

Office | For Lease

**CBRE**

# 3490 Lexington Ave N

3490 Lexington Ave N  
Shoreview, MN 55126

Ste 305 - 3,173 USF & Ste 330 - 879 USF Available



## Property Overview

- + \$16.50 Gross Usable
- + Ste 305 - 3,173 USF & Ste 330 - 879 USF Available
- + Move in condition
- + Northwest corner suite with nature views
- + Numerous private offices
- + Large common conference room
- + On site ownership/property management
- + Ample free parking
- + Large 6 Acre Site
- + Near Lake Josephine Park
- + Walk to retailers: coffee, Trader Joe's, Super Target, Walgreen's, etc.
- + Short drive to Rosedale Regional Mall
- + Walk to library and YMCA
- + Area Corporations: HB Fuller, Land O' Lakes, Medtronic, Deluxe Check, Allina, BHS, API, Boston Scientific, St. Jude/Abbott, Catholic Insurance, Wells Fargo, Cummins, DSI, Intl Paper, Ecumen

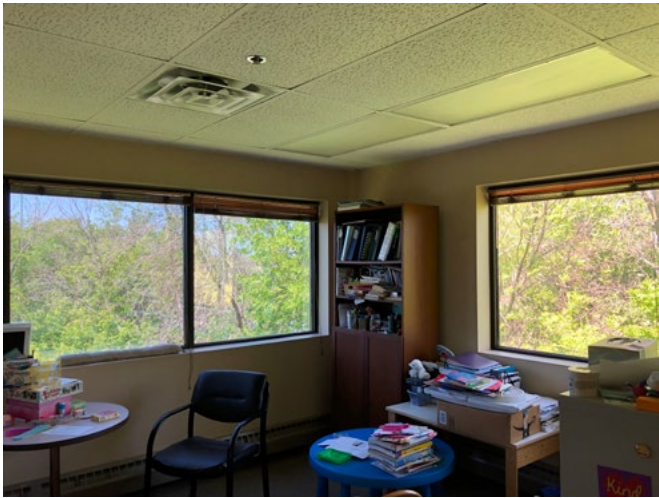
## Property Highlights

|                               |                      |
|-------------------------------|----------------------|
| Total Building Square Footage | 59,327 approximately |
| Year Built                    | 1982                 |
| Parking Stalls                | Ample Free Space     |
| Sprinklered Building          | Yes                  |
| Monument Sign                 | Yes                  |
| In Suite Janitorial           | Included in Rent     |
| Utilities                     | Included in Rent     |
| Vending Machines              | On Site              |
| Elevator                      | On Site              |
| Roof                          | New 2001             |
| Outdoor Area                  | Picnic Table On Site |
| Bus Service                   | On Lexington Ave     |
| Stairwells                    | 3                    |
| Common Handicap Bathroom      | On Site              |





