



HARBOR PLACE

470 HIGHWAY 96 WEST, SHOREVIEW, MN 55126

- TWO SUITES AVAILABLE
- SUITE 140: 806 SF
- SUITE 180: 732 SF
- MULTI-TENANT CAMPUS SETTING
- ILLUMINATED MONUMENT SIGNAGE AVAILABLE
- EXTENSIVE LANDSCAPING
- OFFICE NET RENT: \$13.95 SF
- 2024 ESTIMATED OPERATING EXPENSE: \$9.63 SF
- AREA AMENITIES INCLUDE: HOTELS, NUMEROUS RETAIL STORES, GAS STATIONS, AND RESTAURANTS
- ATTRACTIVE OFFICE BUILD-OUTS

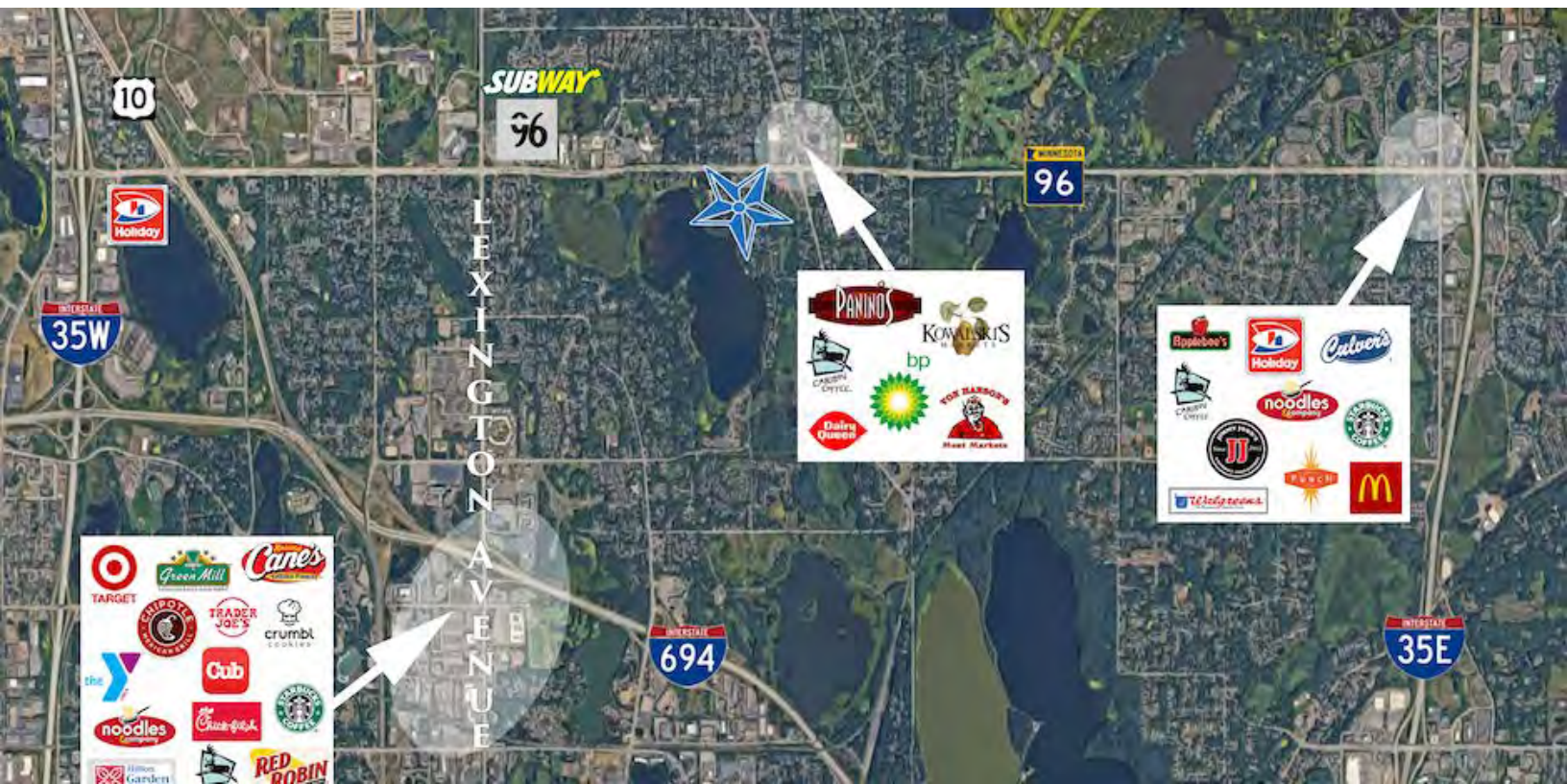
