



## SHOREVIEW PROFESSIONAL CENTER

4570 CHURCHILL STREET, SHOREVIEW, MN 55126

- 2,250 SF AVAILABLE, SUITE 200
- SUB - LEASE THROUGH MAY 2026
- IDEAL FOR OFFICE, SERVICE, OR MEDICAL
- PROFESSIONALLY OWNED AND MANAGED
- SUPERB ACCESS TO HWY. 96 BETWEEN I-35E and I-35W
- OFFICE NET RENT: \$13.42 SF
- 2025 EST. OPERATING: \$12.20 SF
- MANY AREA AMENITIES: KOWALSKI'S, SHORE 96, CHURCHILL ST. RESTAURANT, SUBWAY, RAMSEY COUNTY LIBRARY, SHOREVIEW COMMUNITY CENTER, AND MORE

### CONTACT:

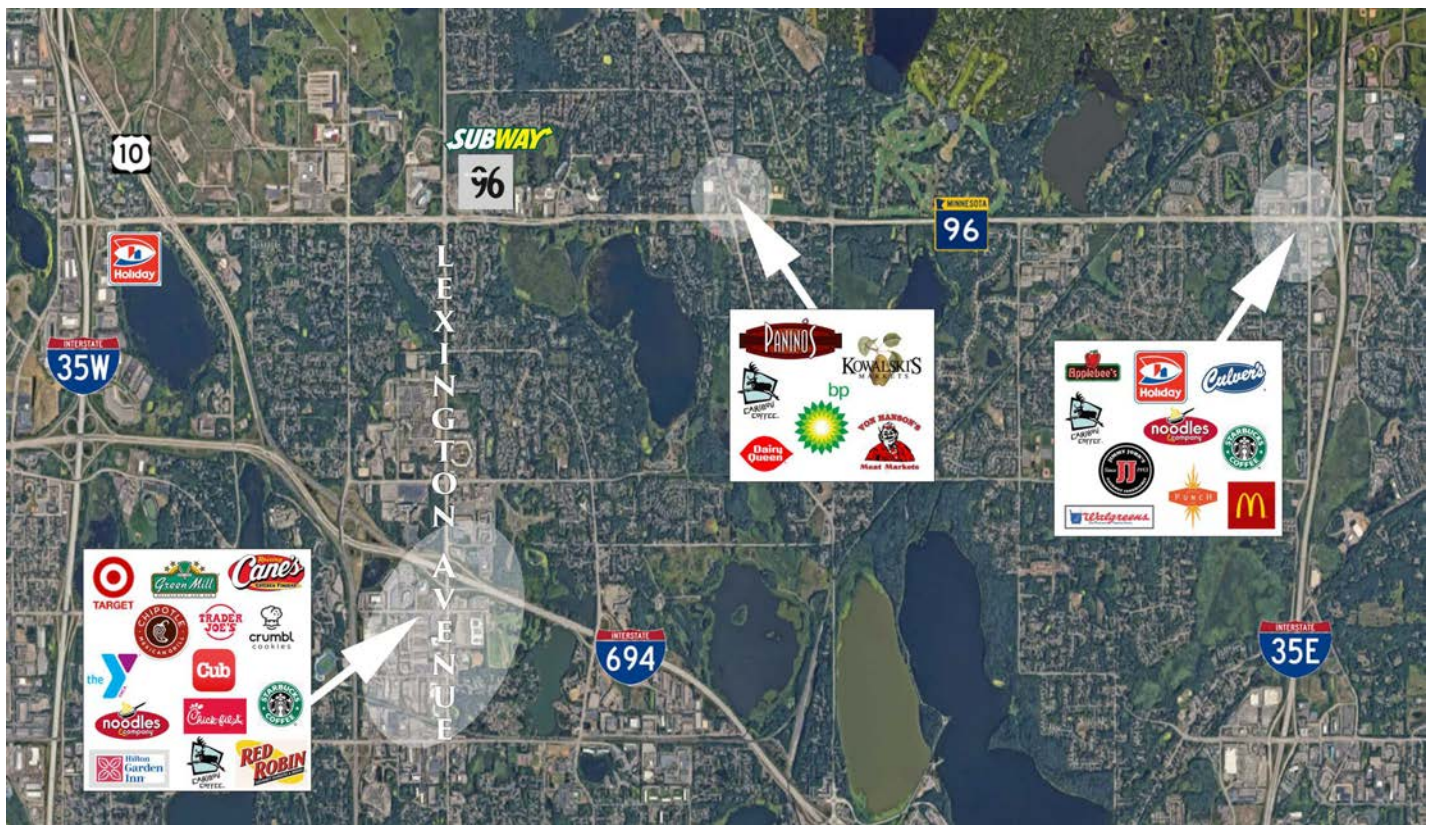
WWW.ESSENCEREALESTATE.COM

JEFF NORDNESS  
jeff@essencerealestate.com  
(651) 341-5044



# SHOREVIEW PROFESSIONAL CENTER

4570 Churchill Street, Shoreview, MN 55126



**ERSI**

ESSENCE  
REAL ESTATE  
SERVICES, INC.

