



HARBOR PLACE

470 - 520 HIGHWAY 96 WEST, SHOREVIEW, MN 55126

- BLDG. 480 SUITE 175: 1,141 RSF
- MULTI-TENANT CAMPUS SETTING
- ILLUMINATED MONUMENT SIGNAGE AVAILABLE
- EXTENSIVE LANDSCAPING
- ATTRACTIVE OFFICE BUILD-OUTS
- OFFICE NET RENT: \$13.95 SF
- 2025 ESTIMATED OPERATING EXPENSE: \$9.67 SF
- AREA AMENITIES INCLUDE: HOTELS, NUMEROUS RETAIL STORES, GAS STATIONS, AND RESTAURANTS

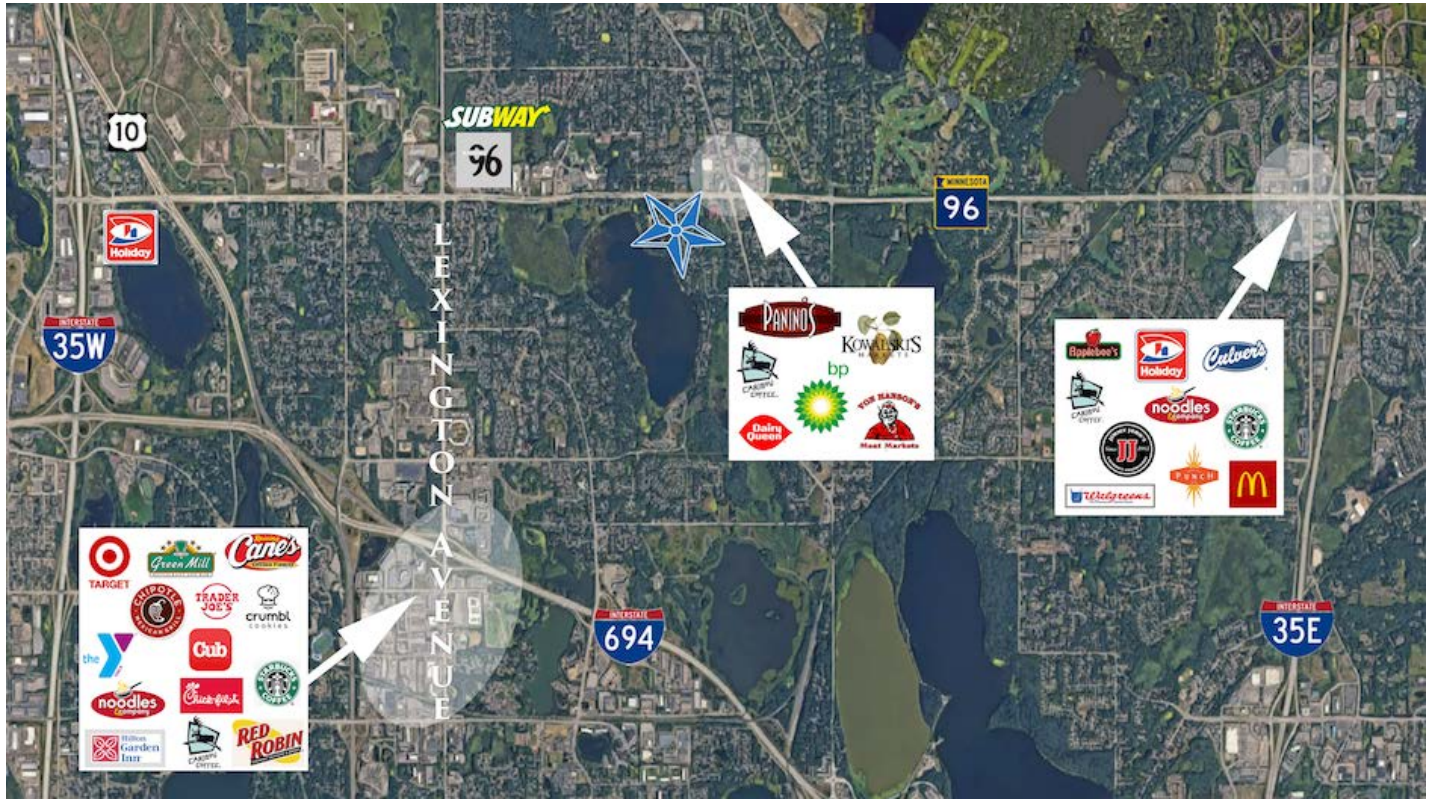
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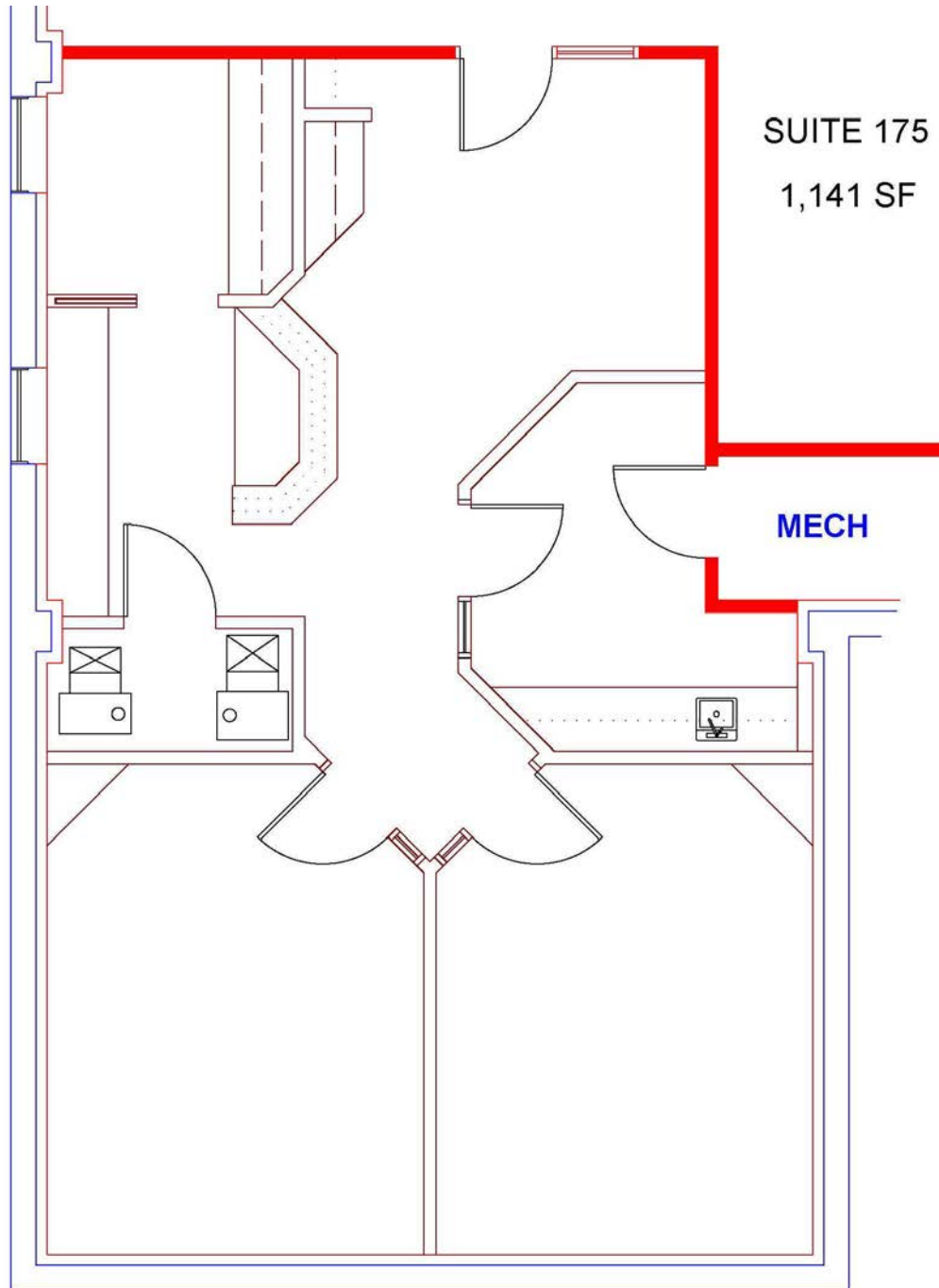


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THE ESTIMATED MONTHLY COST COST IS \$2,246.00

BUILDING 480



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ESSENCE
REAL ESTATE
SERVICES, INC.

COMMERCIAL REAL ESTATE SINCE 1990

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