



Willow Lake Office

3555 WILLOW LAKE BOULEVARD, VADNAIS HEIGHTS, MN

- 1,717 - 3,913 RSF AVAILABLE
- PROMINENT MAIN FLOOR SUITE
- IDEAL FOR PROFESSIONAL OFFICE, MEDICAL, OR SERVICE
- ATTRACTIVE ENTRANCE AND SPECTACULAR AESTHETIC APPEAL
- OFFICE NET RENT: \$17.50
- 2026 ESTIMATED OPERATING EXPENSE: \$11.79
- GREAT ACCESS TO I-35E & I-694
- MANY AREA AMENITIES INCLUDING: TARGET, WALMART, FRESH THYME, HOTELS, RESTAURANTS & MORE

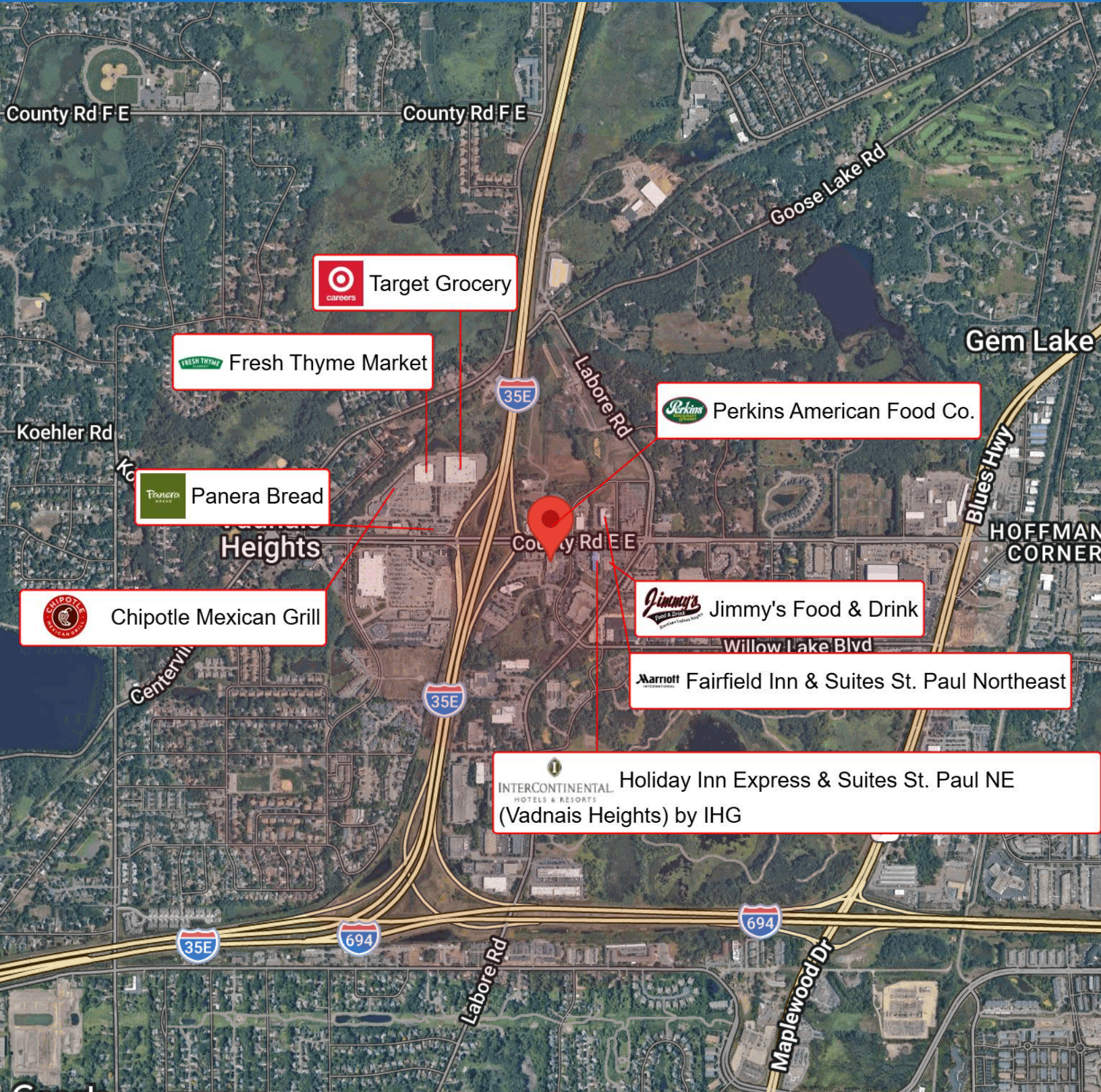
CONTACT:

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BUSINESS MAP

3555 Willow Lake Blvd., Vadnais Heights, MN 55110



Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

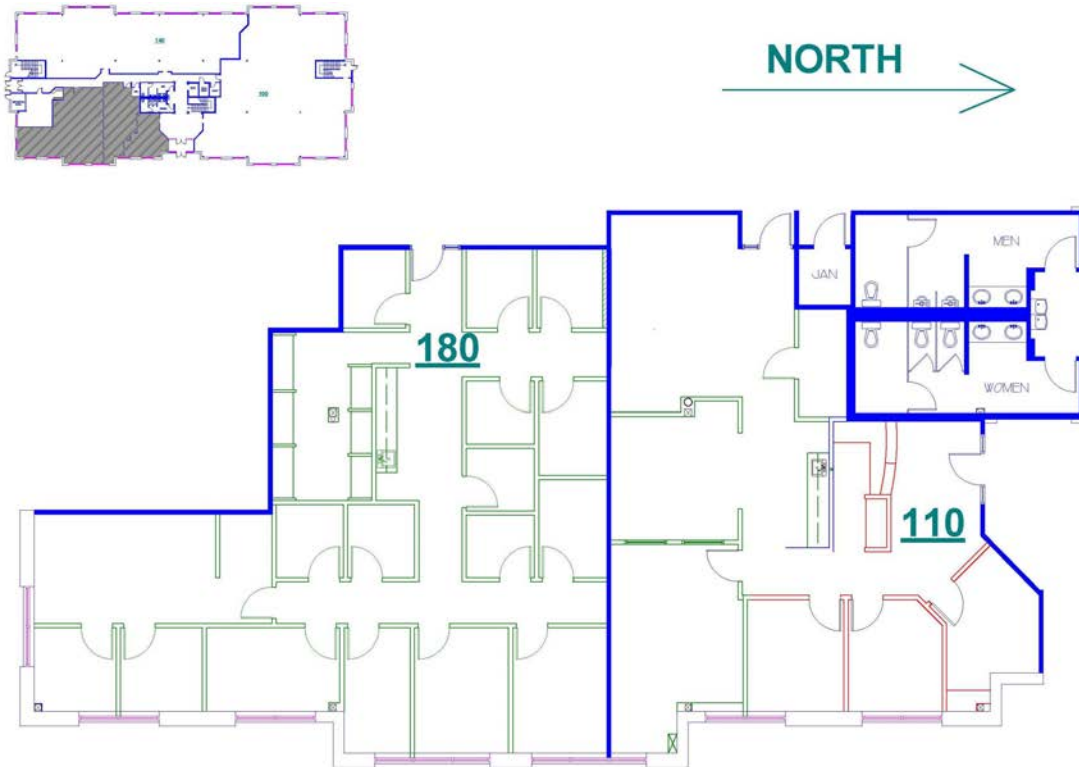
FLOOR PLAN

3555 Willow Lake Blvd., Vadnais Heights, MN 55110

THE ESTIMATED MONTHLY COST FOR SUITE 110, 1,717 RSF IS \$4,191.00

THE ESTIMATED MONTHLY COST FOR SUITE 180, 2,196 RSF IS \$5,361.00

THE ESTIMATED MONTHLY COST FOR SUITE 110 AND SUITE 180, 3,913 RSF IS \$9,551.00



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ESSENCE
REAL ESTATE
SERVICES, INC.

COMMERCIAL REAL ESTATE SINCE 1990

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