Common Conference Room

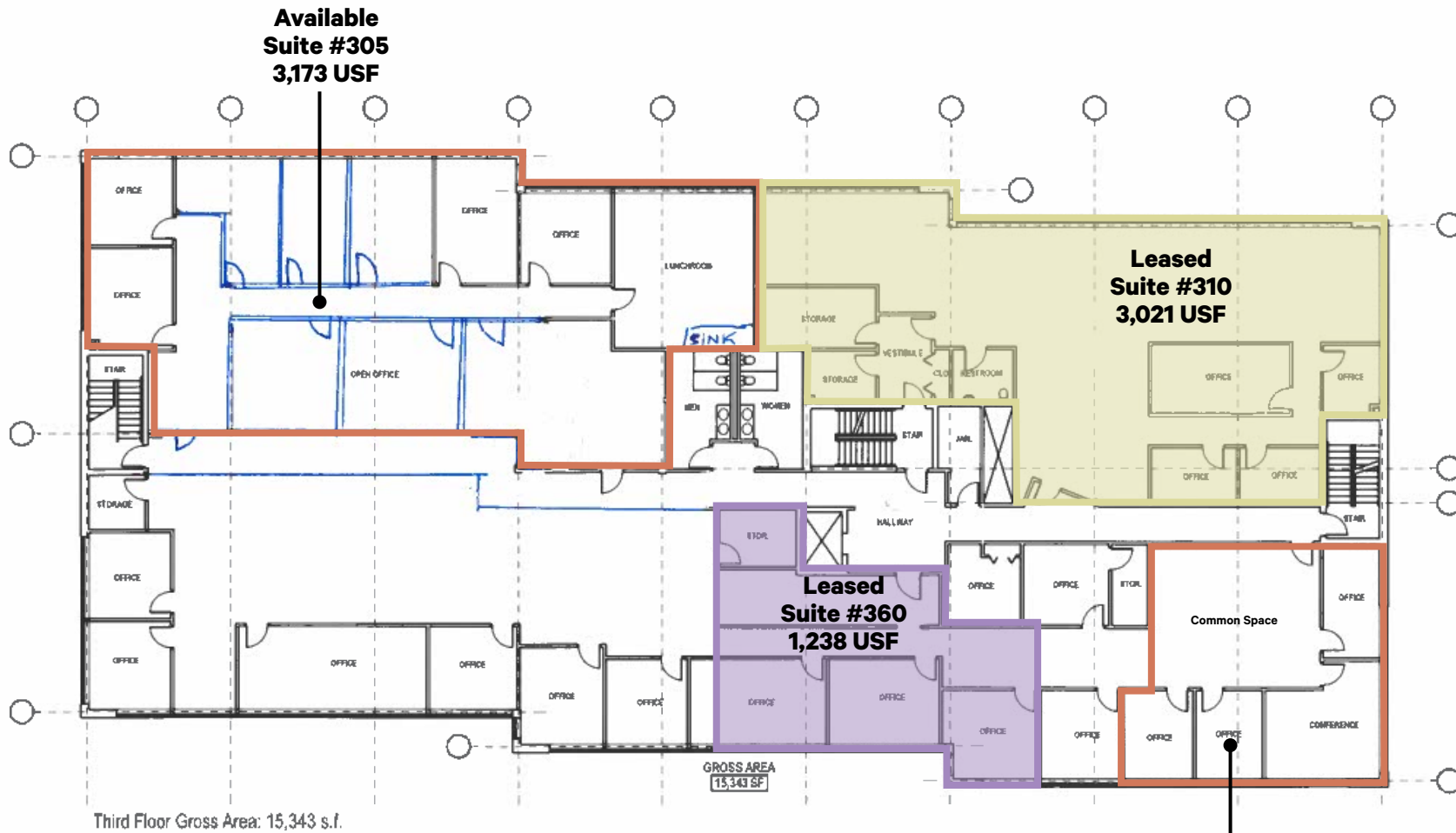


# Property Location

---



# Floor Plan - 3rd Floor



Third Floor Gross Area: 15,343 s.f.

