

3543 88th Ave Circle Pines, MN



- 2040 SF Available
 - 1540 SF of office
 - 500 SF of Warehouse
- Hwy 35 W and Lake Dr
- Signage facing Lake Dr.
- 2 Private offices
- Kitchenette
- Open concept conference room
- Heated Warehouse
- 12ft Drive-in door
- 15ft Clear Height
- Lease Rate: \$17psf NNN
- CAM & Tax: 5.77psf
- Tenant pay Utilities
- Existing Furniture Available for Purchase or Lease

Contact:

Nik Anderson
COMMERCIAL AGENT

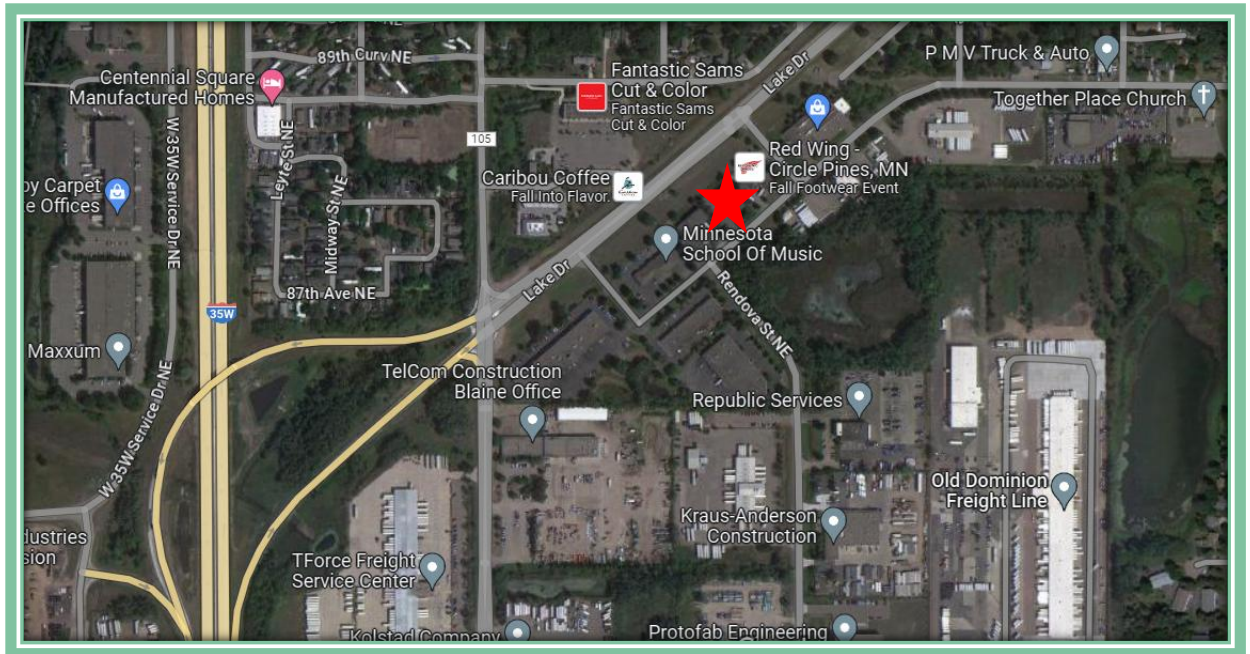
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Contact:

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Local Retail



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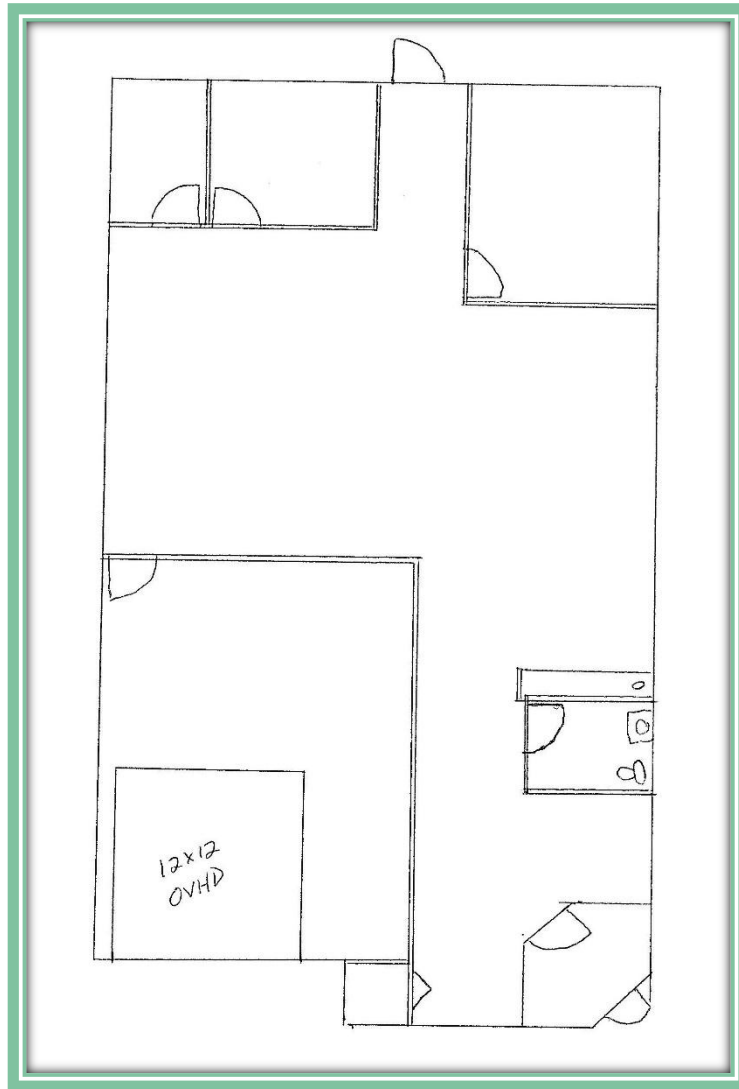
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Floor Plans



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Interior Photos



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DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
POPULATION	4413	26,091	50,296
MEDIAN HH INCOME	\$77,206	\$85,886	\$87,458

TRAFFIC COUNTS

LAKE DR AND RENDOVA ST NE	12,305 CARS PER DAY
LAKE DR AND NAPLES ST	7,134 CARS PER DAY

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