

OFFICE SPACE FOR LEASE >

# 3435 Labore Road

Vadnais Heights, MN 55110



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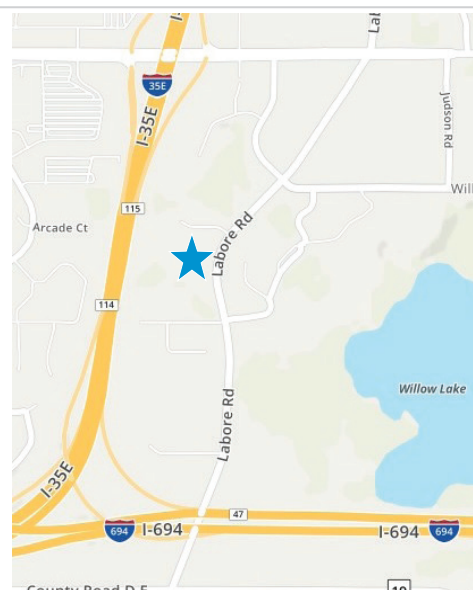


## BUILDING AMENITIES

- > 10,900 square foot multi-tenant office/warehouse building
- > Shared dock loading
- > Built in 1983
- > 55 parking spaces
- > 10'-12' clear height
- > LED lighting
- > Comcast DSL service
- > Sprinklered
- > Easy access to I-694 and I-35E

## CONTACT US >

Mike Brass  
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# FOR LEASE > 3435 LABORE ROAD, VADNAIS HEIGHTS, MN

## PROPERTY INFORMATION >

|                      |                                                                                       |                                                |  |
|----------------------|---------------------------------------------------------------------------------------|------------------------------------------------|--|
| Available For Lease: |                                                                                       | Office Space                                   |  |
|                      | Suite A:                                                                              | 5,408 square feet                              |  |
|                      | Option 1:                                                                             | 5,015 square feet                              |  |
|                      | Option 2:                                                                             | 4,560 square feet                              |  |
|                      | Option 3:                                                                             | 4,977 square feet                              |  |
|                      | Option 4:                                                                             | 4,598 square feet                              |  |
|                      | Option 5:                                                                             | 4,167 square feet                              |  |
| Net Rental Rates:    | Office:                                                                               | \$9.00 per square foot                         |  |
|                      | Tax:                                                                                  | \$2.67 per square foot                         |  |
| 2018 Tax & CAM:      | CAM:                                                                                  | \$1.25 per square foot<br>fixed at this amount |  |
|                      | Total:                                                                                | \$3.92 per square foot                         |  |
| Utilities:           | Tenant will be metered and billed for gas.<br>Electric will be billed from sub meter. |                                                |  |

| Suite | Option | Office SF | Net Rent PSF | Total Base per Month | Tax & CAM PSF | Est. CAM & Tax | Total per Month |
|-------|--------|-----------|--------------|----------------------|---------------|----------------|-----------------|
| A     |        | 5,408     | \$9.00 psf   | \$4,056.00           | \$3.92        | \$1,767.00     | \$5,823.00      |
|       | 1      | 5,015     | \$9.00 psf   | \$3,761.00           | \$3.92        | \$1,638.00     | \$5,399.00      |
|       | 2      | 4,560     | \$9.00 psf   | \$3,420.00           | \$3.92        | \$1,490.00     | \$4,910.00      |
|       | 3      | 4,977     | \$9.00 psf   | \$3,733.00           | \$3.92        | \$1,626.00     | \$5,359.00      |
|       | 4      | 4,598     | \$9.00 psf   | \$3,449.00           | \$3.92        | \$1,502.00     | \$4,951.00      |
|       | 5      | 4,167     | \$9.00 psf   | \$3,125.00           | \$3.92        | \$1,361.00     | \$4,486.00      |

