

OFFICE/WAREHOUSE SPACE FOR LEASE >

Hoffman Business Center

3580-3590 Hoffman Road E | Vadnais Heights, MN 55110

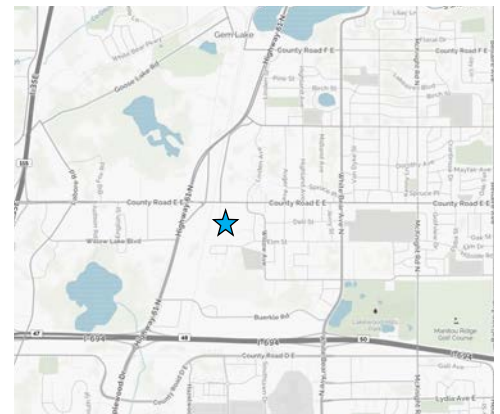


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BUILDING AMENITIES

- > 22,500 square foot multi-tenant office/warehouse building
- > Dock & drive-in loading
- > Built in 1990
- > Ample parking
- > 16' clear height
- > 200 amps, 3 phase
- > Fluorescent lighting
- > Roof top, gas forced air HVAC system
- > Service doors
- > Zoned industrial



CONTACT US >

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FOR LEASE > 3580-3590 HOFFMAN ROAD E, VADNAIS HEIGHTS, MN

PROPERTY INFORMATION >

Building Size:		22,500 square feet	
Availability:	Suite 3580:	3,750 square feet - total 1,140 square feet - office 2,610 square feet - warehouse	Shared dock (ability to add one (1) dock)
	Suite 3582:	3,750 square feet - total 725 square feet - office 3,025 square feet - warehouse	Shared dock
	Suite 3586:	3,750 square feet - total 677 square feet - office 3,073 square feet - warehouse	Shared dock & one (1) drive-in
	Suite 3588:	3,750 square feet - total 841 square feet - office 2,909 square feet - warehouse	One (1) dock
Net Rental Rates:	Office:	\$8.50 per square foot	
	Warehouse:	\$4.50 per square foot	
2018 Tax & CAM:	Tax:	\$1.76 per square foot	
	CAM:	\$2.20 per square foot	
	Total:	\$3.96 per square foot	
Utilities:	Tenant will be metered and billed separately for gas and electric		

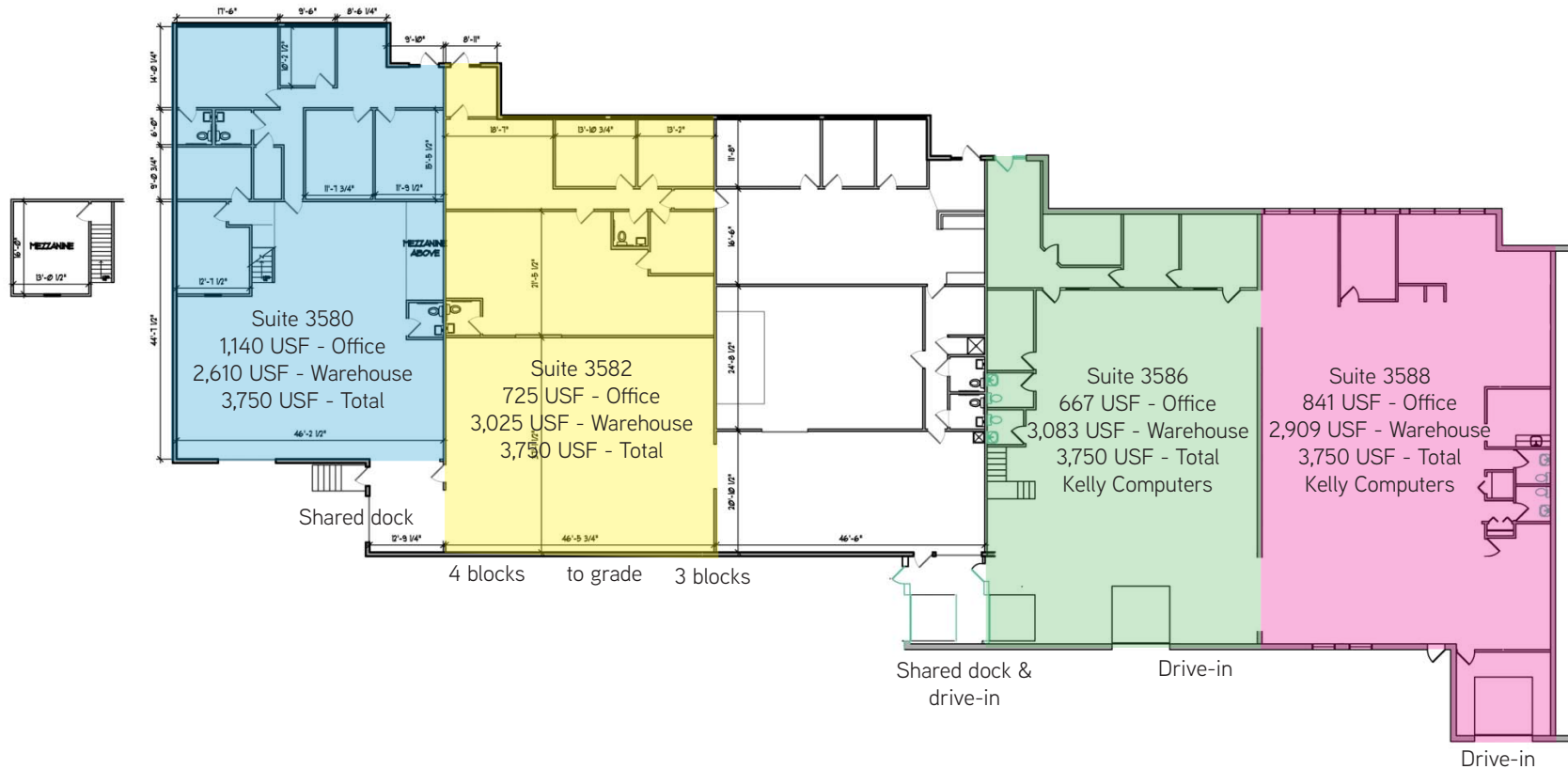
Suite	Total SF	Office SF Warehouse SF	Net Rent PSF	Total Base per Month	Tax & CAM PSF	Est. CAM & Tax	Total per Month
3580	3,750	1,140 2,610	\$8.50 psf office \$4.50 psf whse	\$1,786	\$3.96 psf	\$1,238	\$3,024
3582	3,750	725 3,025	\$8.50 psf office \$4.50 psf whse	\$1,648	\$3.96 psf	\$1,238	\$2,885
3586	3,750	677 3,073	\$8.50 psf office \$4.50 psf whse	\$1,632	\$3.96 psf	\$1,238	\$2,869
3588	3,750	841 2,909	\$8.50 psf office \$4.50 psf whse	\$1,687	\$3.96 psf	\$1,238	\$2,924
3580 & 3582	7,500	1,865 5,635	\$8.50 psf office \$4.50 psf whse	\$3,434	\$3.96 psf	\$2,475	\$5,909
3586 & 3588	7,500	1,518 5,982	\$8.50 psf office \$4.50 psf whse	\$3,319	\$3.96 psf	\$2,475	\$5,794

