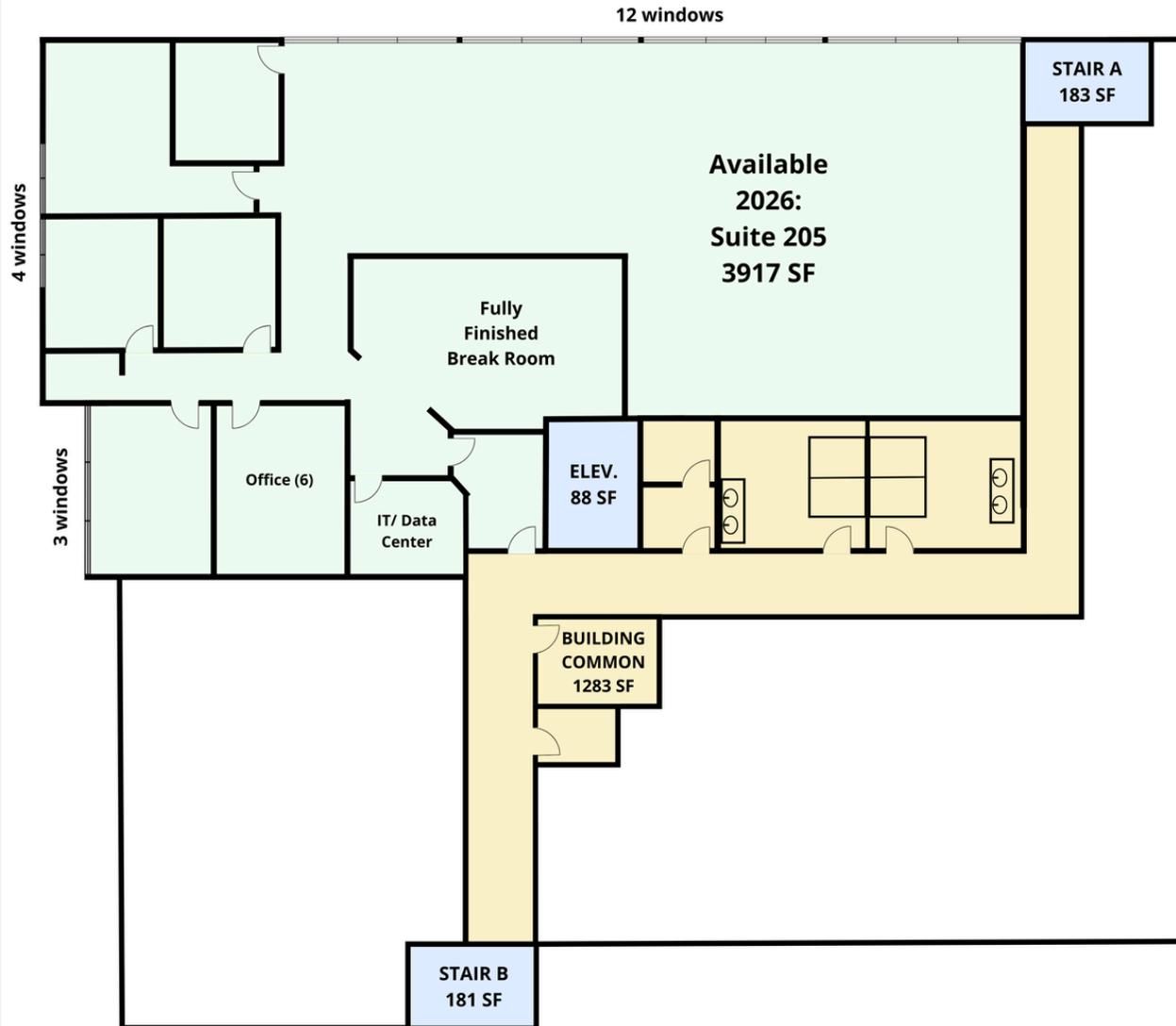


**Suite 105:**  
2,994 rentable  
sq. ft.

# CURRENT AVAILABILITIES

3570 Lexington Ave,  
Shoreview, MN

**Suite 205:**  
3,917 rentable  