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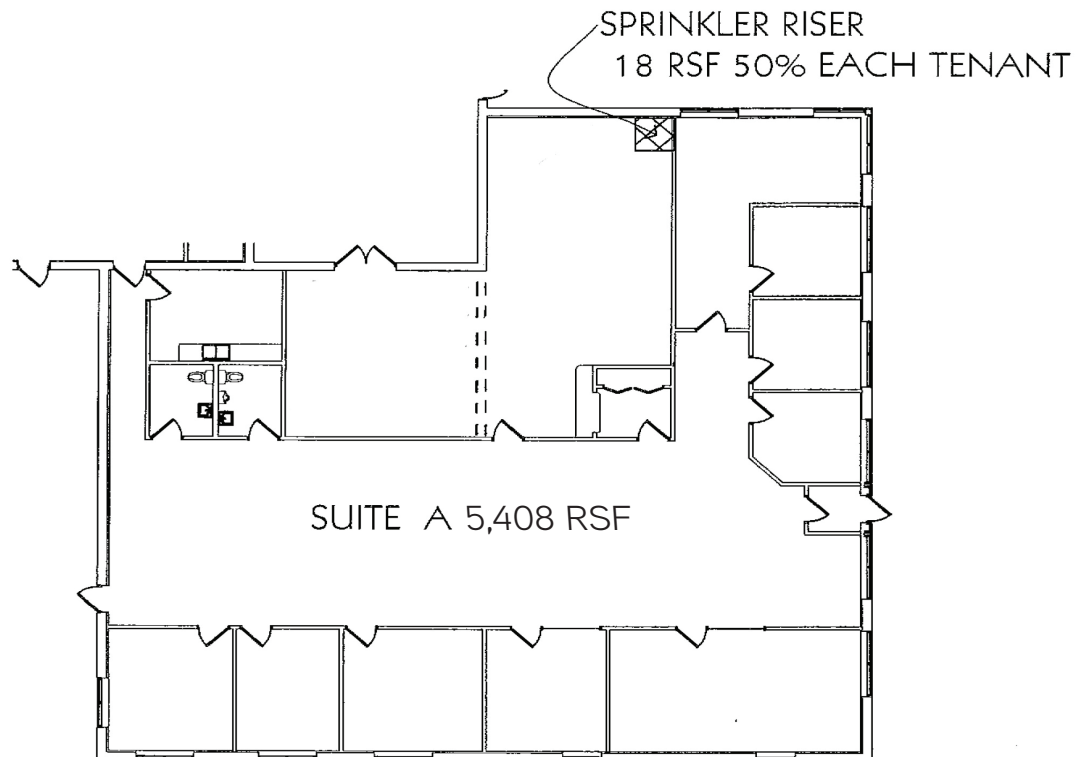
[colliers.com/msp](http://colliers.com/msp)

# FLOOR PLAN >

Suite A: 5,408 RSF | 3435 Labore Road | Vadnais Heights, MN



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SUITE A 5,399 RSF  
SPRINKLER 9 RSF \*\*  
TOTAL 5,408 RSF \*

\* RSF = MEASURING LINES TAKEN FROM INTERIOR OF EXTERIOR WALLS, INTERIOR OF EXTERIOR GLASS, CENTER OF DEMISING WALLS AND TENANT SIDE OF UTILITY ROOMS  
\*\* SPRINKLER RISER AREA (18 USF) LOCATED IN WAREHOUSE SPACE AT 50% EQUALS 9 RSF.

KEY PLAN - 1ST FLOOR



PREPARED BY WJR, INC.

March 13, 2017



Winther • Johnson • Robinson  
Architects • Designers  
8175-B Lewis Road  
Golden Valley, Minnesota 55427  
Tel: 763-398-0452 Fax: 763-398-0455

## Tyme Building

3435 Labore Road  
Vadnais Heights, MN 55110

Tyme Properties, LLC.  
3435 Labore Road, Suite B  
Vadnais Heights, Mn. 55110  
Rental Office (651) 788-9864  
Admin. Office (651) 330-2403  
Fax (651) 888-2519



## CONTACT US >

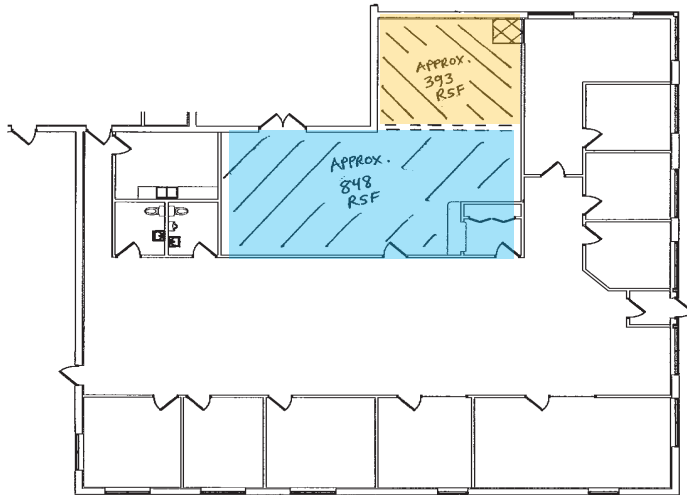
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# SUITE OPTIONS >

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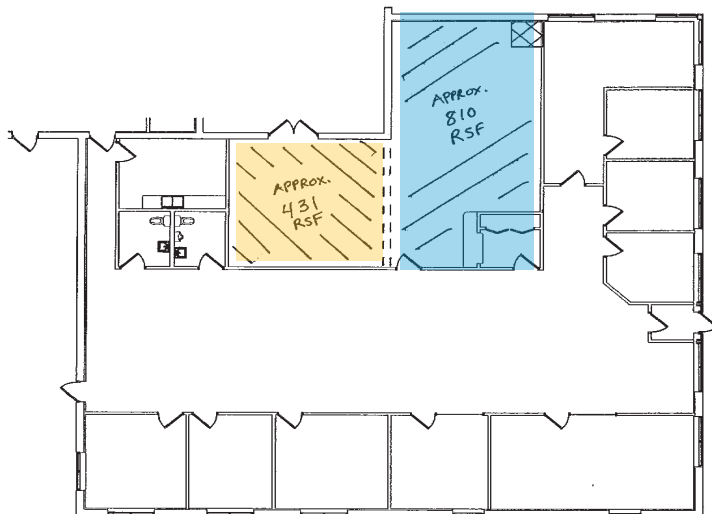
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## Suite A: 5,408 Total SF