 **THIRD FLOOR PLAN**

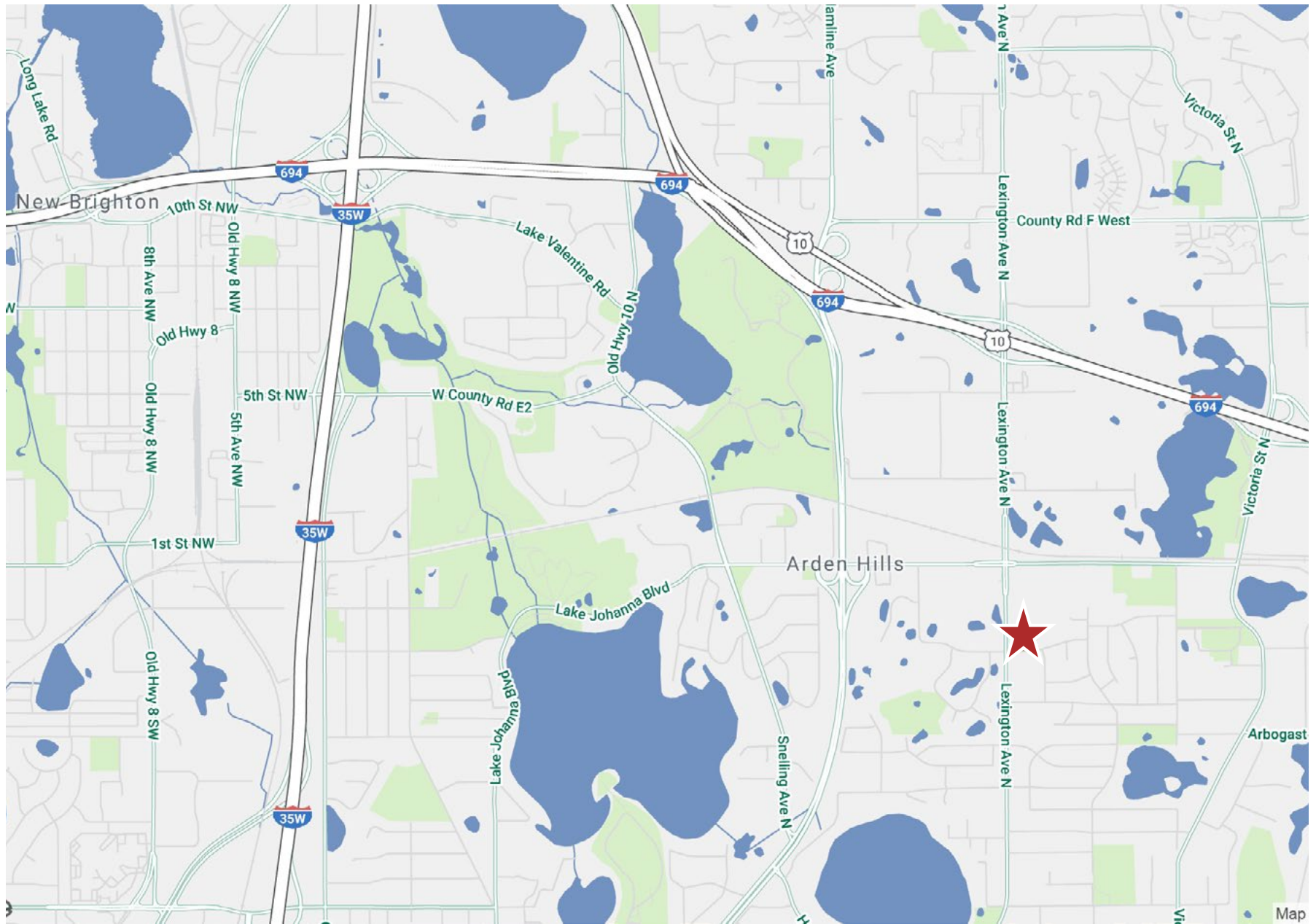
**Available  
Suite #330  
879 USF**



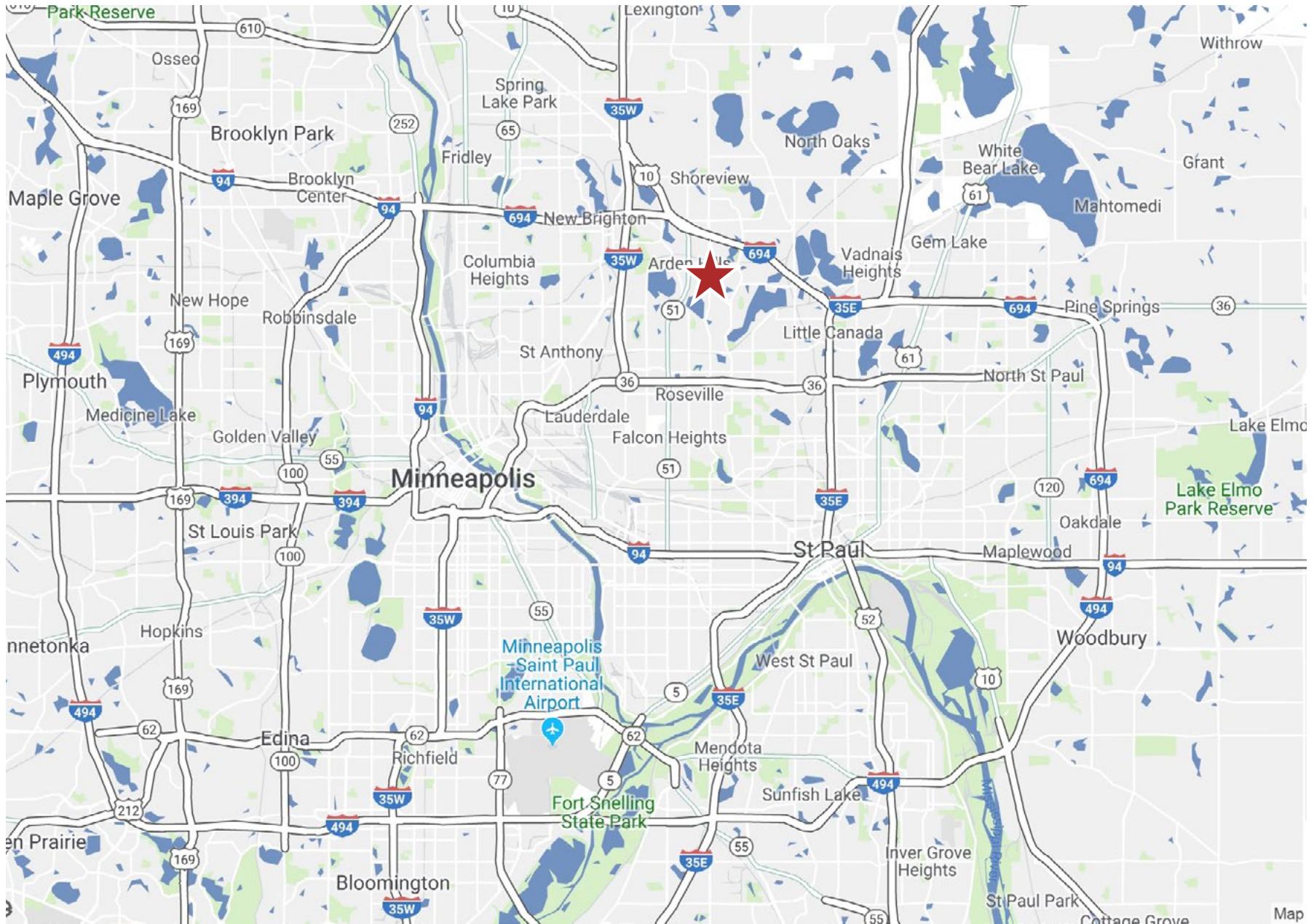
# Local Amenities



# Property Location






# Property Location





# Property Demographics

|   | 1 MILE       | 3 MILES       | 5 MILES        |
|---|--------------|---------------|----------------|
|  <b>POPULATION</b>       |              |               |                |
| 2022 Population - Current Year Estimate   | 5,169        | 63,782        | 201,616        |
| 2027 Population - Five Year Projection  | 5,112        | 63,246        | 199,575        |
| 2010 Population - Census  | 5,333        | 57,811        | 185,662        |
| 2000 Population - Census  | 5,146        | 58,477        | 186,979        |
| 2022-2027 Annual Population Growth Rate   | -0.22%       | -0.17%        | -0.20%         |
|  <b>HOUSEHOLDS</b>       |              |               |                |
| 2022 Households - Current Year Estimate   | 1,912        | 26,079        | 81,481         |
| 2027 Households - Five Year Projection  | 1,885        | 25,728        | 80,282         |
| 2010 Households - Census  | 1,776        | 23,804        | 76,514         |
| 2000 Households - Census  | 1,777        | 23,740        | 76,312         |
| 2022-2027 Annual Household Growth Rate  | -0.28%       | -0.27%        | -0.30%         |
| 2022 Average Household Size   | 2.32         | 2.31          | 2.41           |
|  <b>HOUSEHOLD INCOME</b> |              |               |                |
| 2022 Average Household Income   | \$131,258    | \$115,413     | \$114,351      |
