

# OFFICE FOR LEASE

470 HWY 96 WEST, SHOREVIEW, MN 55126  
941 SF

# ERSI

ESSENCE REAL ESTATE  
SERVICES, INC.



## PROPERTY HIGHLIGHTS:

- 941 SF AVAILABLE
- OPERABLE WINDOWS
- 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

OFFICE NET RENT      \$13.50 SF  
2022 EST. OP. EXP.    \$ 8.48 SF



## CONTACT:

WWW.ESSENCEREALSTATE.COM

JEFF NORDNESS

[jeff@essencerealestate.com](mailto:jeff@essencerealestate.com)

651-341-5044

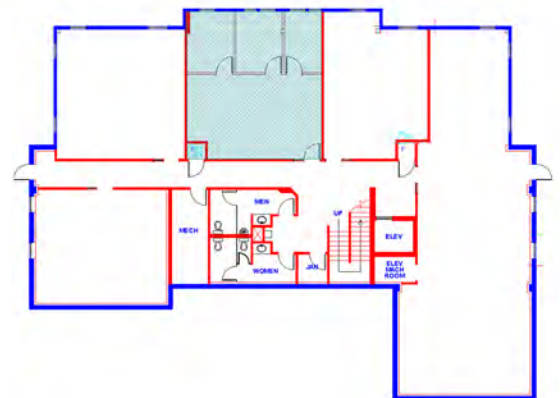
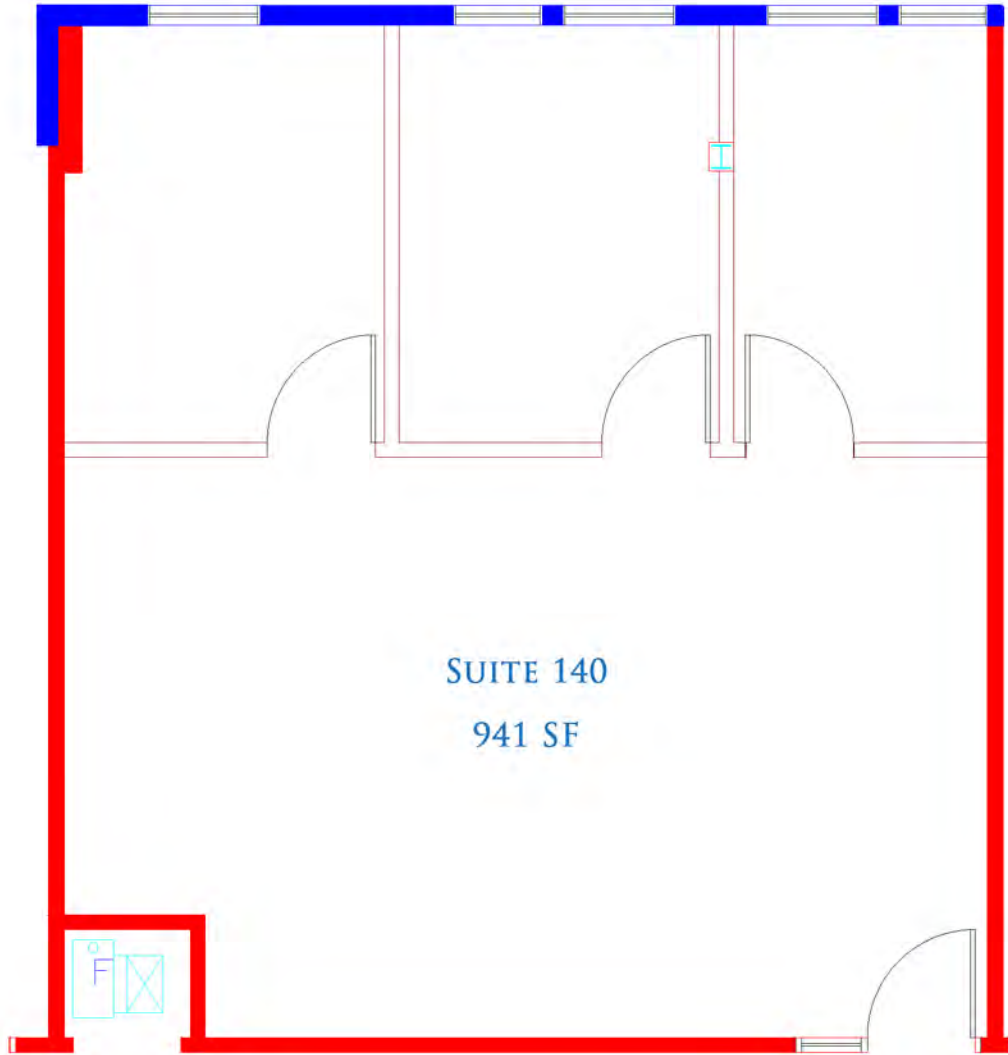
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APPROX.  
\$1,723.60  
PER MONTH



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