Option 1: 5,015 SF (Less 393 SF)

Option 2: 4,560 SF (Less 848 SF)



## Suite A: 5,408 Total SF

Option 3: 4,977 SF (Less 431 SF)

Option 4: 4,598 SF (Less 810 SF)

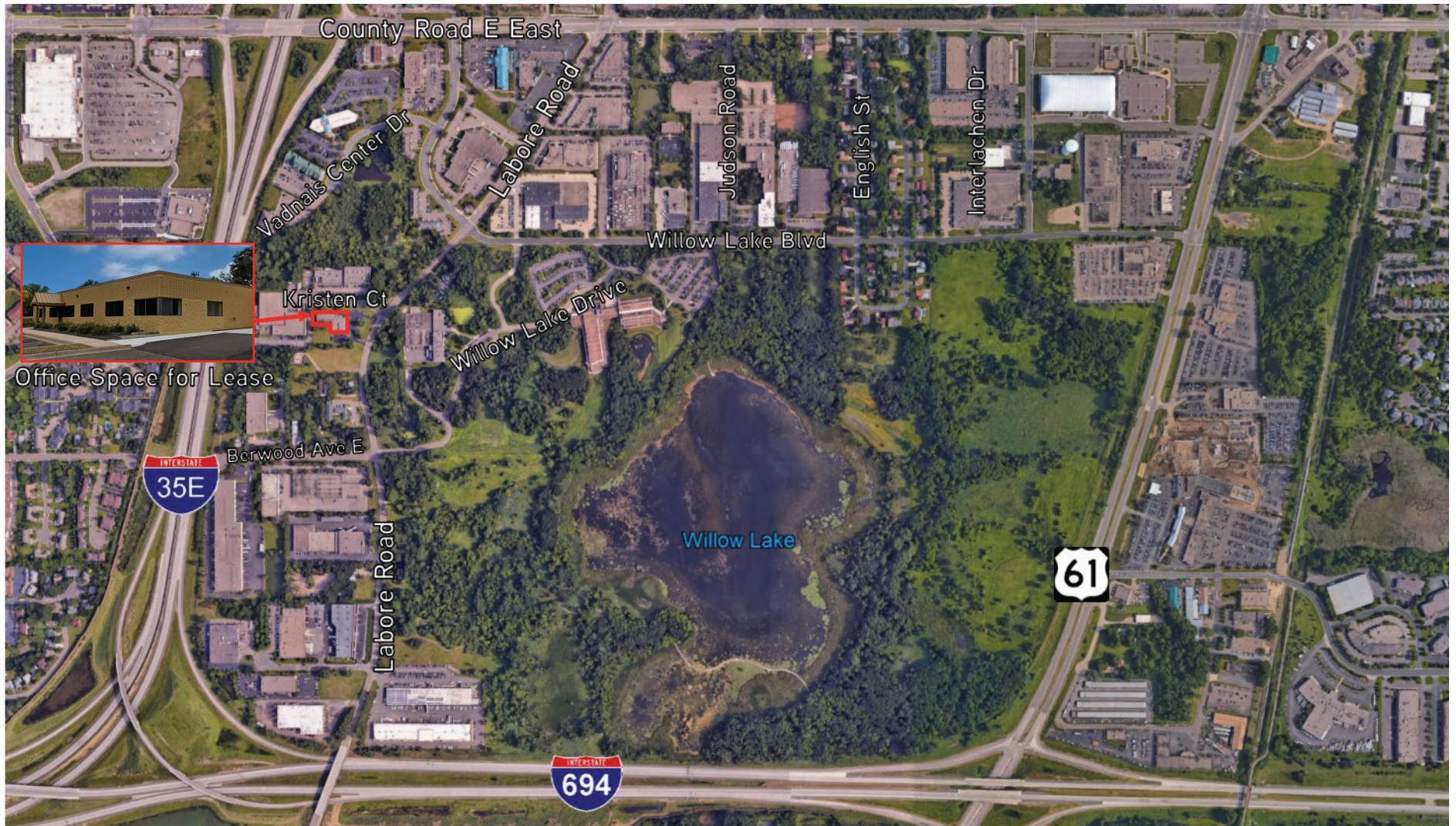
Option 5: 4,167 SF (Less 810 + 431 SF)

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# AERIAL >

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