

Vadnais Heights | MN 55110
1654-1658 County Road E East



For Lease



PROPERTY HIGHLIGHTS

- 4,800 SF multi-tenant, retail building
- Expansion space available up to 2,760 SF
- Possible drive thru
- Access to I-694 via Highway 61
- Access to I-35E via County Road E
- 14,200 vehicles per day on County Road E



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



Mike Brass
612-750-4312
mike@mikebrass.com

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AVAILABLE FOR LEASE

SUITE 1656 #100:

1,150 square feet

NET LEASING RATES

\$13.00 PSF

2024 ESTIMATED TAX AND CAM

\$3.49 PSF for Tax

\$8.26 PSF for CAM

\$11.75 TOTAL PSF

EXPANSION SPACE FOR LEASE

SUITE A:

1,420 square feet

Call broker for leasing rates

SUITE B:

1,340 square feet

Call broker for leasing rates

CONTIGUOUS SUITE A & B:

2,760 square feet

Call broker for leasing rates



ESTIMATED MONTHLY RENT

Suite	Total SF	Net Office PSF	Total Net/ Month	CAM PSF	EST Tax & Cam/Month	Total/Month
1656	1,150	\$13.00	\$1,246	\$11.75	\$1,126	\$2,372

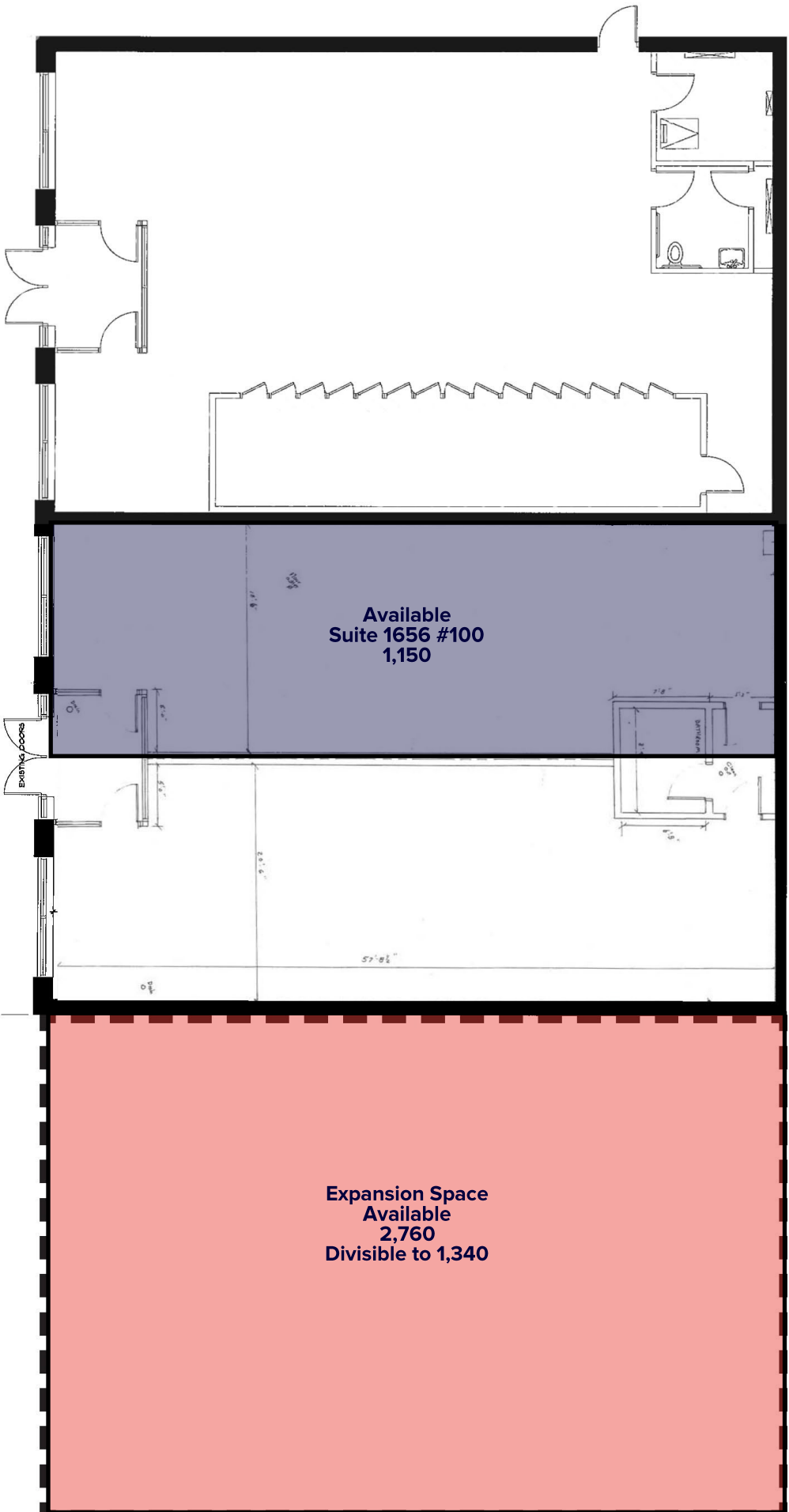
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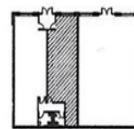
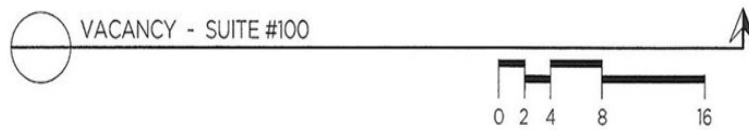


WALL SYMBOLS KEY	
	EXISTING CONSTRUCTION TO REMAIN
	NEW BUILDING STANDARD DEMISING PARTITION: 2 1/2" STEEL STUD, SPACED 24" O.C. TO UNDERLIE 5/8" DECK, 5/8" GYP/BOARD, TAPED AND SANDED BOTH SIDES, FULL BATT INSULATION IN WALL CAVITY
	NEW INTERIOR PARTITION: 2 1/2" STEEL STUD, SPACED 24" O.C. TO UNDERLIE OF ACOUSTICAL CEILING, 5/8" GYP/BOARD, TAPED AND SANDED BOTH SIDES
EP	EXISTING ELECTRICAL PANEL
FE	EXISTING FIRE EXTINGUISHER
USE WATER RESISTANT GYPSUM BOARD FOR ALL WALLS AND CHASES CONTAINING PLUMBING.	

SPACE PLAN NOTES

- ROOM DIMENSIONS AS SHOWN ARE APPROXIMATE.
- ALL PREEXISTING FURNITURE SHOWN IS PROVIDED BY TENANT.
- THIS PLAN IS FOR LAYOUT PURPOSES ONLY, NOT FOR CONSTRUCTION.
- NON-SPRINKLERED BUILDING
- ZONING: C-21
- OCCUPANCY: M

**Available
 Suite 1656 #100
 1,150**



HOFFMAN CORNER RETAIL II
 1656 EAST COUNTY ROAD E FIRST FLOOR
 VADNAIS HEIGHTS, MN 55110 07/20/21 REV. 1,100 USF



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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	19,200	113,000	309,000
Median HH Income	\$86,600	\$90,800	\$82,500
Average HH Income	\$89,300	\$100,000	\$101,400

NEW HOUSING

244 unit luxury apartment building



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