

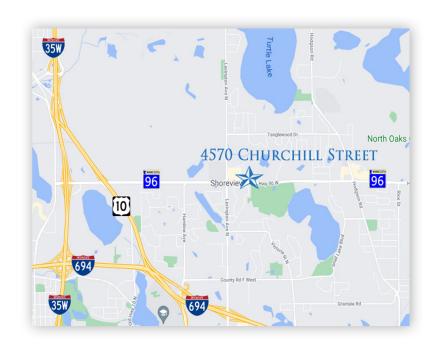
## SHOREVIEW PROFESSIONAL CENTER

4570 Churchill Street, Shoreview, MN 55126

## LEASE RATES:

OFFICE NET RENT \$ 13.00 SF 2021 EST. Op. Exp. \$ 11.25 SF

- 1.521 SF AVAILABLE
- CORNER OFFICE WITH GLASS ON 3 SIDES
- 1ST FLOOR, DIRECT ACCESS OFF LOBBY
- ATTRACTIVE, COMFORTABLE FINISHES
- SUB-LEASE THROUGH 12/31/2026
- MANY AREA AMENITIES INCLUDING: KOWALSKI'S, FRESH & NATURAL FOODS, SHORE 96, SUBWAY, LIBRARY, SHOREVIEW COMMUNITY CENTER & MORE



## **EXCEPTIONAL FOR MEDICAL OR OFFICE**



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