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SITE PLAN >

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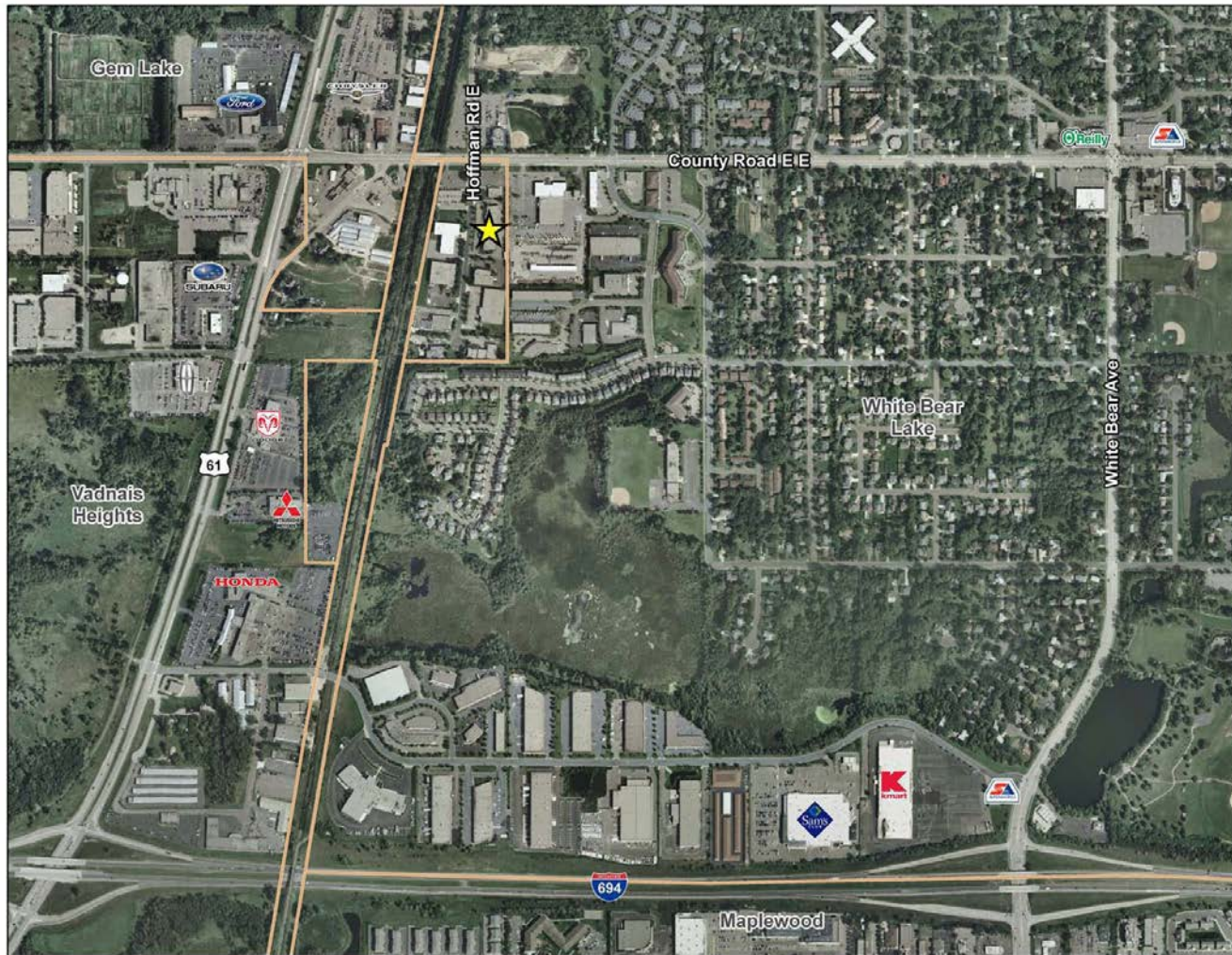


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AERIAL >

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HOFFMAN BUSINESS CENTER > LOADING



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