

# FOR LEASE & SUB-LEASE



# SHOREVIEW PROFESSIONAL CENTER 4570 CHURCHILL STREET, SHOREVIEW, MN 55126

- 867 SF AVAILABLE, SUITE 130
- 2,250 SF AVAILABLE, SUITE 200
   SUB LEASE THROUGH MAY 2026
- IDEAL FOR OFFICE, SERVICE, OR MEDICAL
- PROFESSIONALLY OWNED AND MANAGED

- OFFICE NET RENT: \$13.42 \$13.50 SF
- 2025 EST. OPERATING: \$12.20 SF
- SUPERB ACCESS TO HWY. 96 BETWEEN I-35E AND I-35W
- MANY AREA AMENITIES:
   KOWALSKI'S, SHORE 96, CHURCHILL
   ST. RESTAURANT, SUBWAY, RAMSEY
   COUNTY LIBRARY, SHOREVIEW
   COMMUNITY CENTER, AND MORE

**CONTACT:** 

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### SHOREVIEW PROFESSIONAL CENTER

4570 Churchill Street, Shoreview, MN 55126

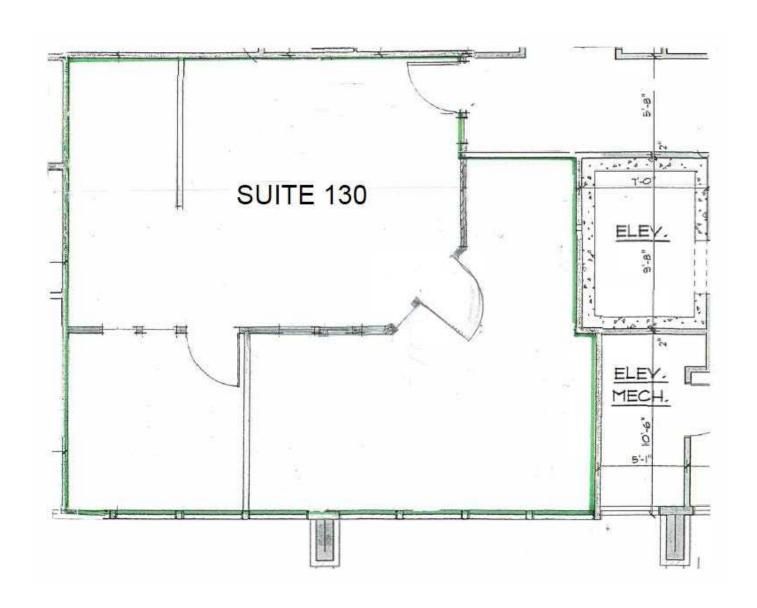




#### **FLOOR PLAN**

# 4570 Churchill Street, Shoreview, MN 55126

#### THE ESTIMATED MONTHLY COST FOR SUITE 130, 867 SF IS \$1,857.00



#### **FLOOR PLAN**

# 4570 Churchill Street, Shoreview, MN 55126

#### THE ESTIMATED MONTHLY COST FOR SUITE 200, 2,250 SF IS \$4,804.00

