



**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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FOR MORE INFORMATION, CONTACT

Mike Fisher | 763.862.2005 | [mikefisher@premiercommercialproperties.com](mailto:mikefisher@premiercommercialproperties.com)



**LEASED**





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299 Coon Rapids Blvd NW | Coon Rapids, MN 55433 | [premiercommercialproperties.com](http://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