

# SHOREVIEW OFFICE PARK

1030 COUNTY ROAD E WEST, SHOREVIEW, MN 55126

FOR LEASE

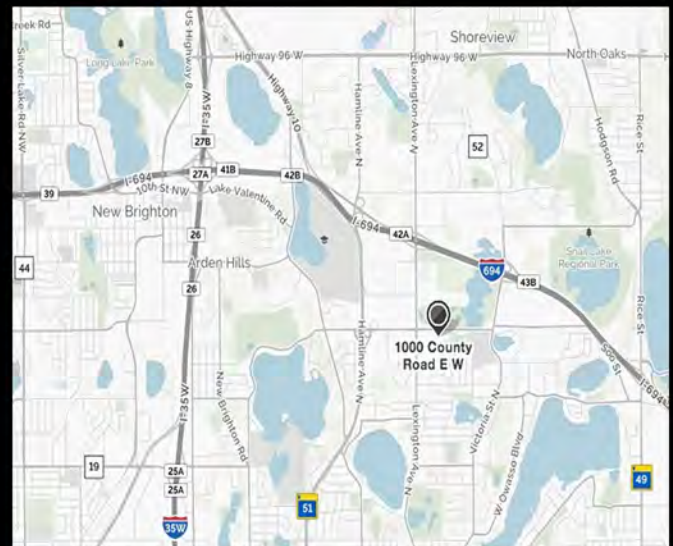
PERFECT FOR GENERAL OFFICE USE



## LEASE RATES:

OFFICE NET RENT \$12.00 SF  
BLDG 1030 - 2018 EST. OP. EXP. \$ 9.63 SF

- 2,563 SF AVAILABLE ~ WILL DEMISE
- PERFECT FOR GENERAL OFFICE USE
- LOCATED BETWEEN LEXINGTON AND VICTORIA JUST SOUTH OF I-694.
- AMPLE ON SITE PARKING
- MANY AREA AMENITIES INCLUDING: CARIBOU COFFEE, YMCA, TARGET, AND NUMEROUS OTHER RETAIL STORES & RESTAURANTS



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# ERSI

ESSENCE  
REAL ESTATE  
SERVICES INC.

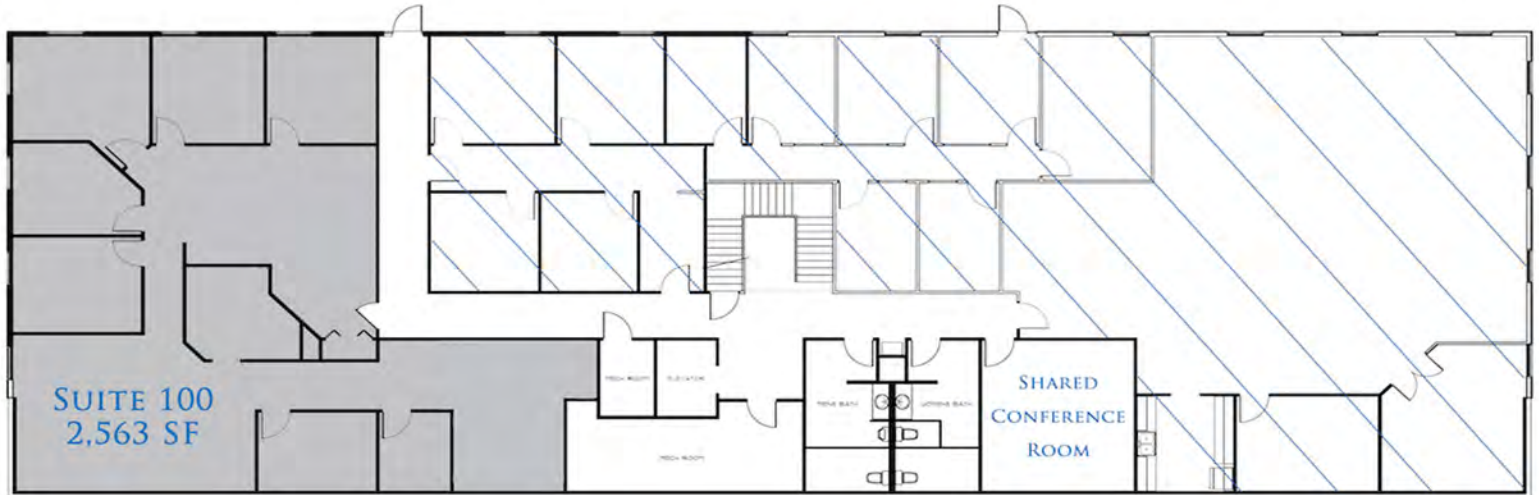
COMMERCIAL REAL ESTATE SINCE 1990

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FLOOR PLAN



LOWER LEVEL



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