

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
612-750-4312
mike@mikebrass.com

Vadnais Heights | MN 55110
3580-3590 Hoffman Road E



For Lease

AVAILABLE FOR LEASE

SUITE 3590:

3,778 total square feet

- 1,200 SF of office
- 2,578 SF of warehouse
- Shared drive-in

NET LEASING RATES

\$10.00 PSF for Office

\$6.00 PSF for Warehouse

2025 ESTIMATED TAX AND CAM

\$ 3.15 PSF for Tax

\$ 2.59 PSF for CAM

\$ 5.74 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
3590	3,778	1,200	2,578	\$10.00	\$6.00	\$2,289	\$5.74	\$1,807	\$4,096

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

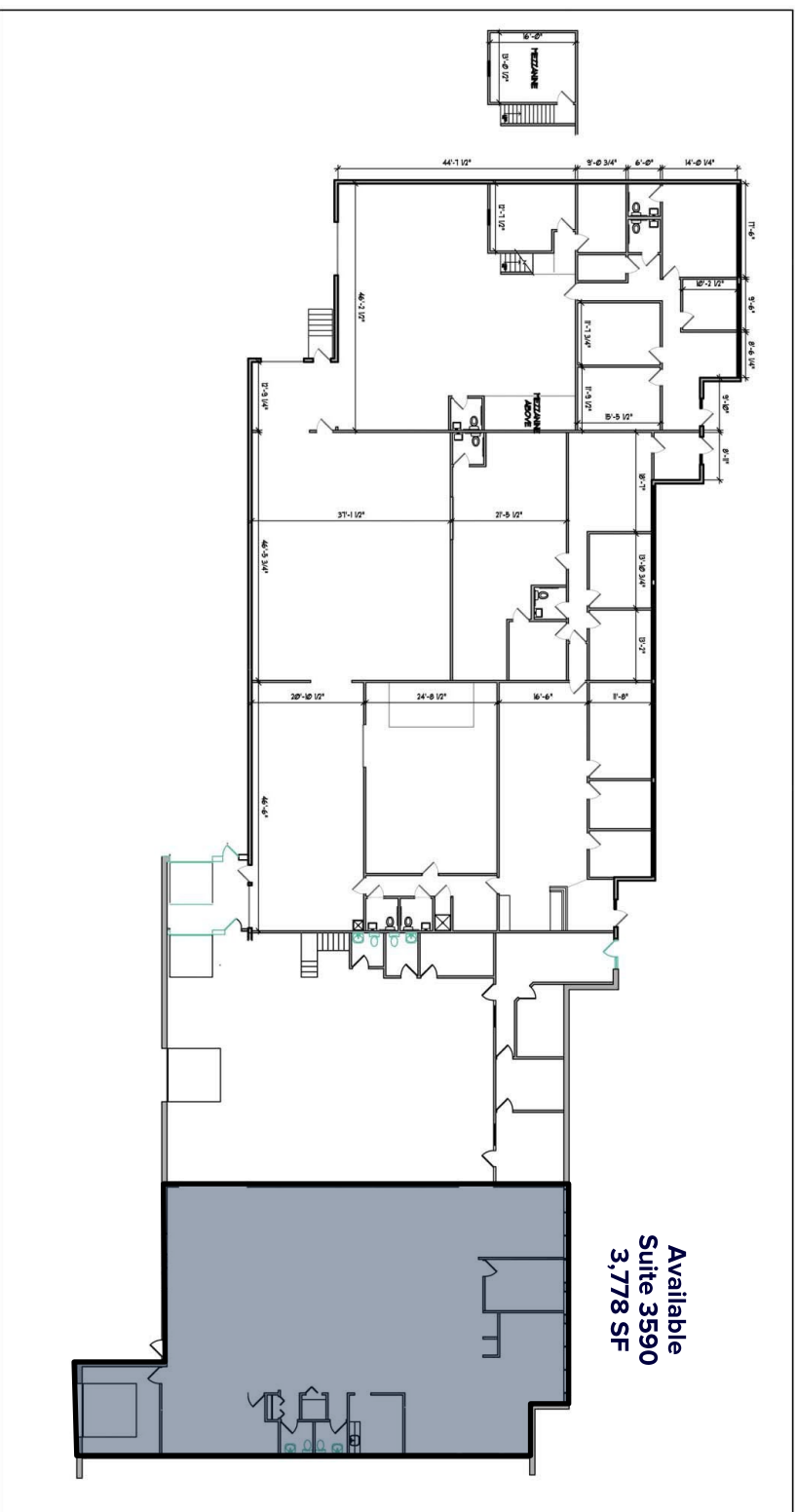


Mike Brass
612-750-4312
mike@mikebrass.com

Vadnais Heights | MN 55110
3580-3590 Hoffman Road E



For Lease



HOFFMAN BUSINESS CENTER

3580-3590-HOFFMAN ROAD E
Vadnais Heights, MN

tanek
118 E. 28th Street, Suite 200 Minneapolis, MN 55464
P-612-279-8225 F-612-279-8152
www.tanek.com

02/08/2016

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



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