



## 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

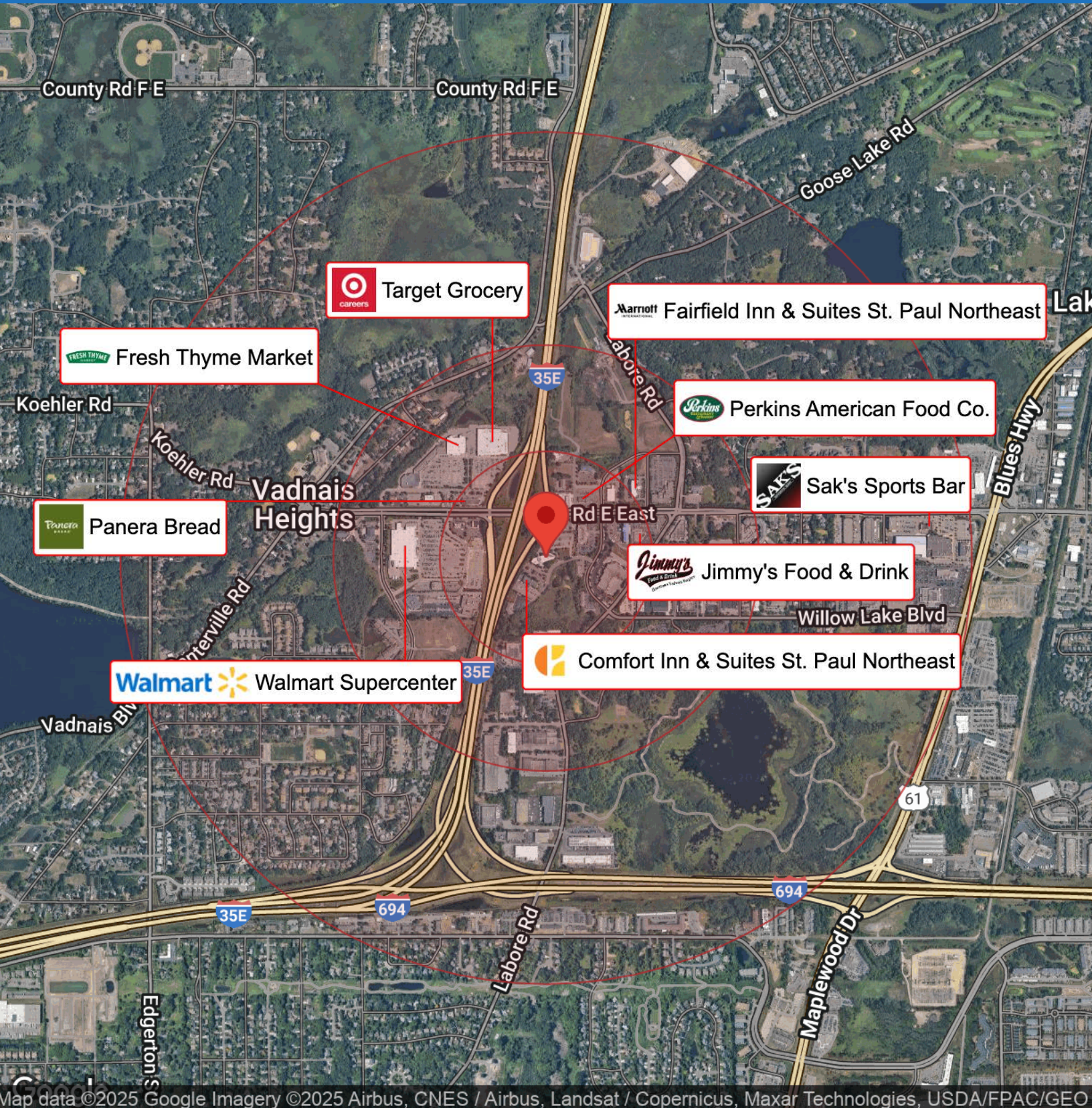
**CONTACT:**

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

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

# BUSINESS MAP

3535 Vadnais Center Drive, Vadnais Heights, MN 55110



**ERSI**

ESSENCE  
REAL ESTATE  
SERVICES, INC.

2 COMMERCIAL REAL ESTATE SINCE 1990

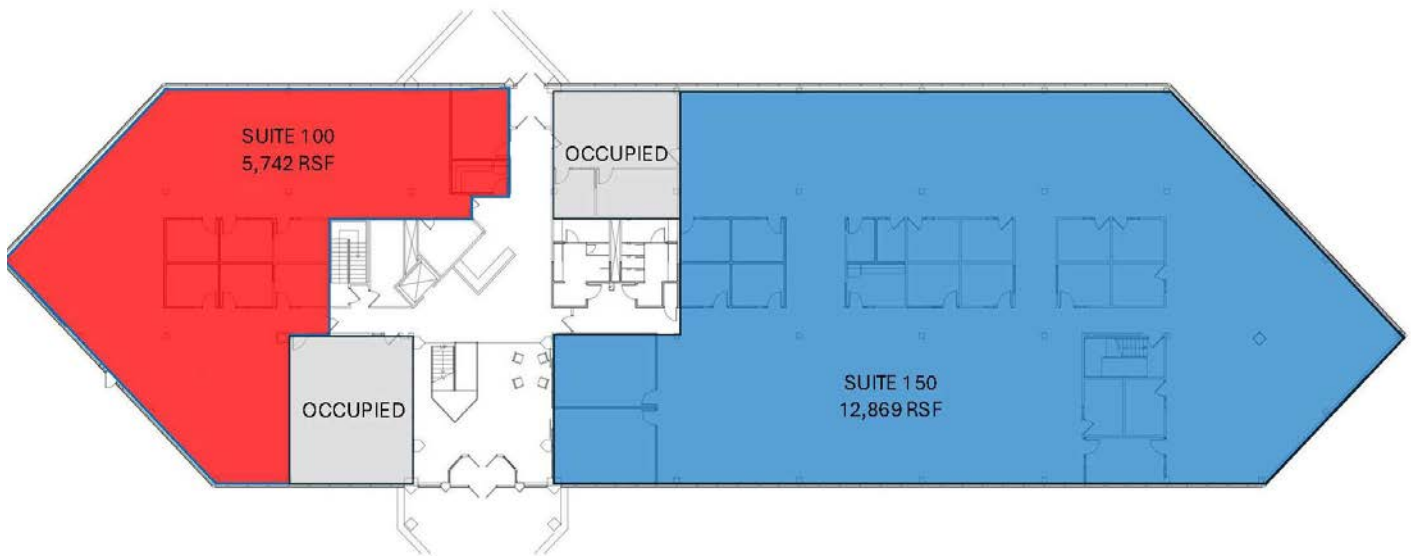
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# FLOOR PLAN

3535 Vadnais Center Drive, Vadnais Heights, MN 55110



# PHOTOS

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