



SEH BUILDING

3535 VADNAIS CENTER DRIVE, VADNAIS HEIGHTS, MN 55110

- 18,768 RSF AVAILABLE
- IDEAL FOR PROFESSIONAL OFFICE, MEDICAL OR SERVICE
- ATTRACTIVE ENTRANCE AND SPECTACULAR AESTHETIC APPEAL
- PHENOMENAL GLASS LINES
- OFFICE NET RENT 2025: \$17.00 RSF
- 2025 EST. OPER. EXP.: \$9.15 RSF
- GREAT ACCESS TO I-35E & I-694
- MANY AREA AMENITIES INCLUDING: TARGET, WALMART, FRESH THYME, HOTELS, RESTAURANTS & MORE

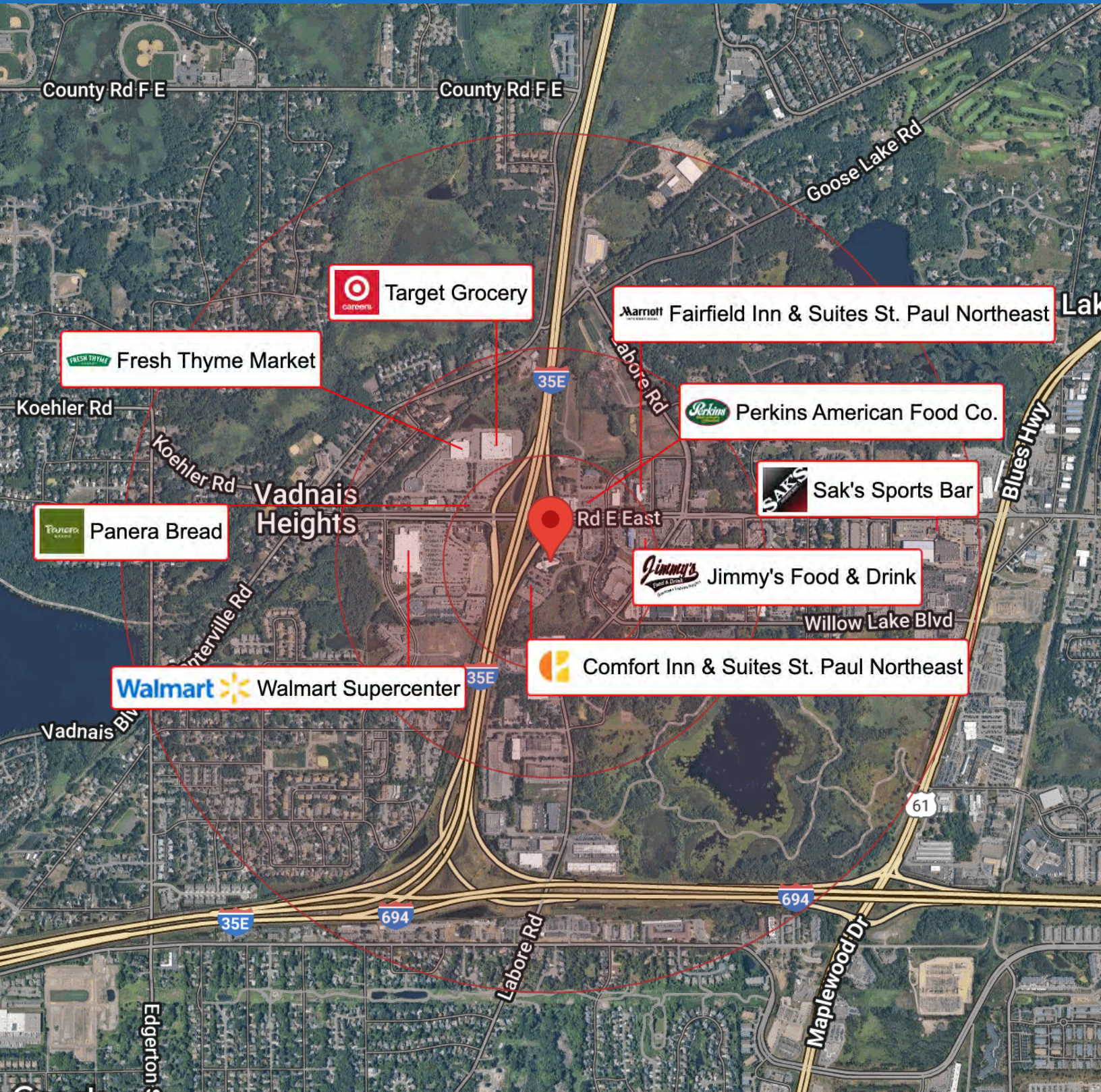
CONTACT:

WWW.ESSENCEREALESTATE.COM

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

BUSINESS MAP

3535 Vadnais Center Drive, Vadnais Heights, MN 55110



Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

ERSI

ESSENCE
REAL ESTATE
SERVICES, INC.

2 COMMERCIAL REAL ESTATE SINCE 1990

JEFF NORDNESS

jeff@essencerealestate.com

(651) 341-5044

FLOOR PLAN

3535 Vadnais Center Drive, Vadnais Heights, MN 55110



ERSI

ESSENCE
REAL ESTATE
SERVICES, INC.

3 COMMERCIAL REAL ESTATE SINCE 1990

JEFF NORDNESS

jeff@essencerealestate.com

(651) 341-5044

INSIDE PHOTOS

3535 Vadnais Center Drive, Vadnais Heights, MN 55110

