



PREMIER
COMMERCIAL
PROPERTIES



For Lease

3434 Lexington Ave N
Shoreview MN 55126

PROPERTY DETAILS

- * Suite 3100 - 880 rentable SF
 - End cap with windows on two sides
 - Private bathroom
- * Monument Signage to Lexington
- * Convenient location with easy access to I-694 & Snelling Ave
- * Local Ownership
- * Dedicated parking stalls
- * Landlord is willing to contribute

Tenant Improvement dollars based on lease term



PROPERTY DETAILS

LEASE RATE: \$14/SF BASE RENT

CAM/TAX 2025: \$9.10/SF

FOR MORE INFORMATION, CONTACT

Mike Fisher

763.486.8247

mikefisher@premiercommercialproperties.com



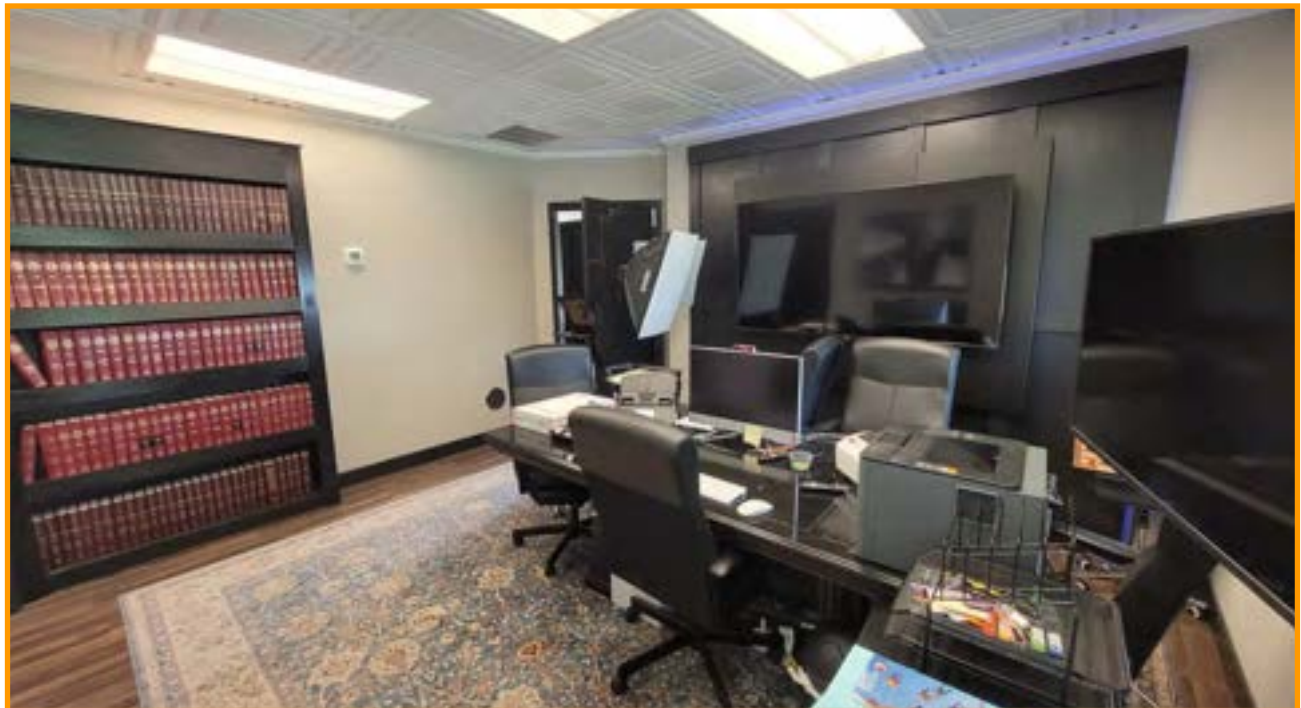
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Mike Fisher | 763.862.2005 | mikefisher@premiercommercialproperties.com





