

Vadnais Heights | MN 55110  
1460-1472 County Road E East



For Lease



## PROPERTY HIGHLIGHTS

- 2,500 SF available
- Attached to Vadnais Heights Sports Center
- Shared hallway connecting to Vadnais Heights Sports Center
- Frontage to County Road E
- Easy access to I-694 and I-35E via Highway 61 and County Road E
- 13,171 vehicles per day on County Road E

|                    | 1 Mile   | 3 Mile   | 5 Mile   |
|--------------------|----------|----------|----------|
| Average Population | 1,874    | 29,023   | 86,228   |
| Median HH Income   | \$53,730 | \$59,399 | \$66,554 |
| Average HH Income  | \$66,338 | \$74,845 | \$78,396 |



4771 Bald Eagle Avenue | 101  
White Bear Lake | MN 55110  
[www.TITUScre.com](http://www.TITUScre.com)

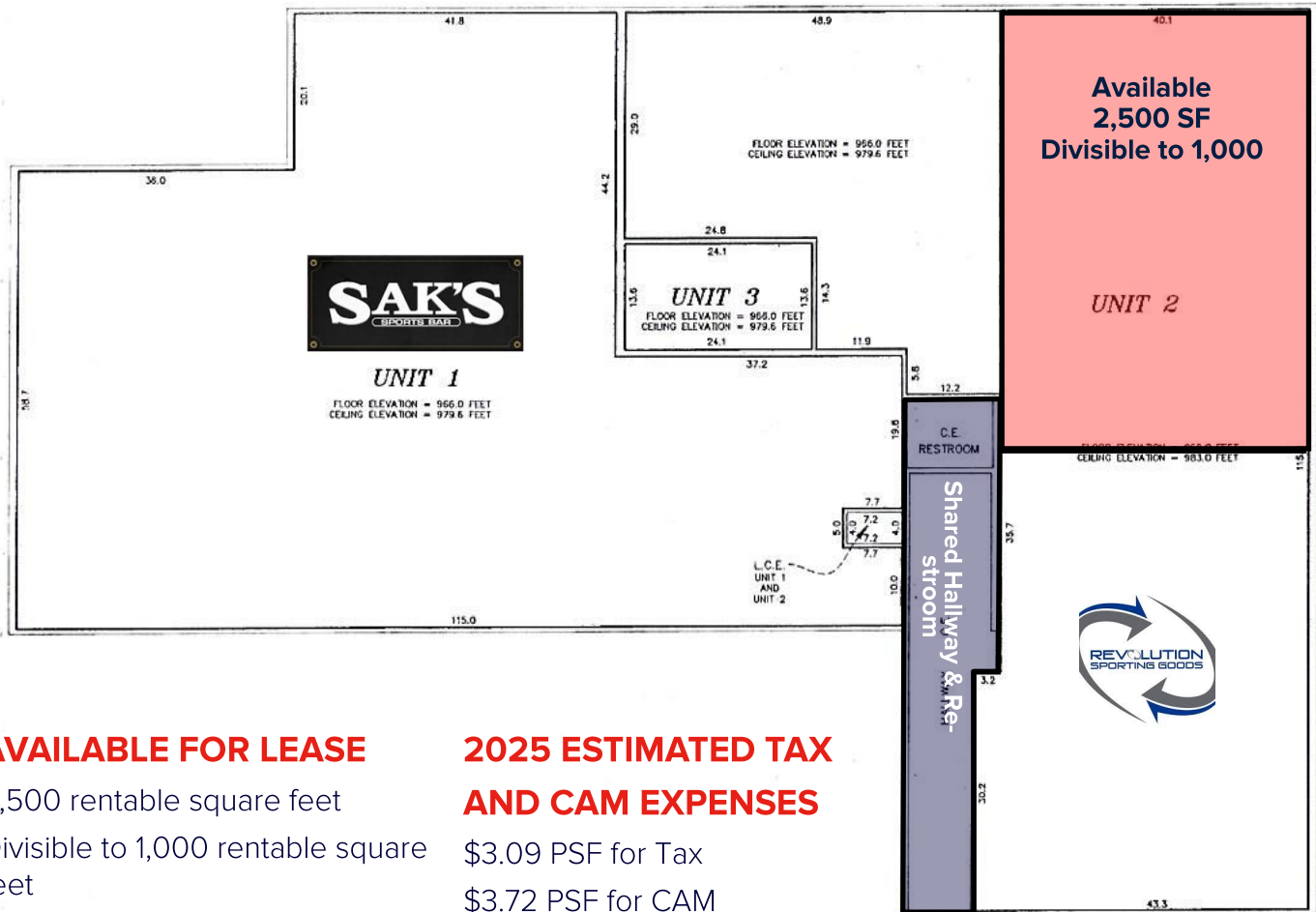


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### AVAILABLE FOR LEASE