| 2027 Average Household Income   | \$157,894    | \$135,674     | \$133,298      |
| 2022 Median Household Income  | \$102,250    | \$86,480      | \$85,602       |
| 2027 Median Household Income  | \$117,634    | \$102,000     | \$101,898      |
| 2022 Per Capita Income  | \$49,886     | \$47,142      | \$46,365       |
| 2027 Per Capita Income  | \$59,718     | \$55,109      | \$53,785       |
|  <b>HOUSING UNITS</b>   |              |               |                |
| <b>2022 Housing Units</b>   | <b>1,979</b> | <b>26,988</b> | <b>84,516</b>  |
| 2022 Vacant Housing Units   | 67 3.4%      | 909 3.4%      | 3,035 3.6%     |
| 2022 Occupied Housing Units   | 1,912 96.6%  | 26,079 96.6%  | 81,481 96.4%   |
| 2022 Owner Occupied Housing Units   | 1,450 73.3%  | 18,062 66.9%  | 56,405 66.7%   |
| 2022 Renter Occupied Housing Units  | 462 23.3%    | 8,017 29.7%   | 25,076 29.7%   |
|  <b>EDUCATION</b>      |              |               |                |
| <b>2022 Population 25 and Over</b>  | <b>3,415</b> | <b>45,940</b> | <b>145,186</b> |
| HS and Associates Degrees   | 1,065 31.2%  | 19,484 42.4%  | 64,375 44.3%   |
| Bachelor's Degree or Higher   | 2,300 67.3%  | 24,841 54.1%  | 73,652 50.7%   |
|  <b>PLACE OF WORK</b>  |              |               |                |
| 2022 Businesses   | 391          | 3,229         | 6,842          |
| 2022 Employees  | 5,614        | 59,931        | 113,784        |

**3490 Lexington Ave N**  
Shoreview, MN 55126

For Lease



## Contact Us

Jerry Driessen  
First Vice President  
+1 612 336 4310  
[gerald.driessen@cbre.com](mailto:gerald.driessen@cbre.com)

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE**