

FOR LEASE



# Revitalized Workspace @Lex Center

3570 Lexington Ave, Shoreview, MN

Dan Altstatt

Commercial Brokerage

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# Executive Summary

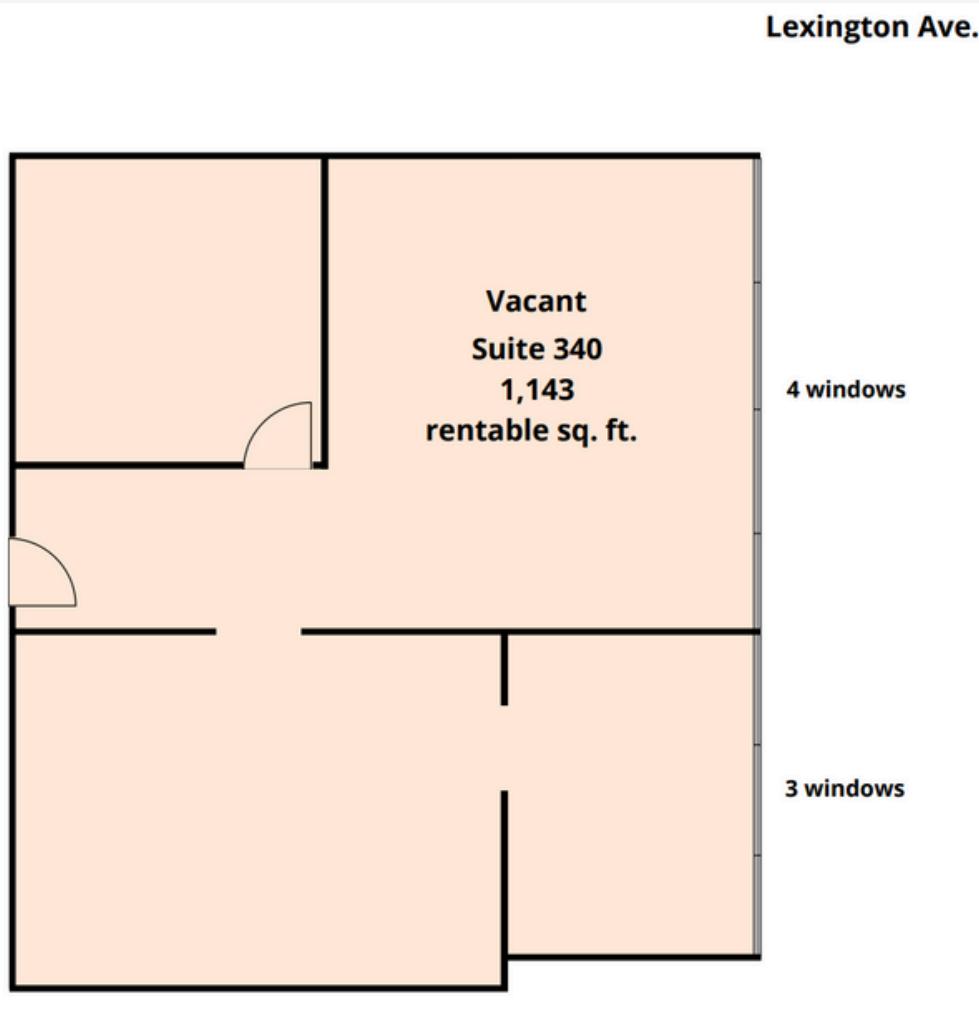
3570 Lexington Ave,  
Shoreview, MN

- 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

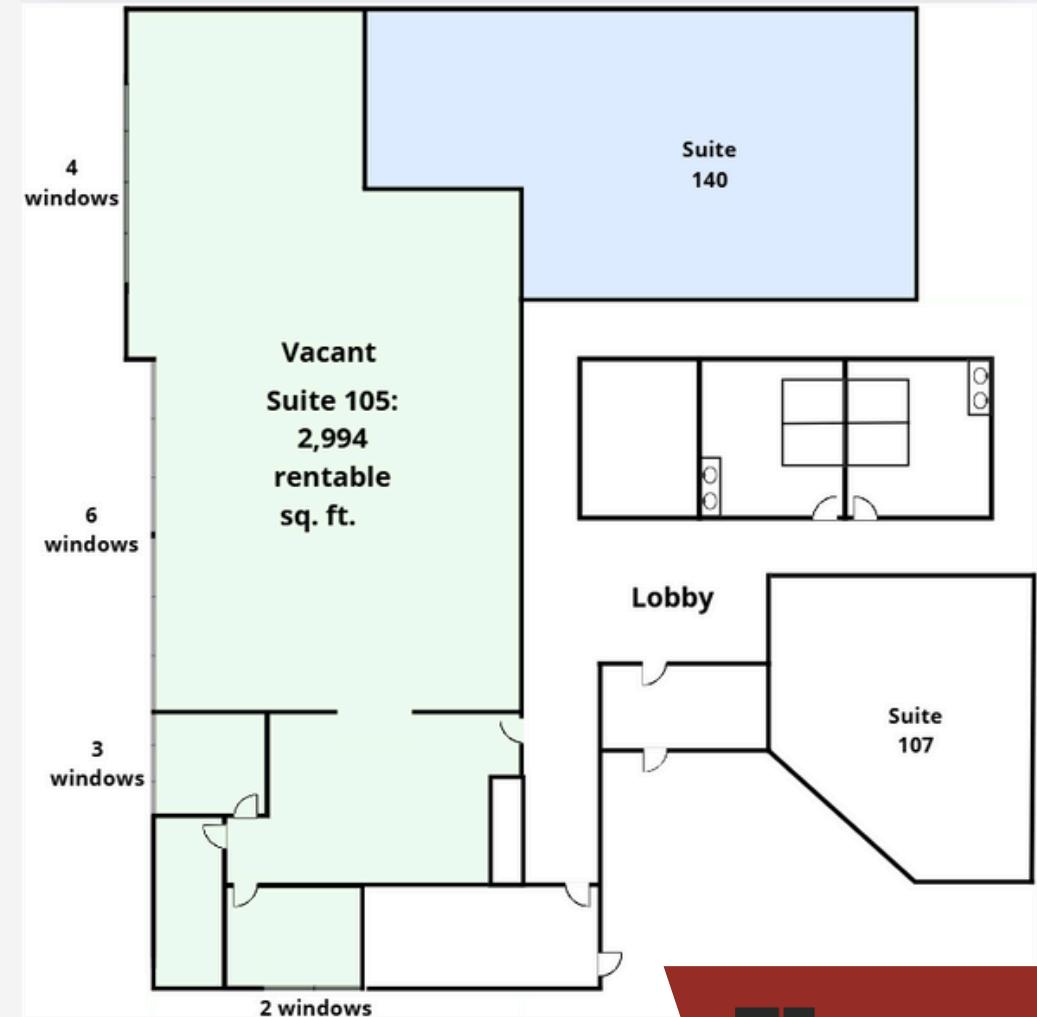
# CURRENT AVAILABILITIES

3570 Lexington Ave,  
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- Suite 340: 1,143 rentable sq. ft.



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



# Additional Photos

3570 Lexington Ave,  
Shoreview, MN



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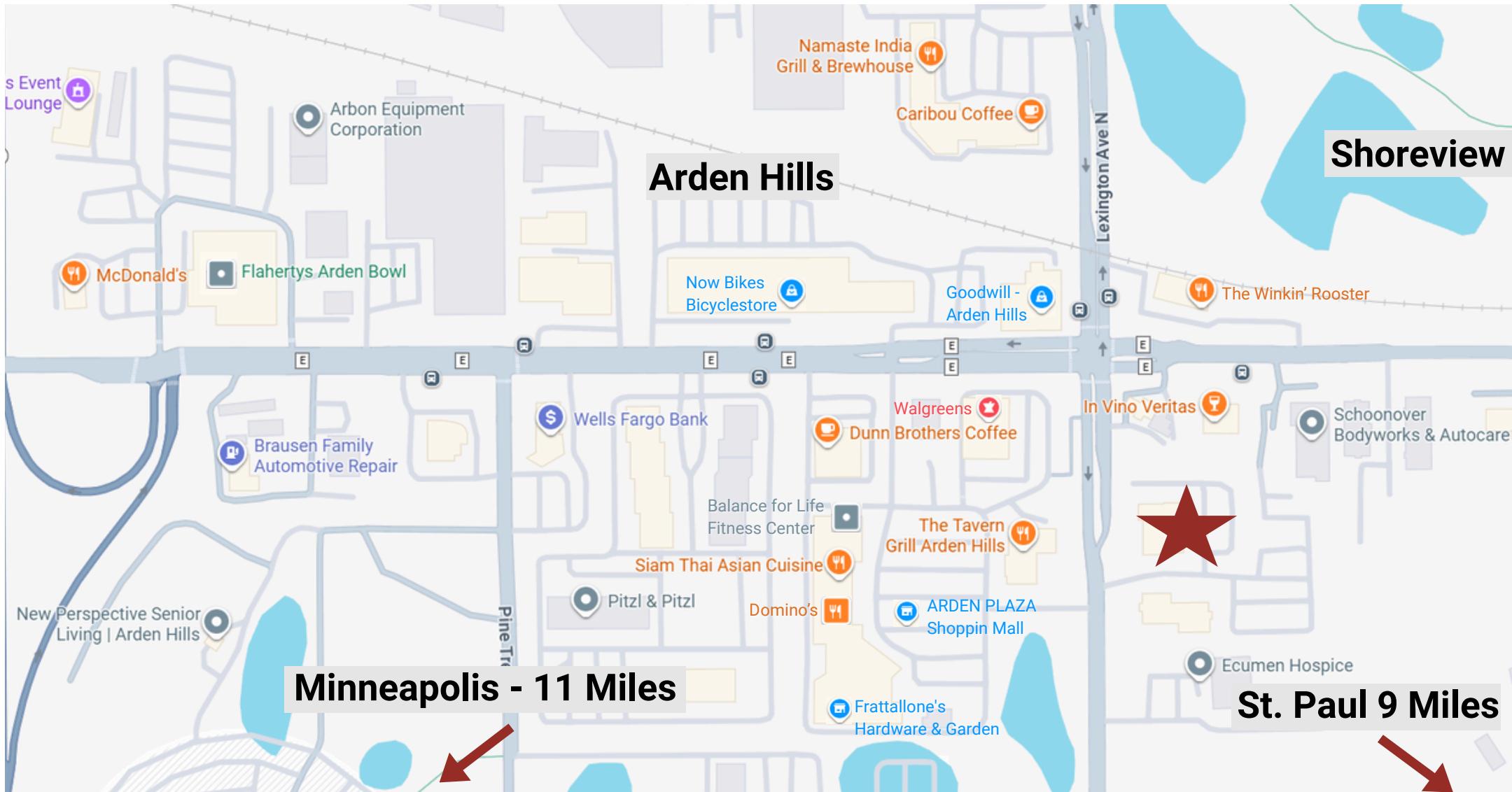


# Location Map

3570 Lexington Ave,  
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## ★ Subject Property

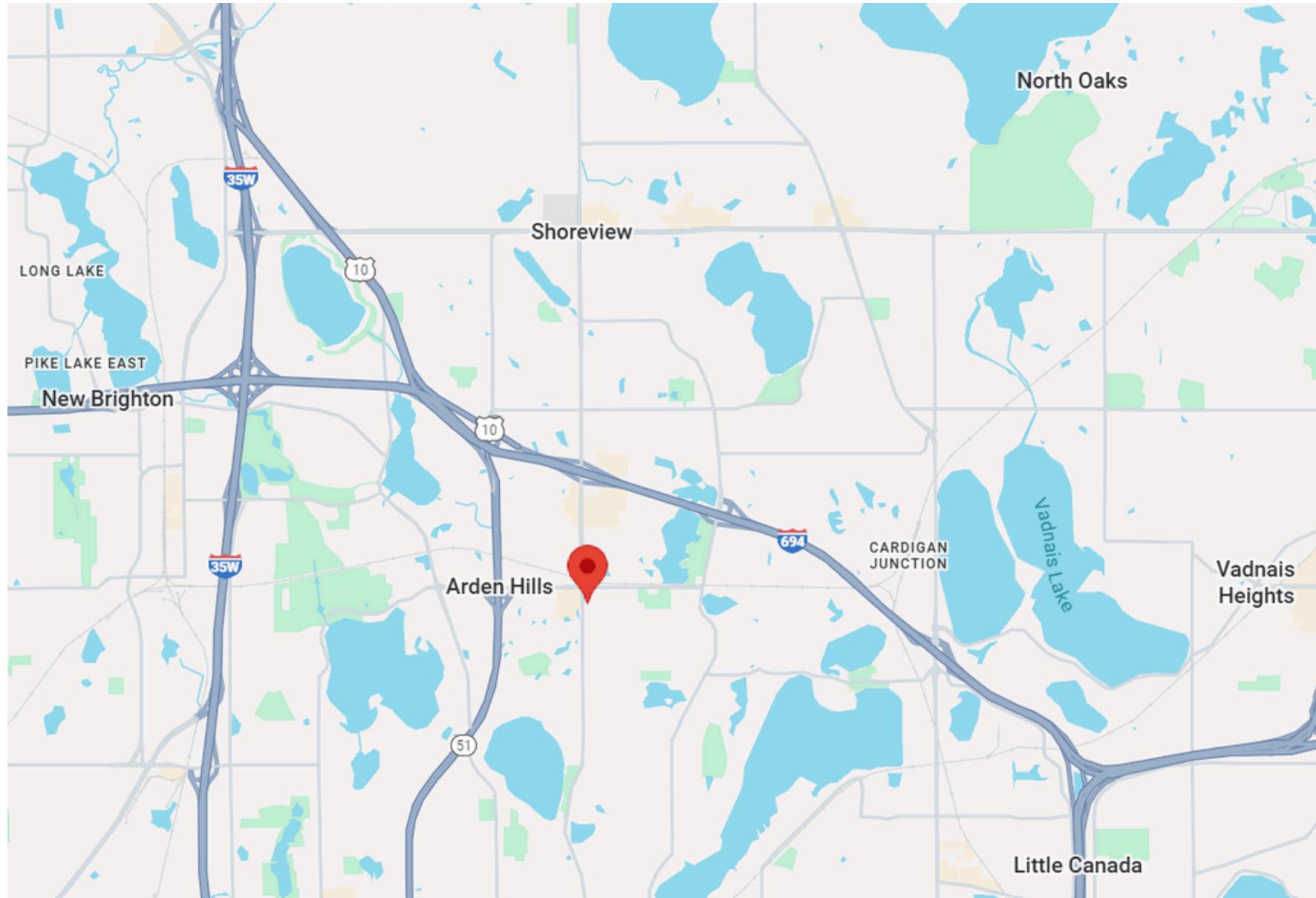
- Restaurants
- Healthcare
- Retail Stores
- Bank
- Other Institutions/Businesses



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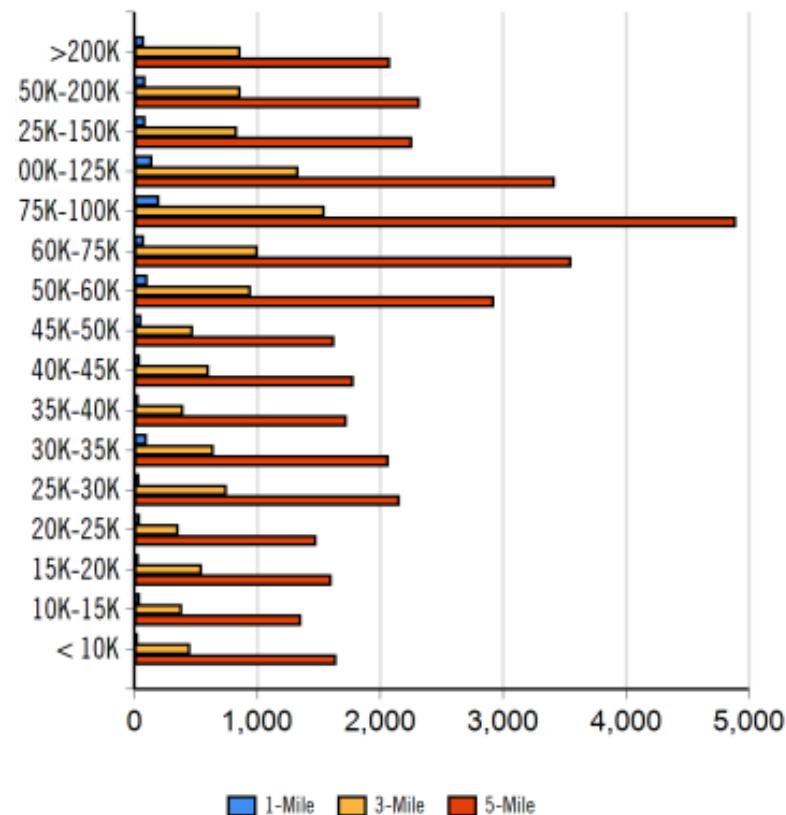
 **Subject Property**



# Demographic Report

3570 Lexington Ave,  
Shoreview, MN

## Household Income



## Population

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

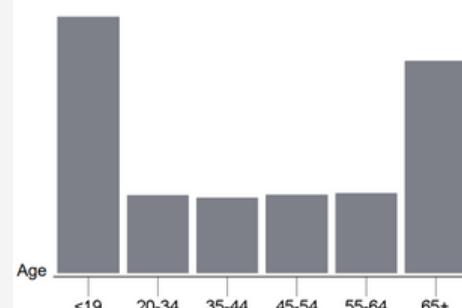
10 Minute Drive-Time  
Demographic Information

