

OFFICE BUILDING FOR SALE >

Shoreview Professional Building

3434 Lexington Avenue N | Shoreview, MN 55113



Accelerating success.

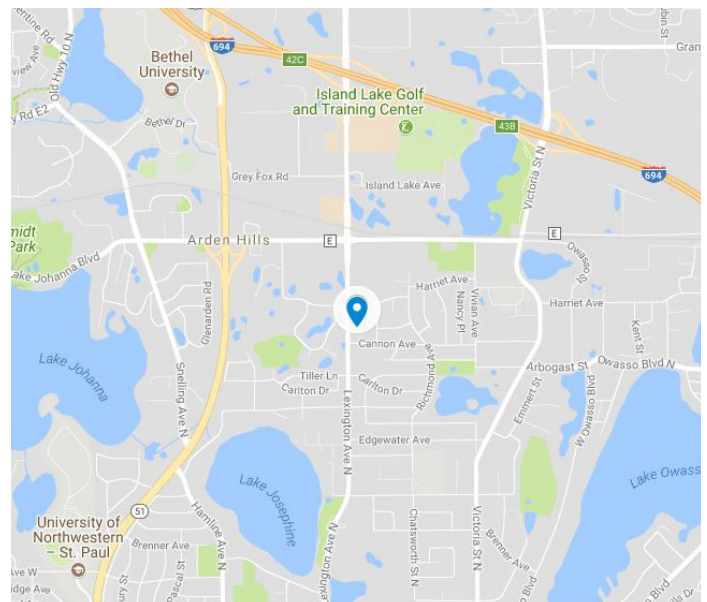


BUILDING AMENITIES

- > Multi-tenant office building
- > 10,182 total SF
- > 92% occupied with six tenants
- > Easy access to I-694, I-35, and Snelling Avenue
- > Restaurants and retail within close proximity
- > End-cap space available (796 Sq Ft)

CONTACT US >

Eric Rapp SIOR
952 837 3060
eric.rapp@colliers.com



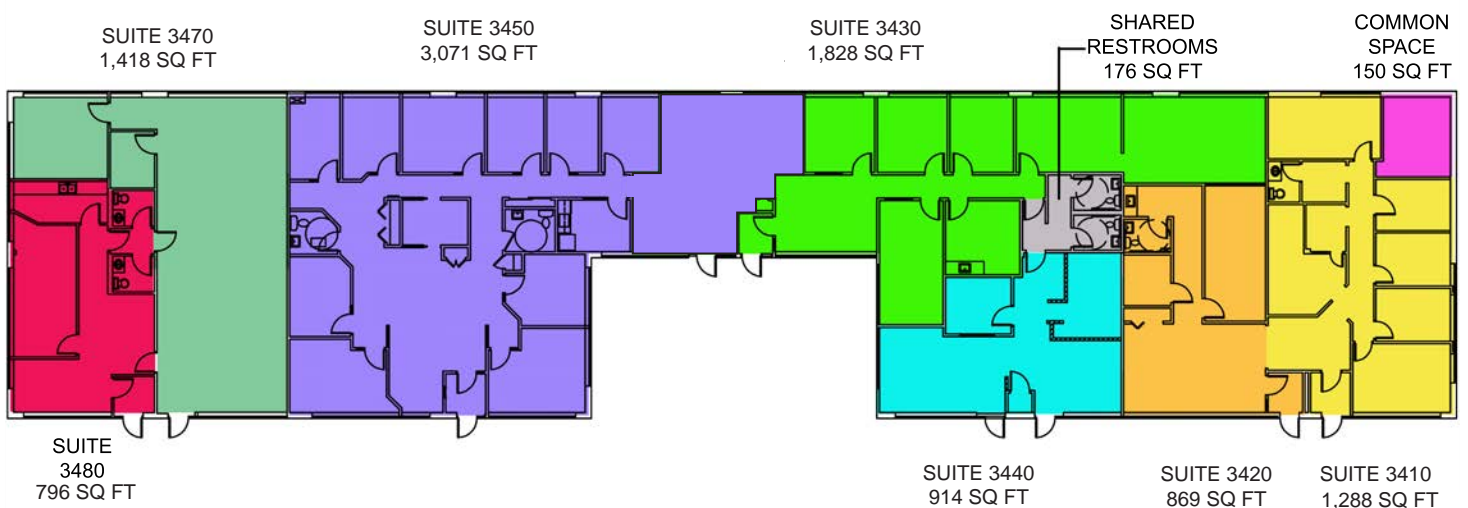
FOR SALE > 3434 LEXINGTON AVE N | SHOREVIEW, MN

PROPERTY INFORMATION >

Building Size:	10,182 total SF
Parcel Area:	1.02 Acres
Year Built:	1985
Occupancy:	92%
Parcel ID:	35-30-23-23-0043
Asking Price:	\$1,225,000
Current NOI:	\$87,394.80



FLOOR PLAN >



TOTAL BUILDING 10,182 SQ FT

SQUARE FOOTAGE BASED ON CENTER WALL
TO CENTER WALL MEASUREMENT.

OVERALL BUILDING FOOTPRINT 10,464 SQ FT

SQUARE FOOTAGE BASED ON EXTERIOR WALL
TO EXTERIOR WALL MEASUREMENT.

AERIAL >



AREA BUSINESSES >

Shoreview Professional Building is in close proximity to some of the north metro's largest employers, including Boston Scientific, Land O'Lakes, Medtronic Inc, Deluxe Corporate Headquarters, Bethel University and University of Northwestern - St. Paul.



SHOREVIEW PROFESSIONAL BUILDING



Accelerating success.

Colliers International | Minneapolis-St. Paul
4350 Baker Road, Suite 400
Minnetonka, MN 55343

colliers.com/msp

CONTACT US >

Eric Rapp SIOR
952 837 3060
eric.rapp@colliers.com



SUBSCRIBE TO OUR BLOG