

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 3580:

3,756 total square feet

- 500 SF of office
- 3,256 SF of warehouse
- 1 dock and 1 shared dock
- All air conditioned
- LED lighting



NET LEASING RATES

\$10.00 PSF for Office

\$6.00 PSF for Warehouse

2026 ESTIMATED TAX AND CAM

\$ 3.27 PSF for Tax

\$ 3.05 PSF for CAM

\$ 6.32 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
3580	3,756	500	3,256	\$10.00	\$6.00	\$2,045	6.32	\$1,978	\$4,022

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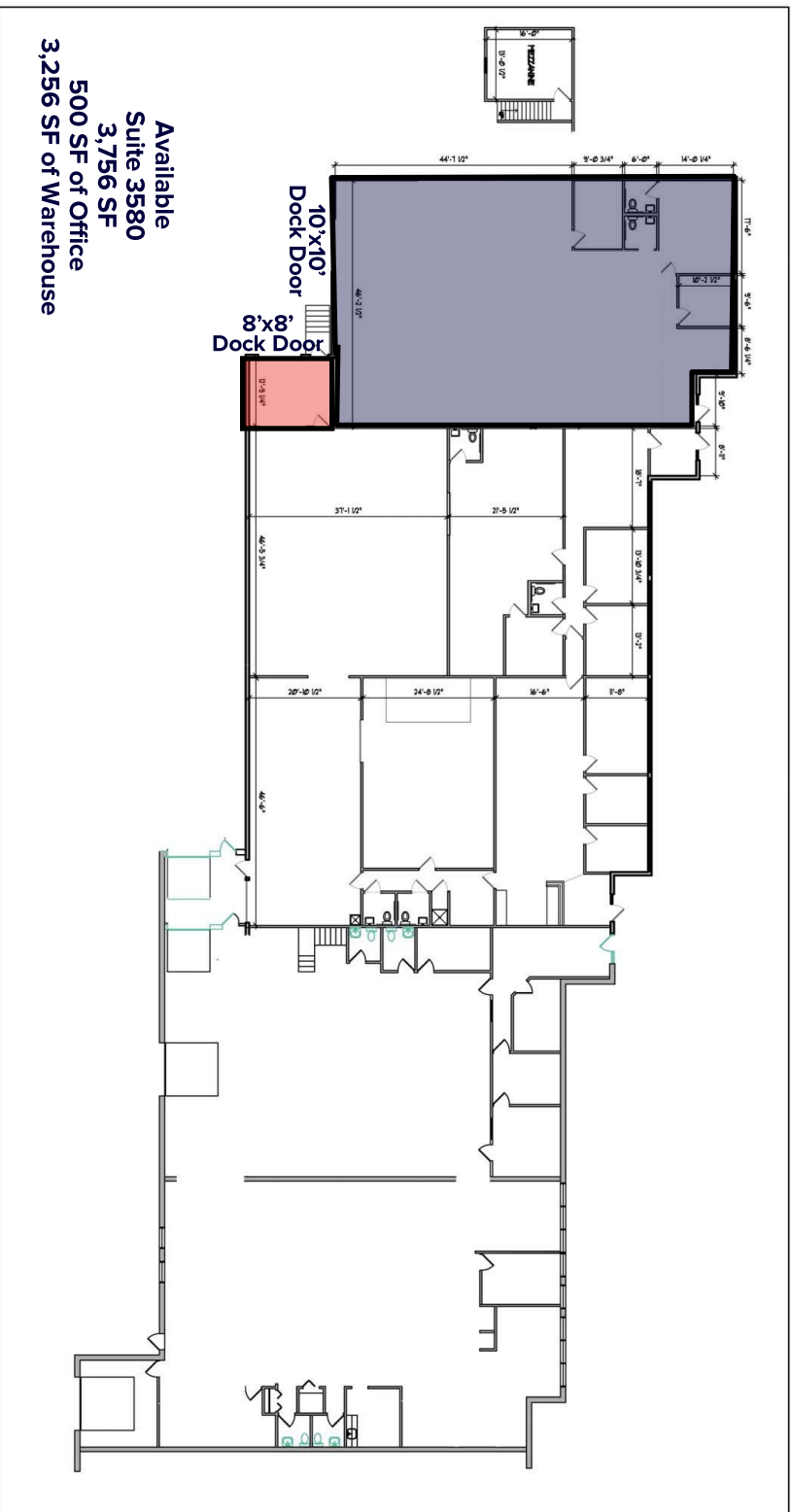


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Available
Suite 3580
3,756 SF
500 SF of Office
3,256 SF of Warehouse

HOFFMAN BUSINESS CENTER

3580-3590-HOFFMAN ROAD E
Vadnais Heights, MN



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