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299 Coon Rapids Blvd NW | Coon Rapids, MN 55433 | premiercommercialproperties.com



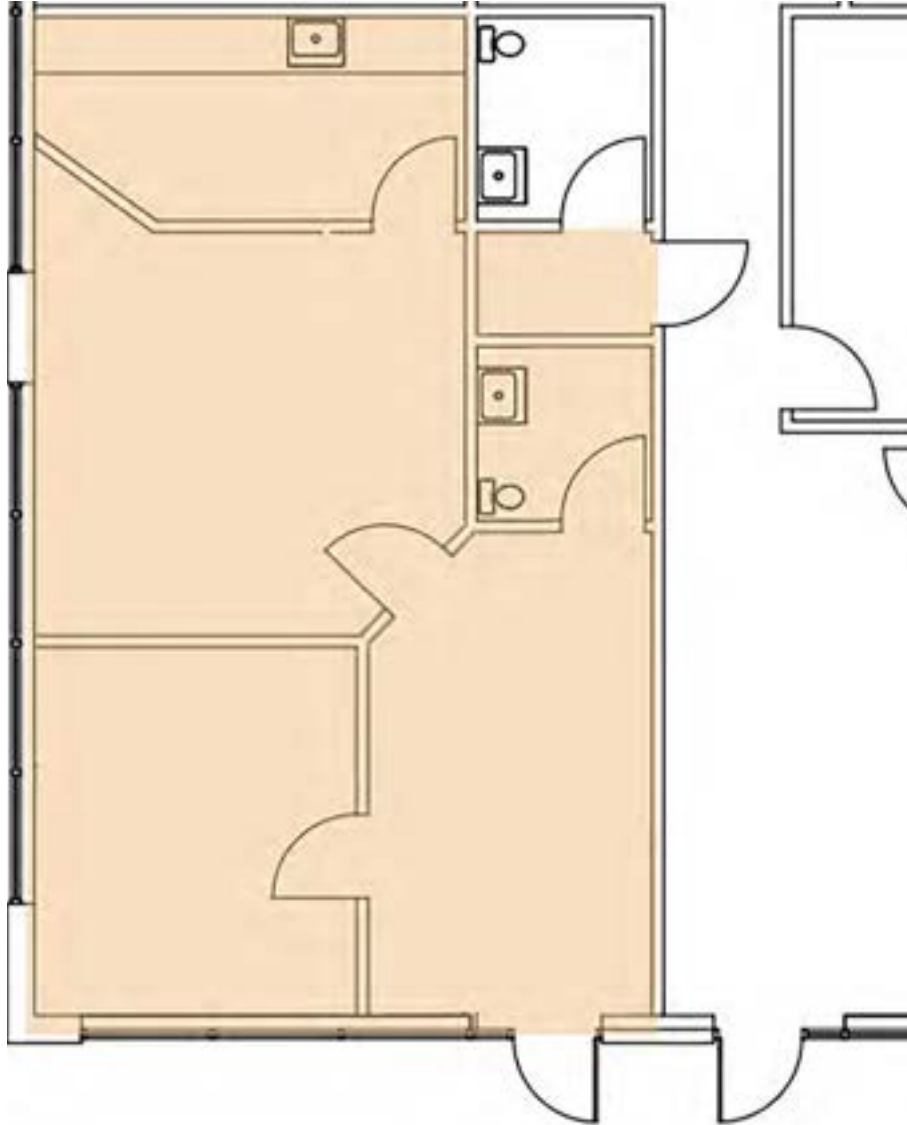
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Monthly rent: \$1,694.00 per month



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Marty Fisher | 763.862.2005 | mfisher@premiercommercialproperties.com



DEMOGRAPHICS (2019)

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Total Population	4,408	64,933	200,780
Total Households	1,682	26,741	82,900
Average Household Income	\$82,085	\$71,739	\$70,643