



SEH BUILDING

3535 VADNAIS CENTER DRIVE, VADNAIS HEIGHTS, MN 55110

- 2,169 - 18,768 RSF AVAILABLE
- OFFICE NET RENT 2025: \$17.00 RSF
- 2025 EST. OP. EXPENSE: \$9.15 RSF
- ATTRACTIVE ENTRANCE AND SPECTACULAR AESTHETIC APPEAL
- PHENOMENAL GLASS LINES
- IDEAL FOR PROFESSIONAL OFFICE, MEDICAL, OR SERVICE
- GREAT ACCESS TO I-35E & I-694
- MANY AREA AMENITIES INCLUDING: TARGET, WALMART, FRESH THYME, HOTELS, RESTAURANTS, AND MORE

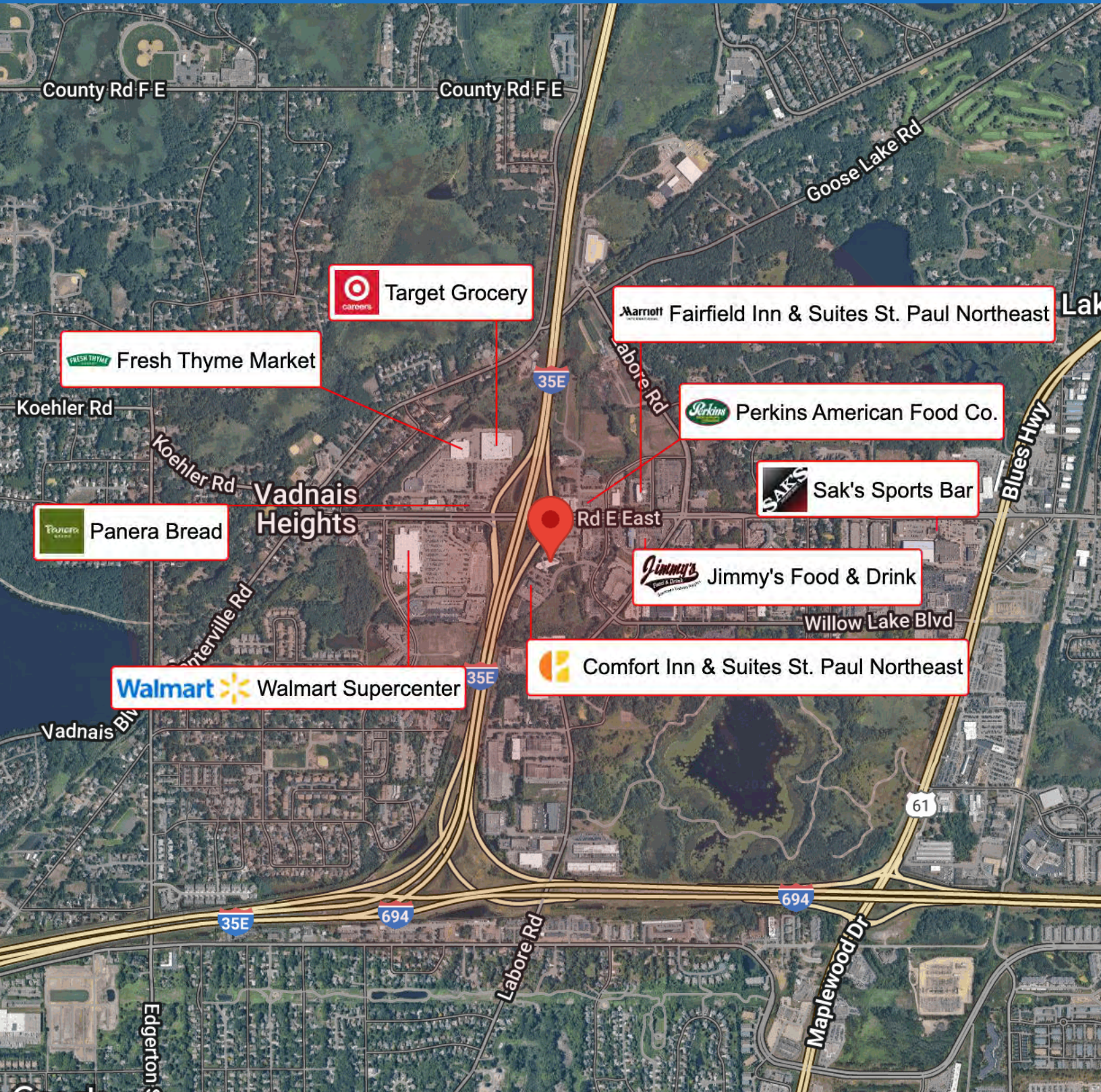
CONTACT:

WWW.ESSENCEREALESTATE.COM

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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

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ESSENCE
REAL ESTATE
SERVICES, INC.

2 COMMERCIAL REAL ESTATE SINCE 1990

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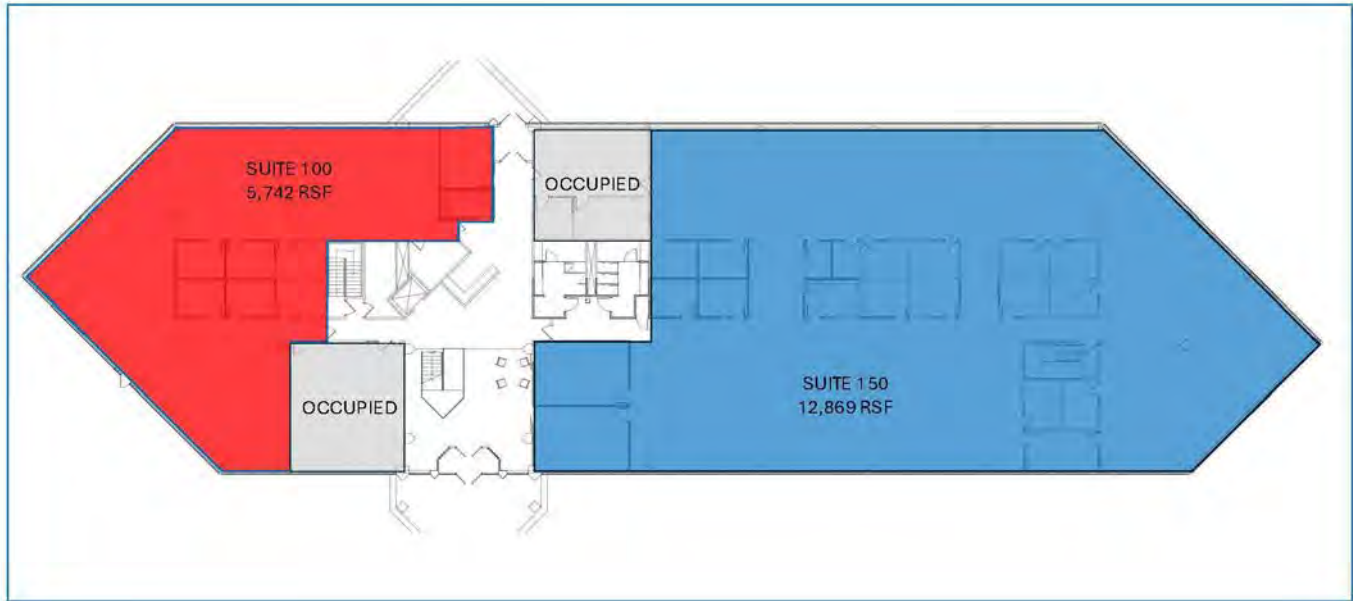
PHOTOS