sq. ft.



# Additional Photos

3570 Lexington Ave,  
Shoreview, MN



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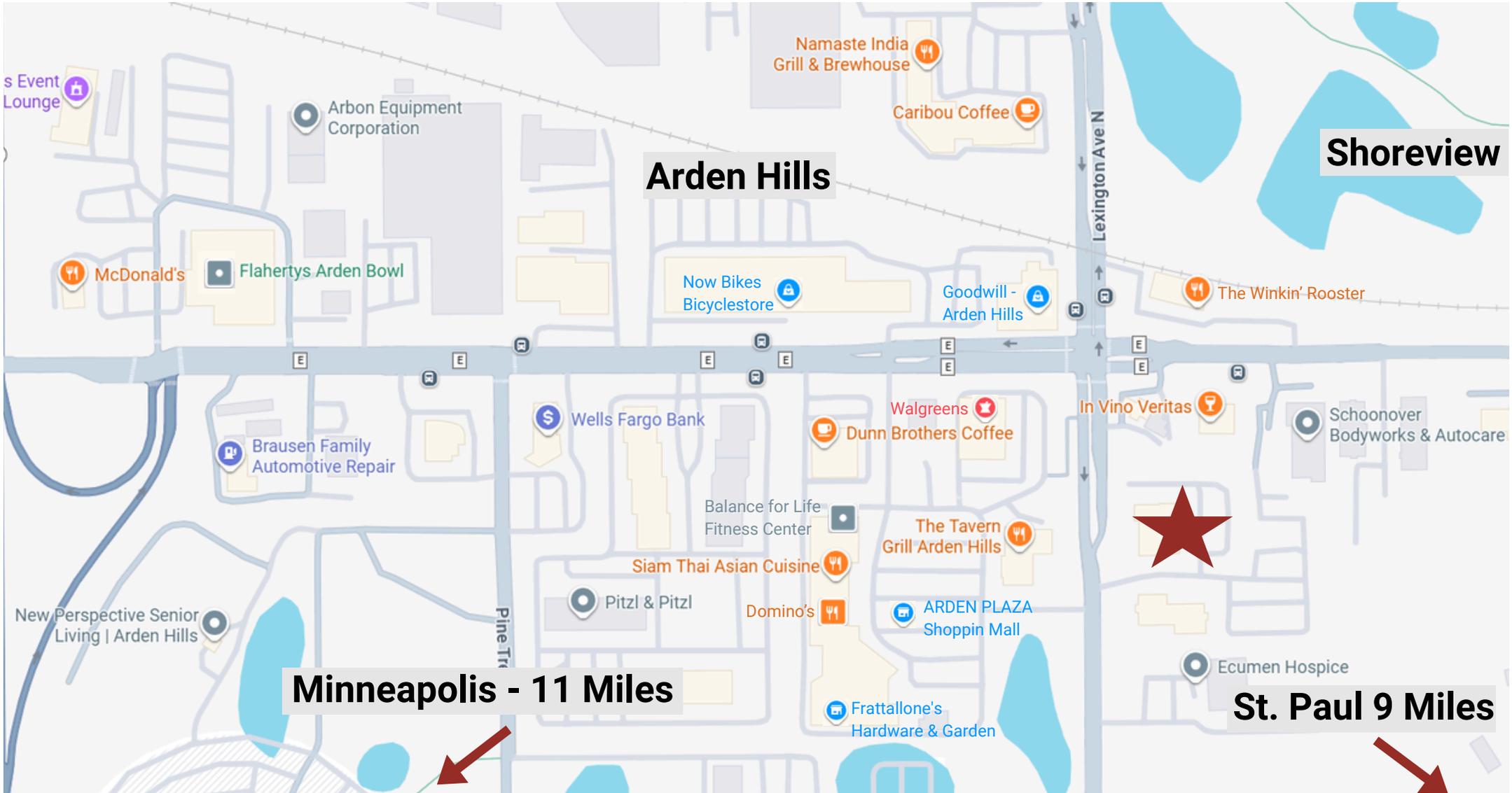


