



## Willow Lake Technology Center

3500 WILLOW LAKE BOULEVARD, VADNAIS HEIGHTS, MN

- 7,852 SF OF OFFICE, SUITE 500
- OFFICE NET RENT: \$14.65
- 2026 OPER. EXPENSE: \$5.84
- PERFECT FOR MEDICAL, OFFICE, OR EDUCATION
- DESIGNED AS A TRANSITIONAL EDUCATION CENTER
- STREET ENTRY SELF-CONTAINED FACILITY
- LOCATED OFF OF I-35E JUST NORTH OF I-694
- AREA AMENITIES: TARGET GROCERY, WALMART, PERKINS, JIMMY'S GRILLE, COMFORT SUITES, VADNAIS SPORTS CENTER, AND

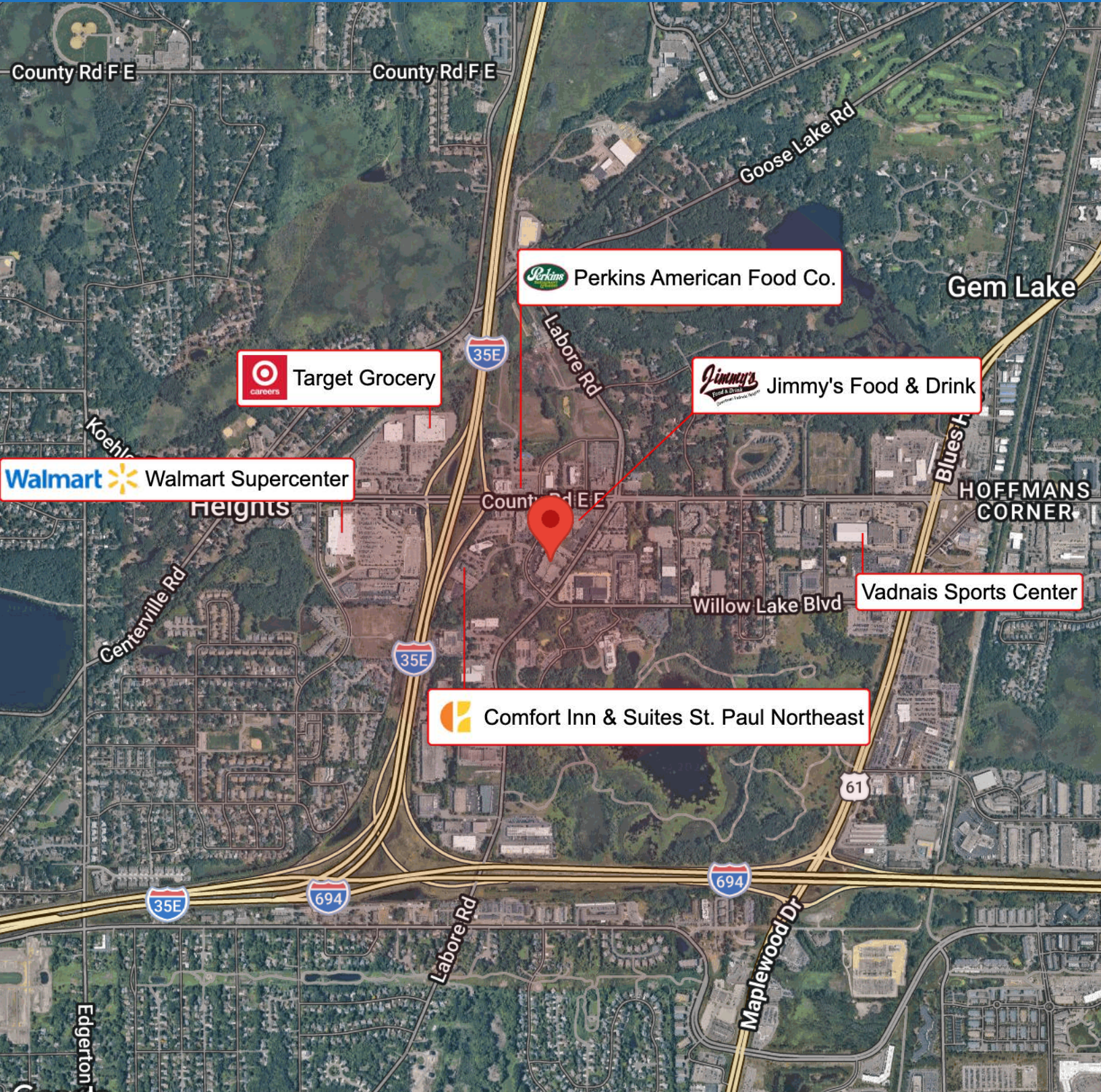
**CONTACT:**

[WWW.ESSENCEREALESTATE.COM](http://WWW.ESSENCEREALESTATE.COM)

JEFF NORDNESS  
[jeff@essencerealestate.com](mailto:jeff@essencerealestate.com)  
(651) 341-5044

# BUSINESS MAP

## 3500 Willow Lake Boulevard, Vadnais Heights, MN 55110



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

# WILLOW LAKE TECHNOLOGY CENTER

3500 Willow Lake Boulevard, Vadnais Heights, MN 55110

THE ESTIMATED MONTHLY COST FOR SUITE 500, 7,852 SF OF OFFICE IS: \$13,408.00

