

# OFFICE FOR LEASE

4570 CHURCHILL STREET, SHOREVIEW, MN 55126

700 SF - 6,000 SF

# ERSI

ESSENCE REAL ESTATE  
SERVICES, INC.



## PROPERTY HIGHLIGHTS:

- 700 SF - 6,000 SF AVAILABLE
- IDEAL MEDICAL & OFFICE SPACE
- ENTIRE 3RD FLOOR - FORMER MEDICAL SPACE
- CORNER SPACES WITH ABUNDANT GLASS LINES
- SUPERB ACCESS TO HWY 96 BETWEEN 35E & 35W
- MANY AREA AMENITIES INCLUDING:  
KOWALSKI'S, FRESH & NATURAL FOODS,  
SHORE 96, SUBWAY, LIBRARY, SHOREVIEW  
COMMUNITY CENTER & MORE

OFFICE NET RENT      \$13.00 SF  
2022 EST. OP. EXP.    \$ 11.40 SF



## CONTACT:

[WWW.ESSENCEREALESTATE.COM](http://WWW.ESSENCEREALESTATE.COM)

JEFF NORDNESS

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

651-341-5044



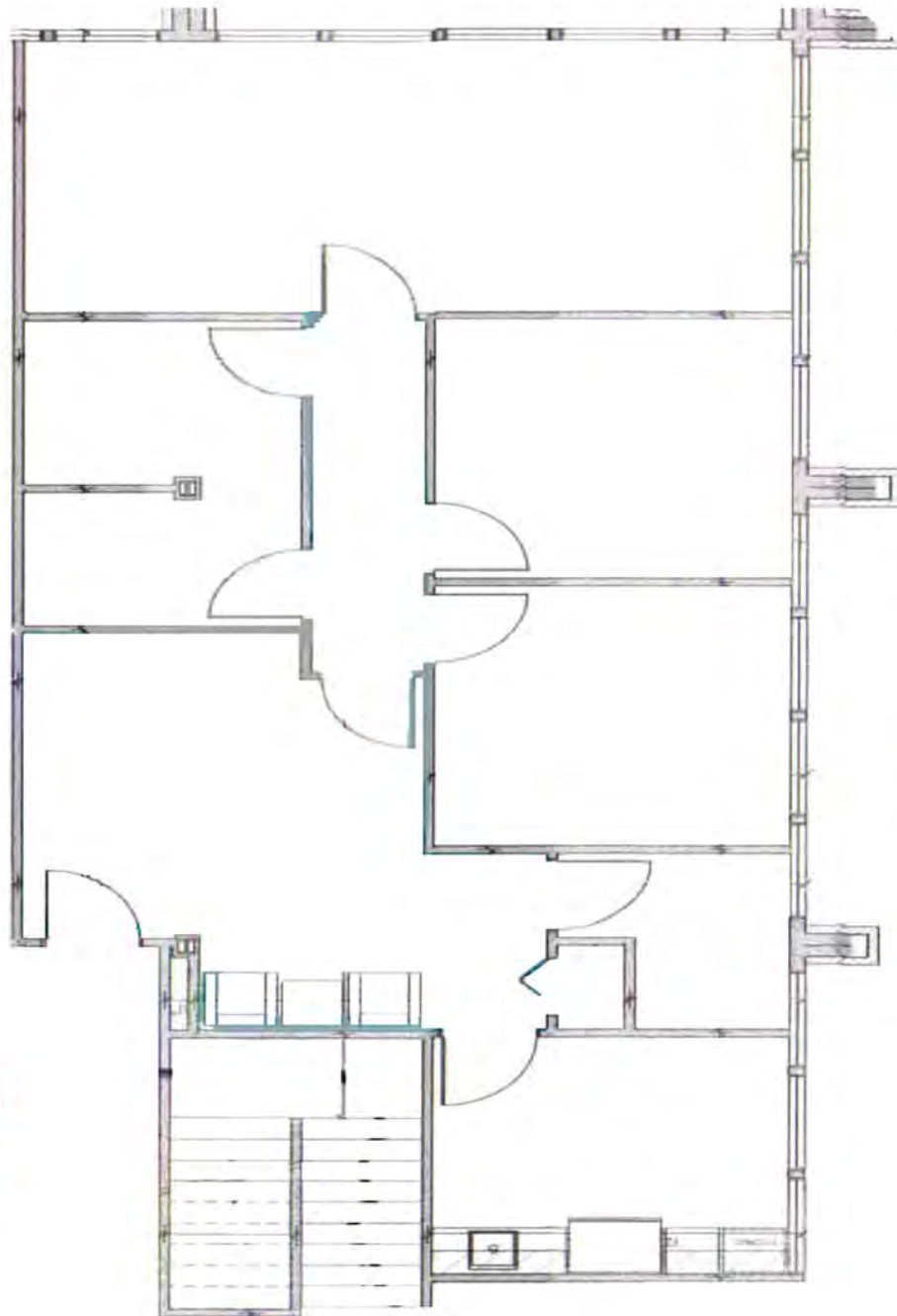
# OFFICE FOR LEASE

4570 CHURCHILL STREET, SHOREVIEW, MN 55126

1ST FLOOR - 1,424 SF

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SUITE 103

1,424 SF

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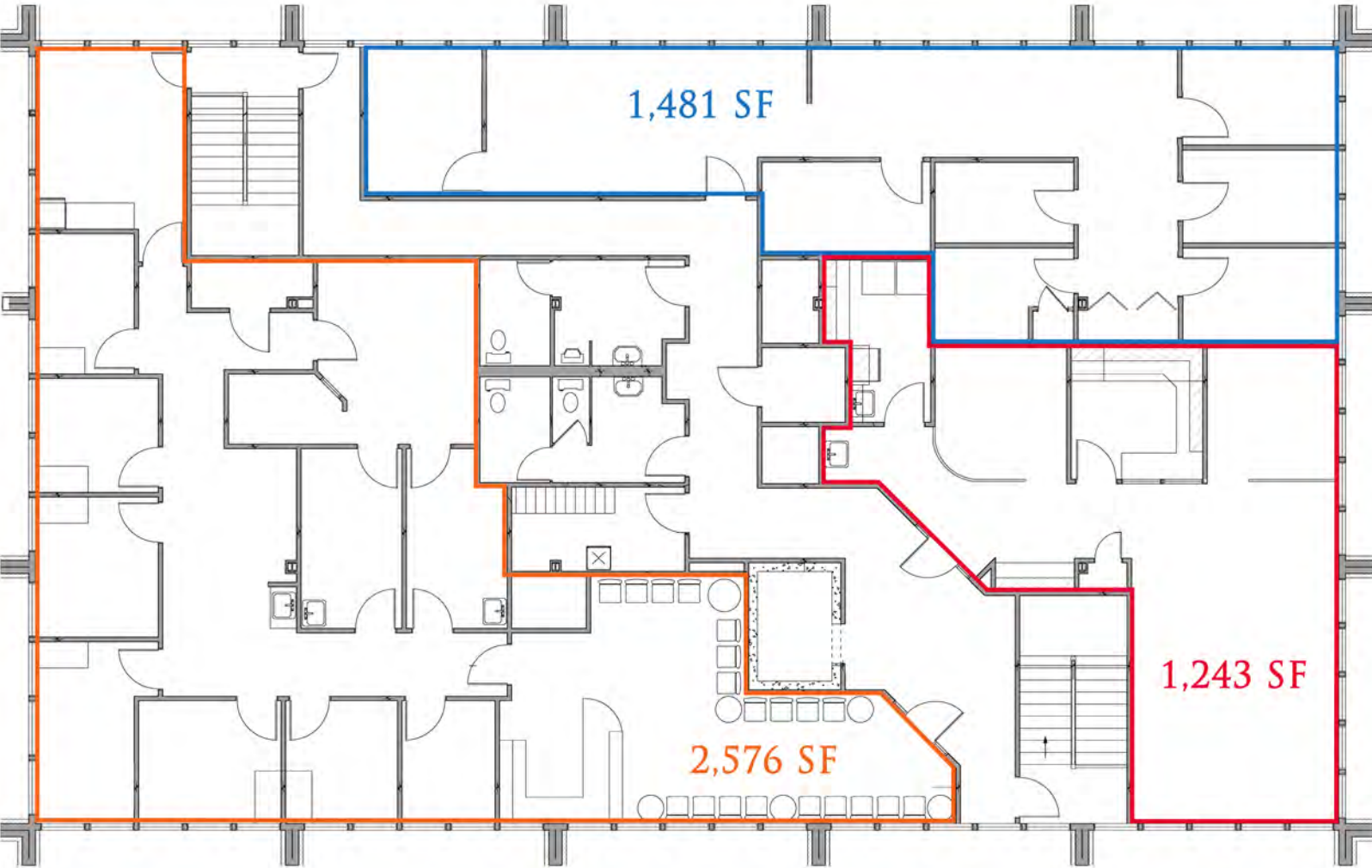
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3RD FLOOR - 6,000 SF

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