# Location Map

## 3570 Lexington Ave, Shoreview, MN

★ **Subject Property**

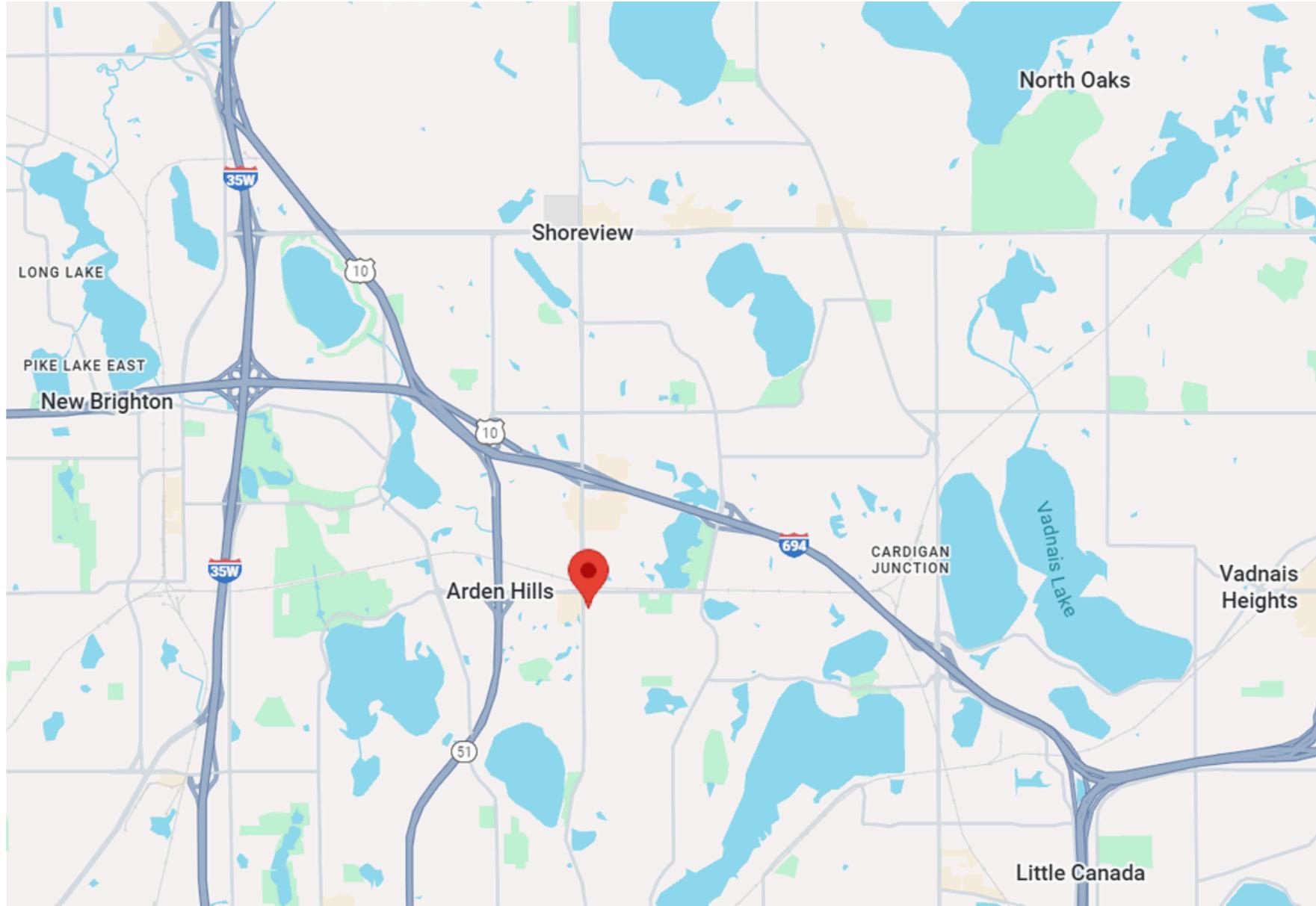
-  Restaurants
-  Healthcare
-  Other Institutions/Businesses
-  Retail Stores
-  Bank



