

FOR LEASE



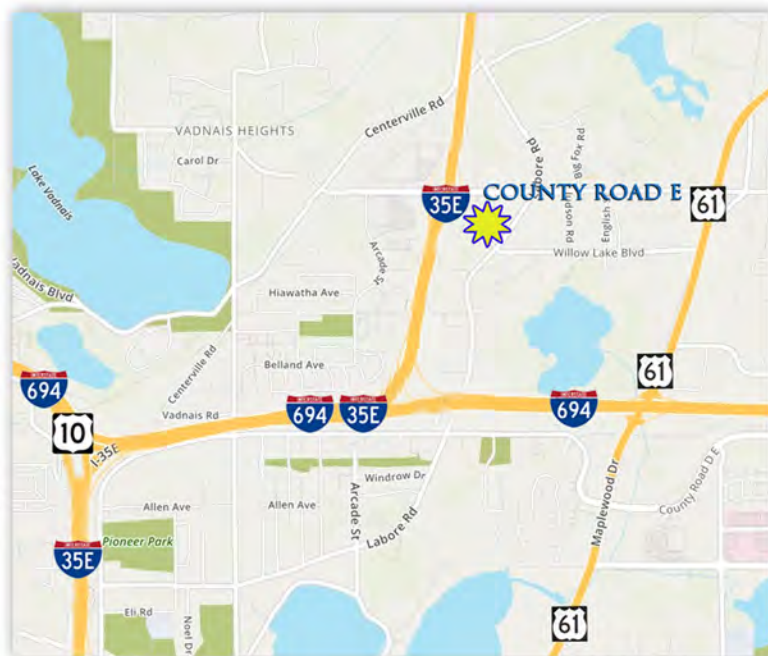
WILLOW LAKE OFFICE

3555 WILLOW LAKE BLVD, VADNAIS HEIGHTS, MN 55110

LEASE RATES:

OFFICE NET RENT \$16.50 SF
2020 EST. OP. EXP. \$11.21 SF

- 1,462 - 4,640 RSF AVAILABLE
- PERFECT FOR MEDICAL OFFICE OR SERVICE
- ATTRACTIVE ENTRANCE AND SPECTACULAR AESTHETIC APPEAL
- CORNER SPACE WITH PHENOMENAL GLASS
- GREAT ACCESS TO I35E, I694
- MANY AREA AMENITIES INCLUDING: TARGET, WALMART, FRESH THYME, HOTELS, RESTAURANTS & MORE



EXCEPTIONAL FOR MEDICAL OR OFFICE

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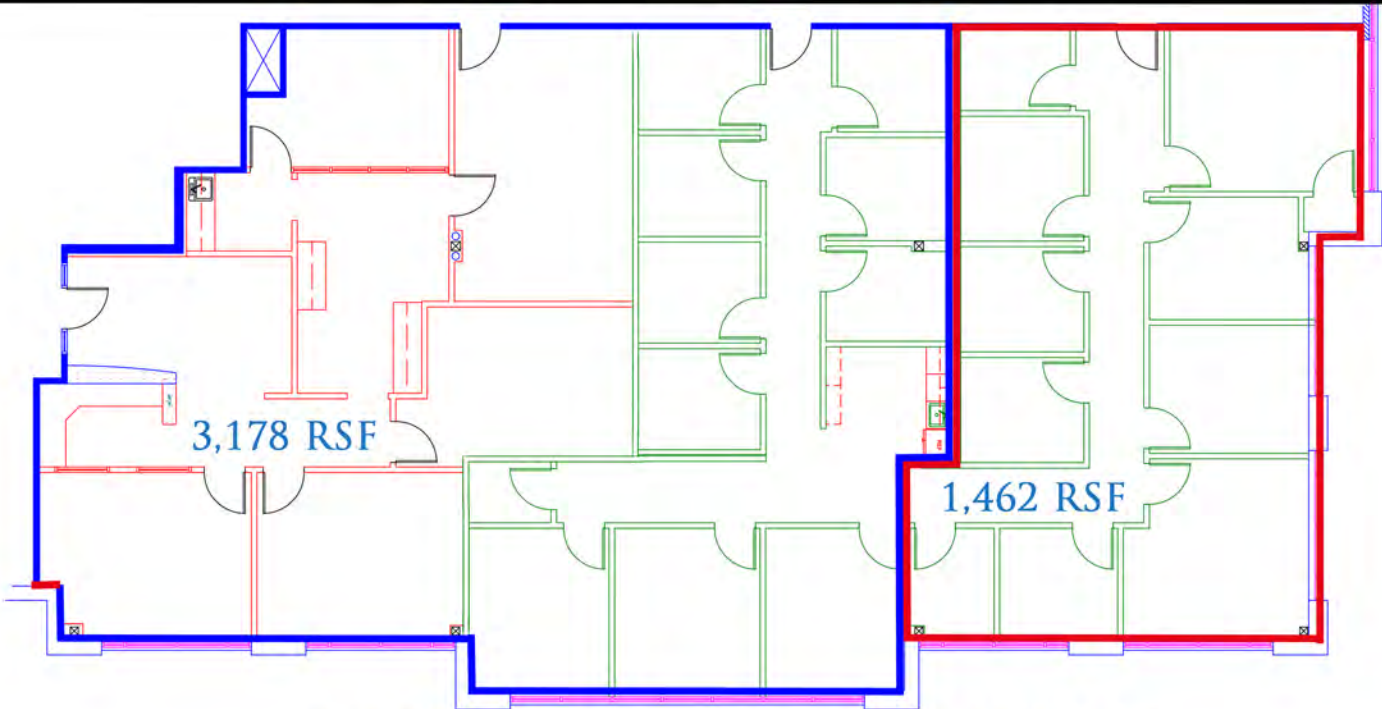
COMMERCIAL REAL ESTATE SINCE 1990

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4,640 RSF DIVISIBLE TO 1,462 RSF



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