



## SEH BUILDING

3535 VADNAIS CENTER DRIVE, VADNAIS HEIGHTS, MN 55110

- 1,359 - 11,592 RSF AVAILABLE
- OFFICE NET RENT 2026: \$17.00 RSF
- 2026 EST. OP. EXPENSE: \$8.71 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:**

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# BUSINESS MAP

3535 Vadnais Center Drive, Vadnais Heights, MN 55110



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# FLOOR PLAN

3535 Vadnais Center Drive, Vadnais Heights, MN 55110

**THE MONTHLY ESTIMATED COST FOR 1,359 RSF IS \$2,912.00**

**THE MONTHLY ESTIMATED COST FOR 4,227 RSF IS \$9,057.00**

**THE MONTHLY ESTIMATED COST FOR 6,006 RSF IS \$12,868.00**



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ESSENCE  
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# PHOTOS

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