# Location Map

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Shoreview, MN

 Subject Property



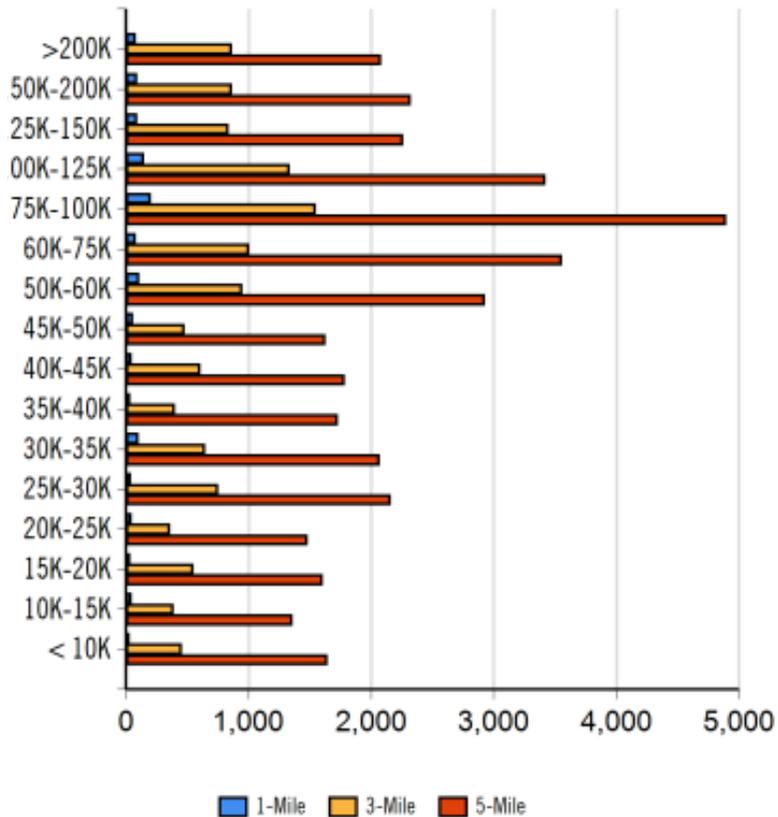
# Demographic Report

3570 Lexington Ave,  
Shoreview, MN

## Population

Distance	Male	Female
1- Mile	1,502	1,645
3- Mile	14,829	16,597
5- Mile	42,569	47,022

