

Vadnais Heights | MN 55110
3580-3590 Hoffman Road E



For Lease



PROPERTY HIGHLIGHTS

- 22,500 SF multi-tenant, office/warehouse building
- Built in 1986
- 16' clear height
- Drive-in and dock loading
- 200 amps, 3 phase
- 100% sprinklered
- Rooftop and gas forced air HVAC
- Convenient access to I-694 via County Road E or I-35E via Highway 61

4771 Bald Eagle Avenue | 101
White Bear Lake | MN 55110
www.TITUScre.com



Mike Brass
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AVAILABLE FOR LEASE

SUITE 3584:

3,750 total square feet

- 1,400 SF of office
- 2,350 SF of warehouse
- Shared dock

NET LEASING RATES

\$10.00 PSF for Office

\$6.00 PSF for Warehouse

2024 ESTIMATED TAX AND CAM

\$ 3.15 PSF for Tax

\$ 2.60 PSF for CAM

\$ 5.75 TOTAL PSF



ESTIMATED MONTHLY RENT

Suite	Total SF	Office SF	WHS SF	Net Office PSF	Net WHS PSF	Total Net/ Month	CAM PSF	EST Tax & Cam/ Month	Total/Month
3584	3,750	1,400	2,350	\$10.00	\$6.00	\$2,341	\$5.75	\$1,797	\$4,138

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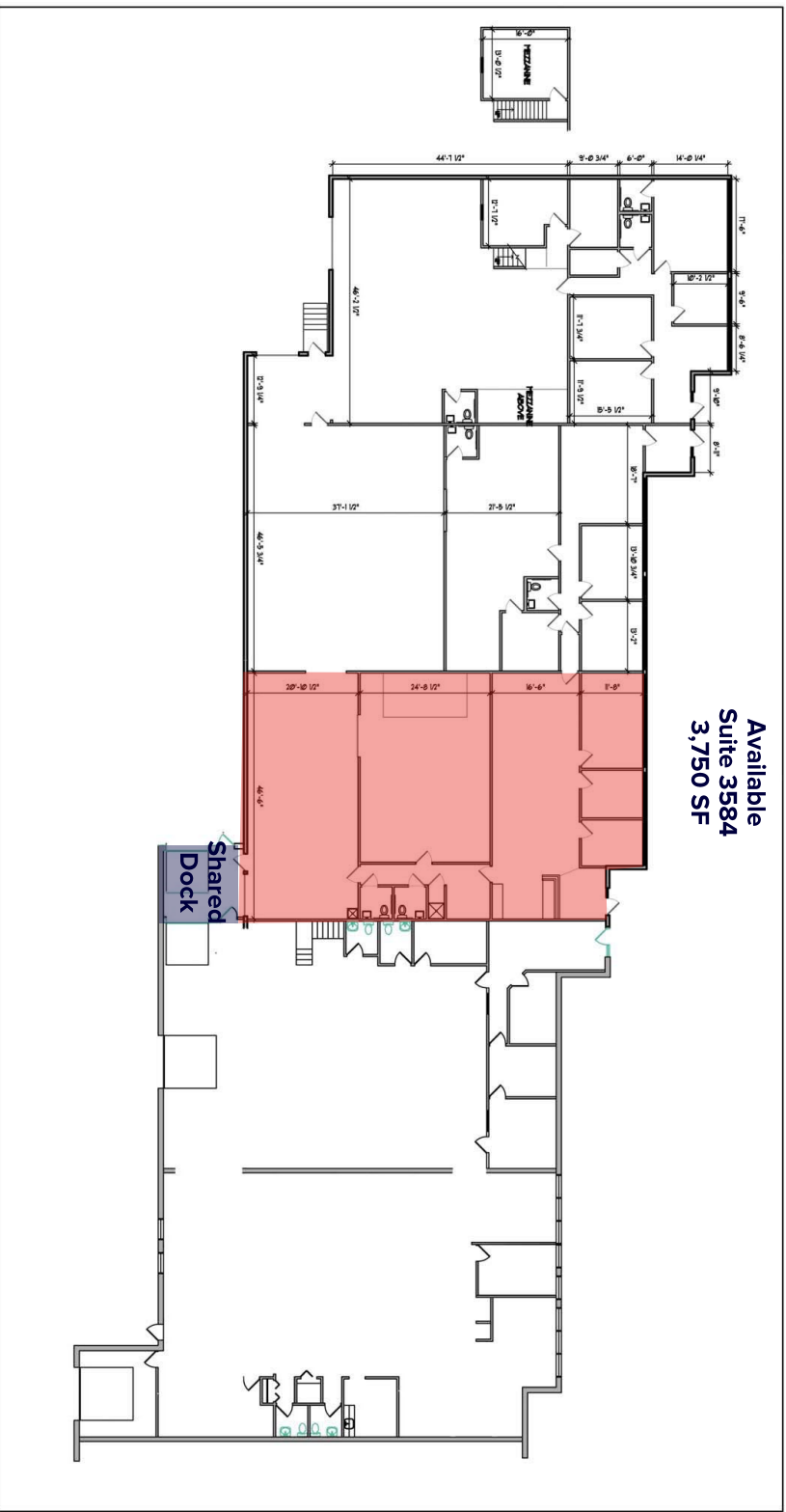


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Available
Suite 3584
3,750 SF

HOFFMAN BUSINESS CENTER
3580-3590-HOFFMAN ROAD E
Vadnais Heights, MN

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02/08/2016

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