### HOME OWNERSHIP

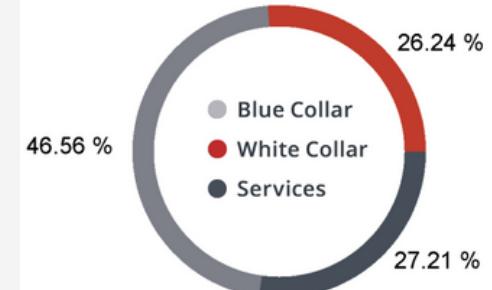
Renters:	15,564
Owners:	35,657

### GENDER & AGE

47.98 %	♂	52.02 %
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### EMPLOYMENT



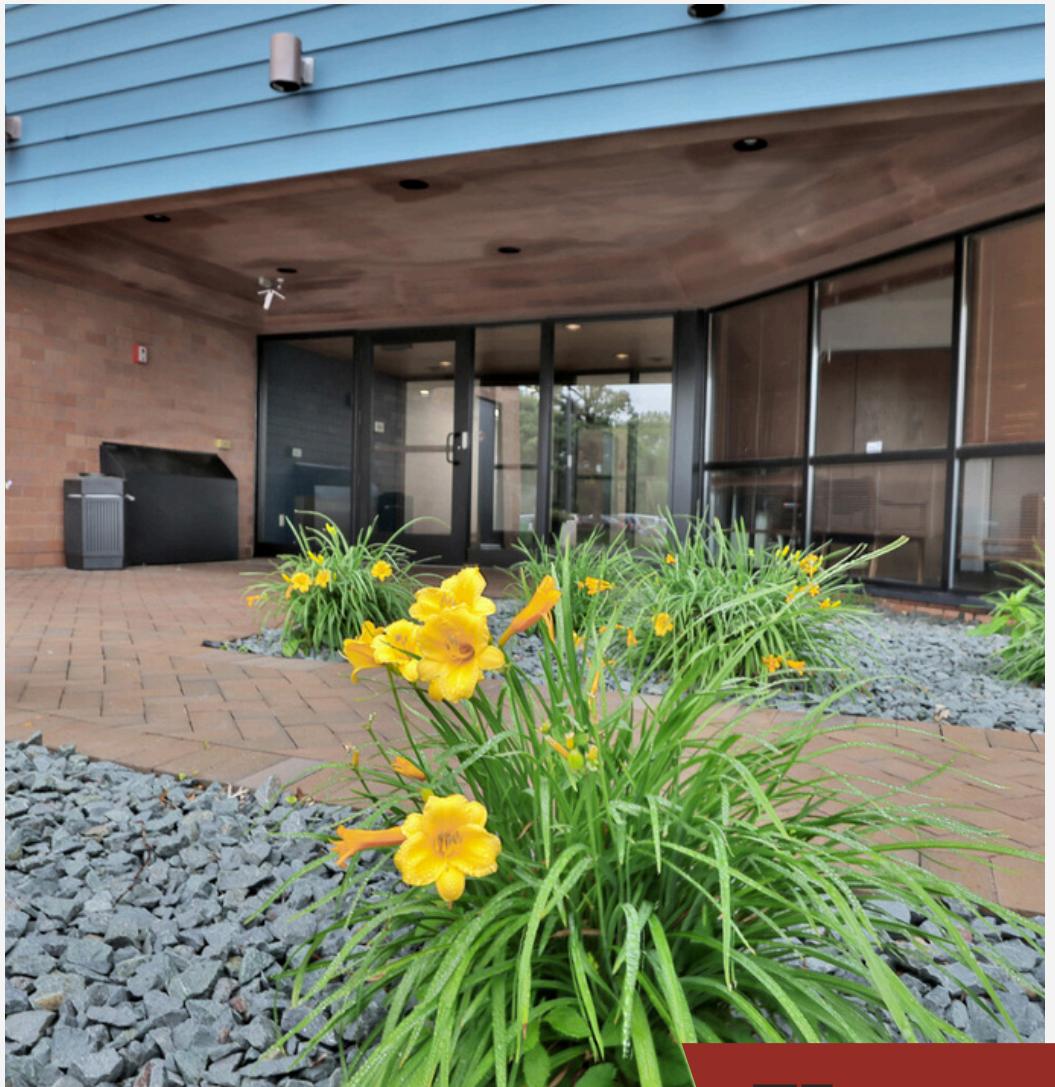
51.95 %  
Employed

1.33 %  
Unemployed

# Contact Information

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Shoreview, MN

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