

SUB-LEASE



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



ESSENCE
REAL ESTATE
SERVICES INC.

COMMERCIAL REAL ESTATE SINCE 1990

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

OFFICE: 651-482-1871