COMMERCIAL REAL ESTATE SINCE 1990

JEFF NORDNESS

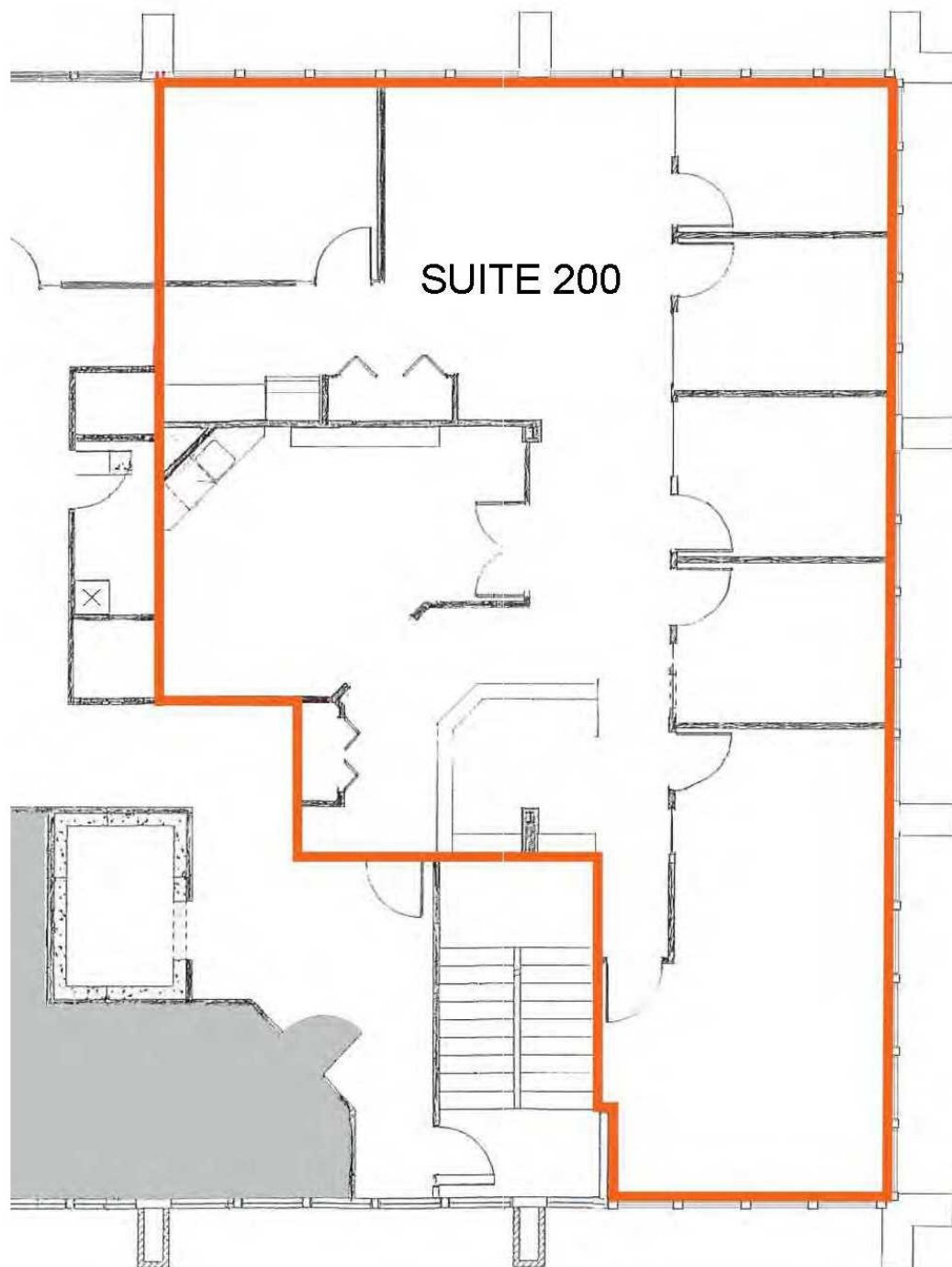
jeff@essencerealestate.com

(651) 341-5044

# FLOOR PLAN

4570 Churchill Street, Shoreview, MN 55126

THE ESTIMATED MONTHLY COST FOR SUITE 200 IS \$4,785.00



**ERSI**

ESSENCE  
REAL ESTATE  
SERVICES, INC.

COMMERCIAL REAL ESTATE SINCE 1990

JEFF NORDNESS

jeff@essencerealestate.com

(651) 341-5044