

FOR LEASE



HARBOR PLACE OFFICE VILLAGE

470 - 520 HWY 96, SHOREVIEW, MN 55126

LEASE RATES:

OFFICE NET RENT \$13.00 SF
2020 EST. OP. EXP. \$ 8.17 SF

(GAS & ELECTRIC EXCLUDED)

- 660 SF - 1,141 SF AVAILABLE
- OFFICE SPACE WITH WINDOWS THAT OPEN
- ATTRACTIVE OFFICE BUILD-OUTS
- MULTI-TENANT CAMPUS SETTING
- ILLUMINATED MONUMENT SIGNAGE AVAILABLE
- EXTENSIVE LANDSCAPING
- SUPERB ACCESS TO HWY 96 BETWEEN 35E & 35W
- AREA AMENITIES INCLUDE: NUMEROUS RETAIL STORES, HOTELS, GAS STATIONS & RESTAURANTS



GREAT OFFICE SPACES AVAILABLE

ERSI

ESSENCE
REAL ESTATE
SERVICES INC.

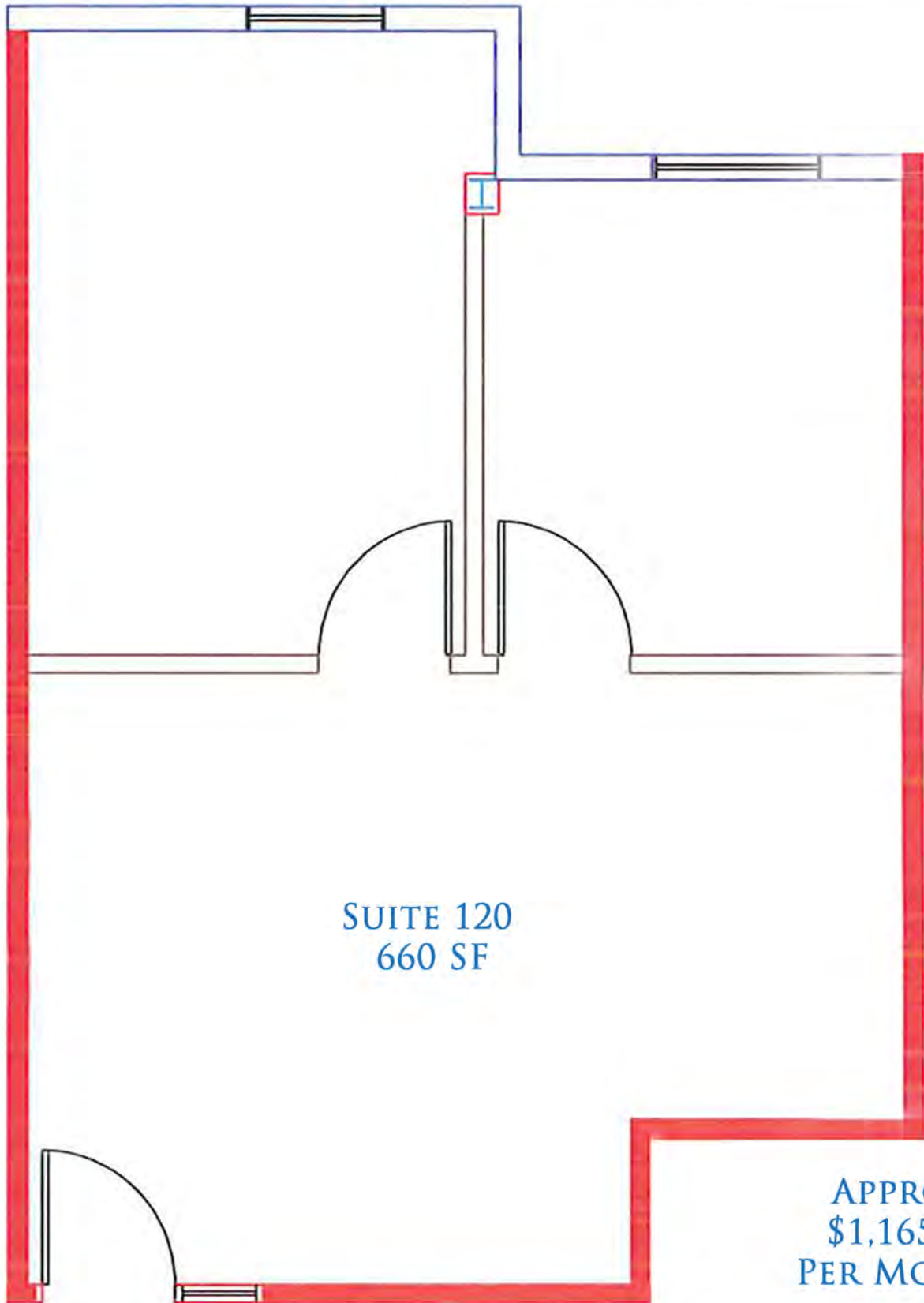
COMMERCIAL REAL ESTATE SINCE 1990

JEFF NORDNESS
651-341-5044
jeff@essencerealestate.com

OFFICE: 651-482-1871

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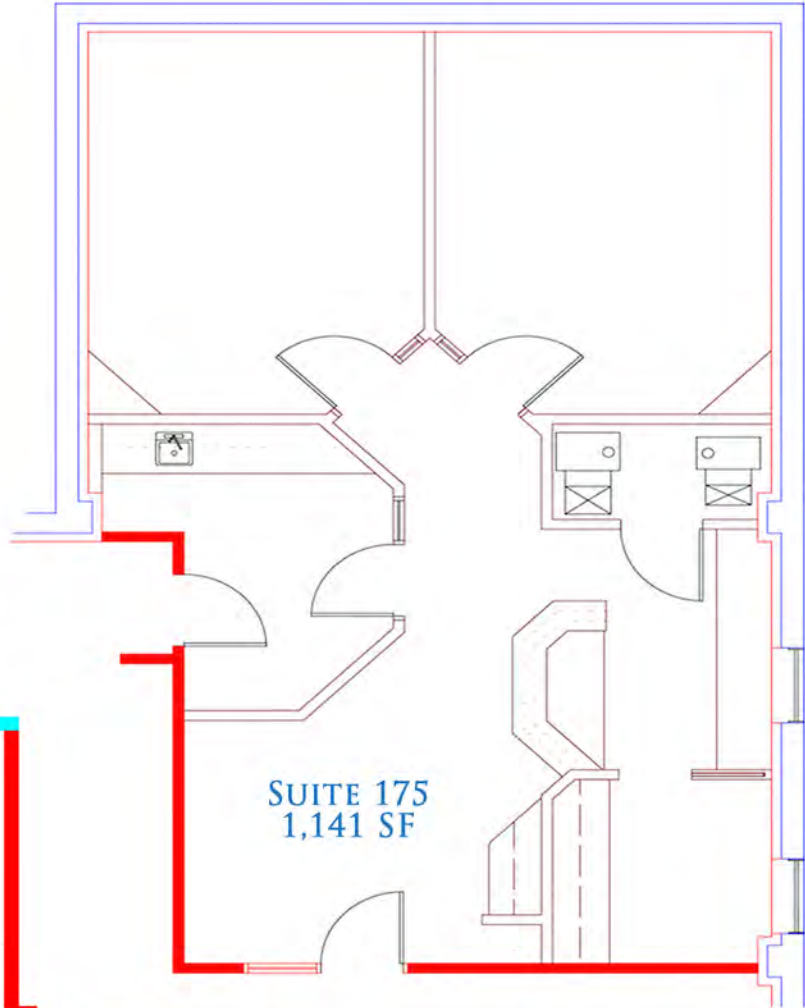
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480 & 520 HWY 96 WEST, SHOREVIEW, MN 55126



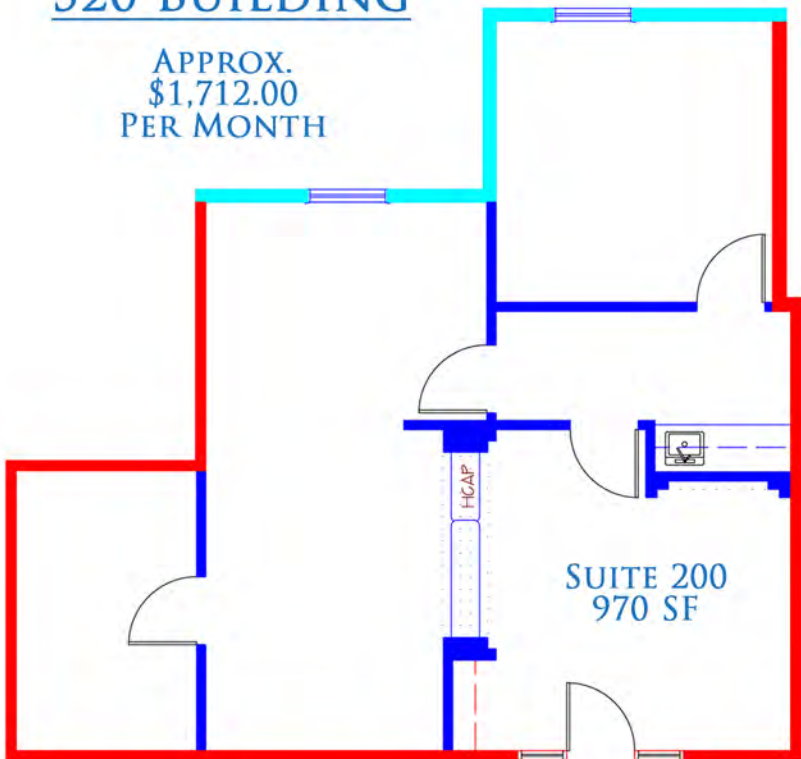
480 BUILDING

APPROX.
\$2,013.00
PER MONTH



520 BUILDING

APPROX.
\$1,712.00
PER MONTH



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