3535 Vadnais Center Drive, Vadnais Heights, MN 55110



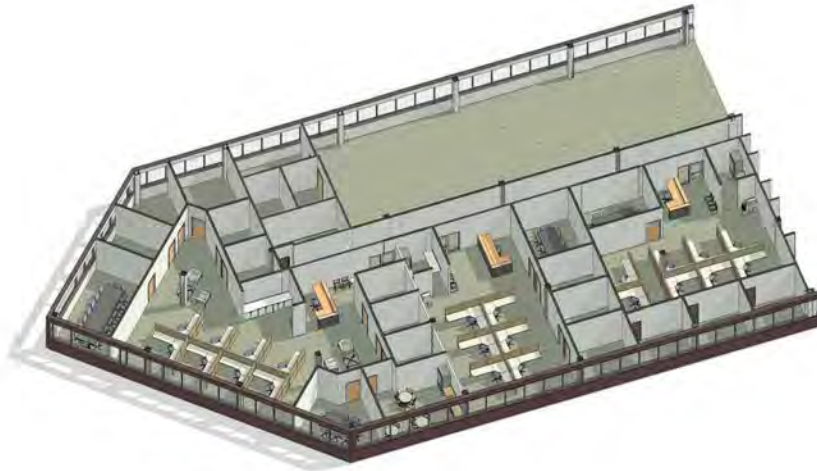
FLOOR PLAN WITH POSSIBLE LAYOUTS

3535 Vadnais Center Drive, Vadnais Heights, MN 55110



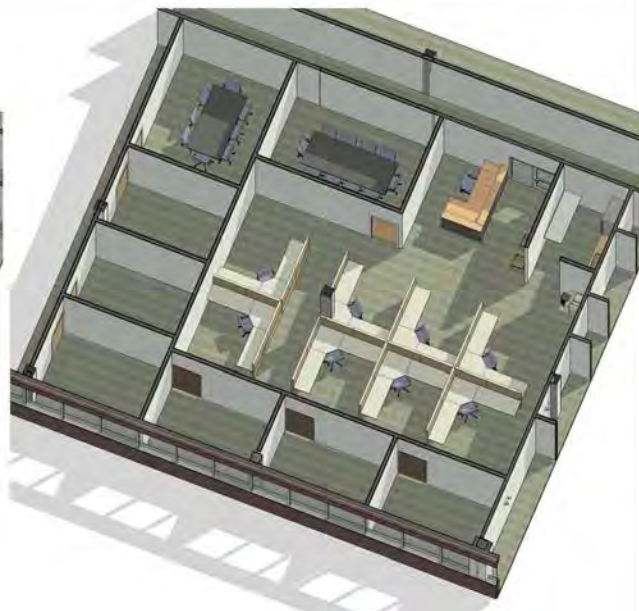
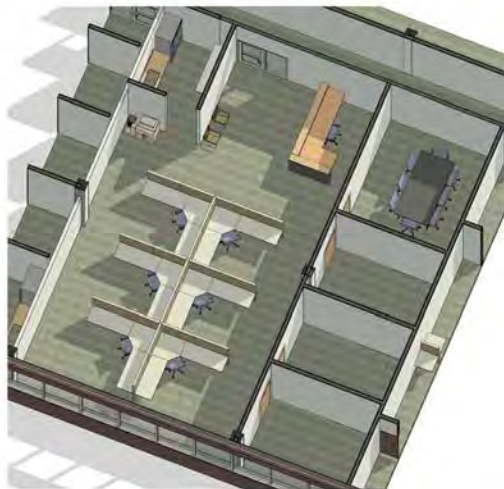
POSSIBLE LAYOUTS

3535 Vadnais Center Drive, Vadnais Heights, MN 55110



PROJECT: SEH BUILDING
LOCATION: 3535 VADNAIS CENTER DRIVE
ST. PAUL, MN 55110
SUBJECT: 3D View
SCALE:

DATE: 07/21/2025
JOB NO.: 25005
SH. NO.: A2
BY: JNH



PROJECT: SEH BUILDING
LOCATION: 3535 VADNAIS CENTER DRIVE
ST. PAUL, MN 55110
SUBJECT: SUITE 1 & 2 BIRD'S EYE
SCALE:

DATE: 07/21/2025
JOB NO.: 25005
SH. NO.: A4
BY: JNH