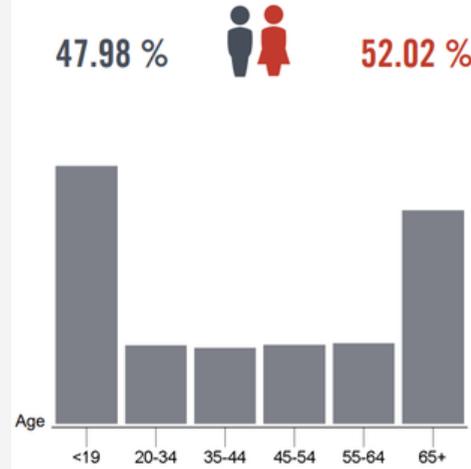
## Household Income



## HOME OWNERSHIP

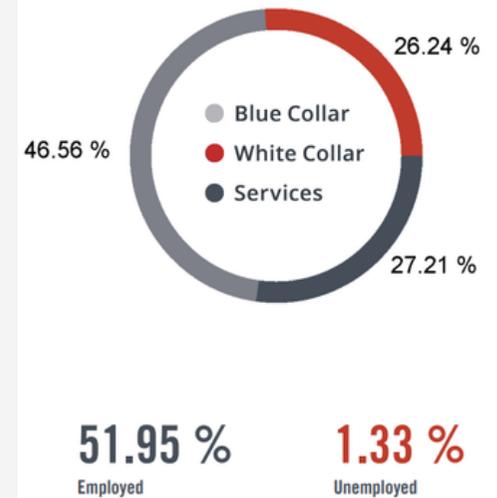


## GENDER & AGE



## 10 Minute Drive-Time Demographic Information

### EMPLOYMENT



# Contact Information

3570 Lexington Ave,  
Shoreview, MN

**Dan Altstatt, CCIM**

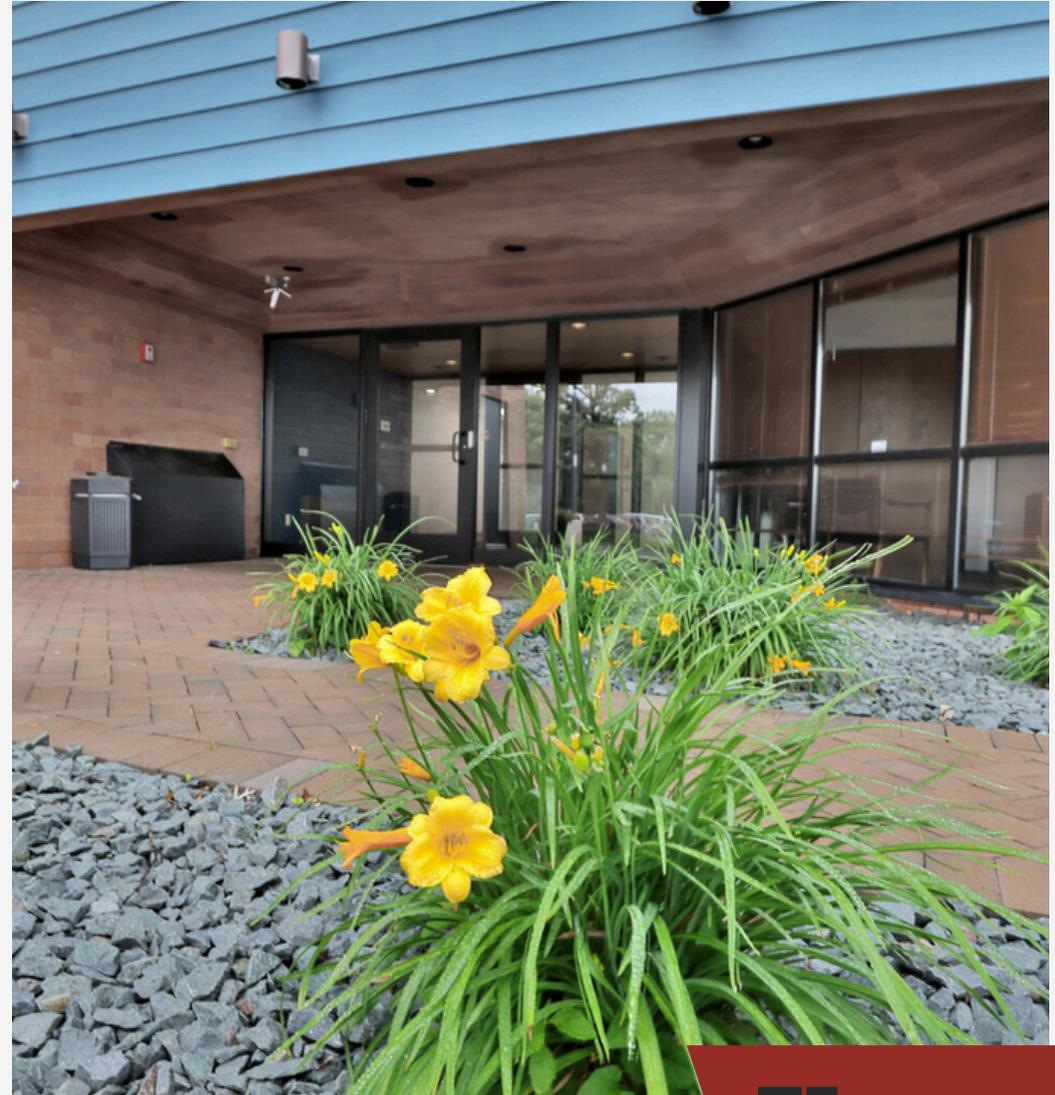
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\*All information from sources is deemed reliable but not guaranteed and should be independently verified.