2,500 rentable square feet

Divisible to 1,000 rentable square feet

### 2025 ESTIMATED TAX AND CAM EXPENSES

\$3.09 PSF for Tax

\$3.72 PSF for CAM

\$6.81 TOTAL PSF

### NET LEASING RATES

\$12.00 per rentable square foot

### ESTIMATED MONTHLY RENT

| Suite | Total SF | Net Office PSF | Total Net/ Month | CAM PSF | EST Tax & Cam/ Month | Total/Month |
|-------|----------|----------------|------------------|---------|----------------------|-------------|
| 1     | 2,500    | \$12.00        | \$2,500          | \$6.81  | \$1,419              | \$3,919     |
| 2     | 1,000    | \$12.00        | \$1,200          | \$6.81  | \$568                | \$1,768     |

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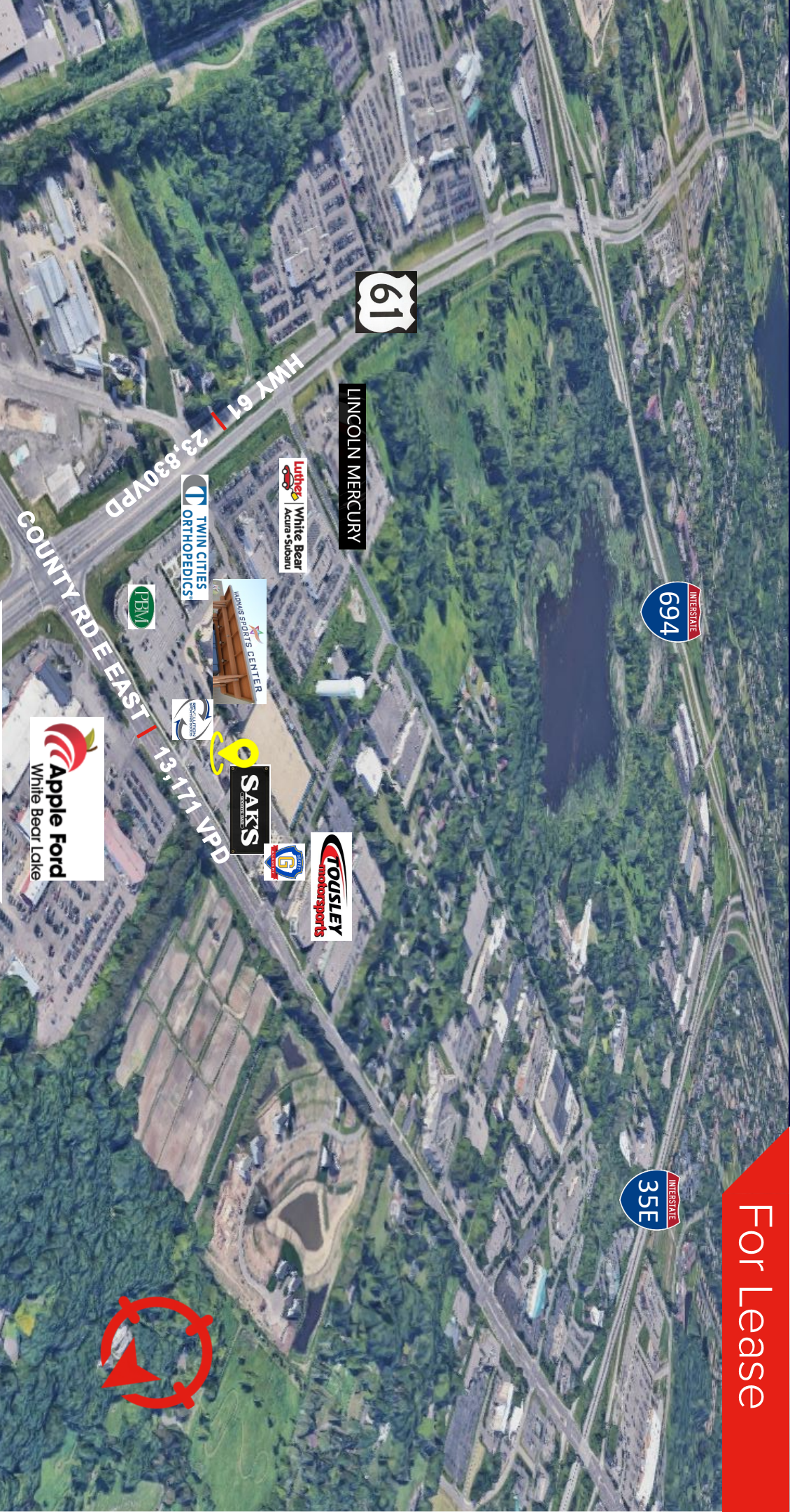


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