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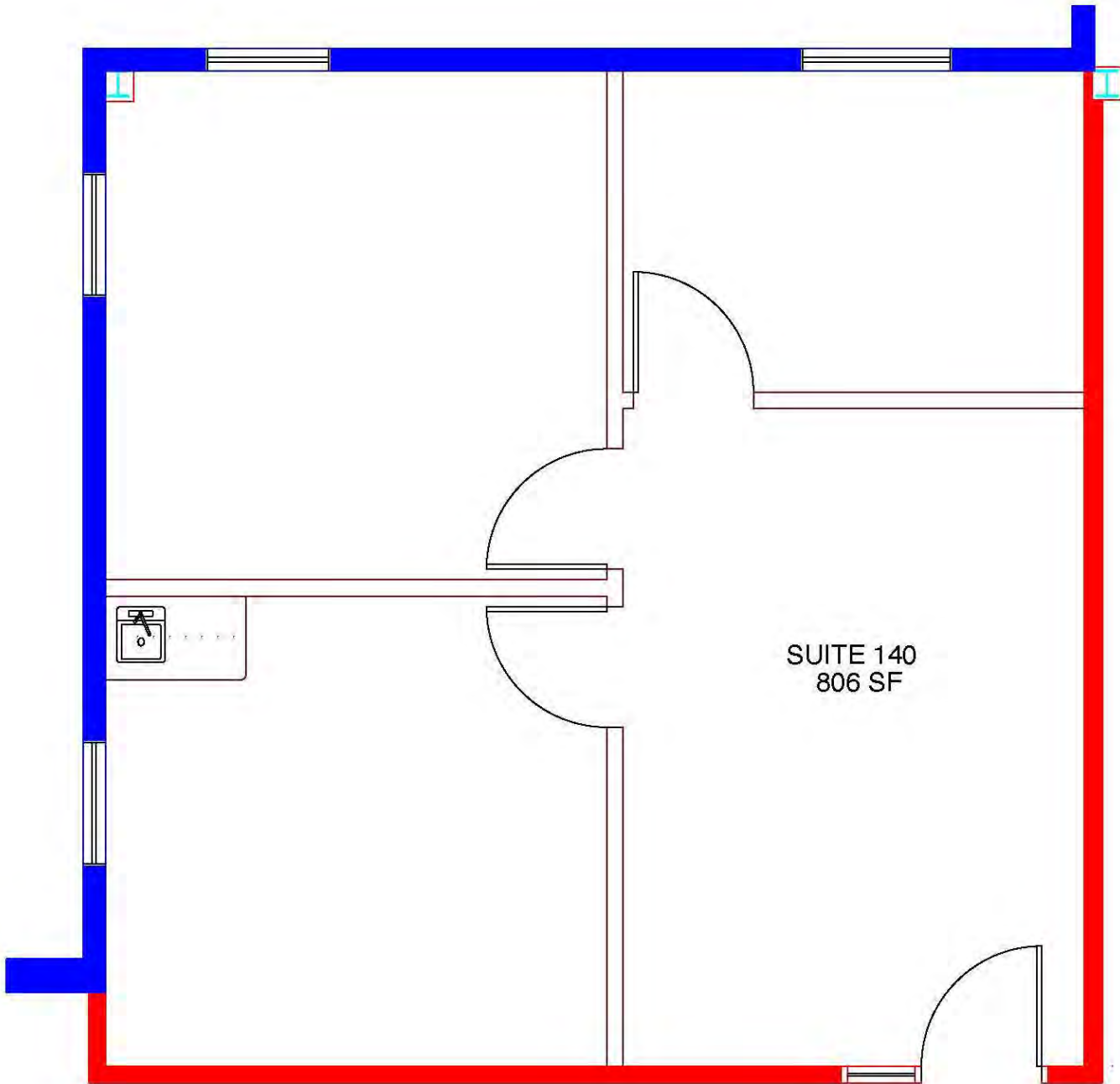
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" THE ESTIMATED MONTHLY COST \$1,584.46."



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ESSENCE
REAL ESTATE
SERVICES, INC.

COMMERCIAL REAL ESTATE SINCE 1990

JEFF NORDNESS

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HARBOR PLACE SUITE 180

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"THE ESTIMATED MONTHLY COST IS \$1,438.99."

