

OFFICE FOR LEASE

4570 CHURCHILL STREET, SHOREVIEW, MN 55126

1,243 SF - 6,000 SF

ERSI

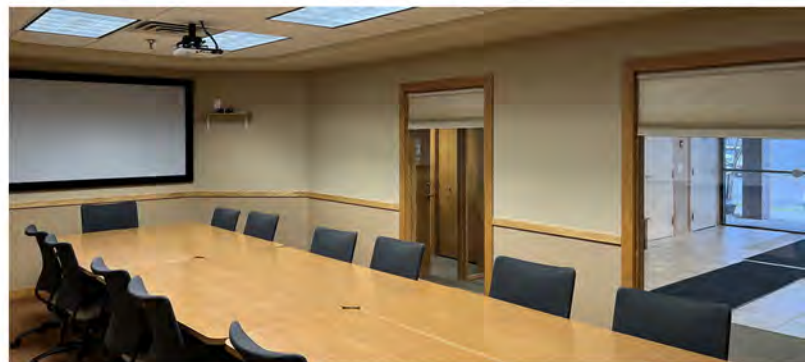
ESSENCE REAL ESTATE
SERVICES, INC.



PROPERTY HIGHLIGHTS:

- 1,243 SF - 6,000 SF AVAILABLE
- IDEAL MEDICAL & OFFICE SPACE
- FORMER MEDICAL SPACE
- CORNER SPACES WITH ABUNDANT GLASS LINES
- SUPERB ACCESS TO HWY 96 BETWEEN 35E & 35W
- MANY AREA AMENITIES INCLUDING:
KOWALSKI'S, SHORE 96, SUBWAY, LIBRARY,
SHOREVIEW COMMUNITY CENTER & MORE

OFFICE NET RENT	\$13.00 SF
2022 EST. OP. EXP.	\$ 11.40 SF



CONTACT:

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JEFF NORDNESS

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651-341-5044

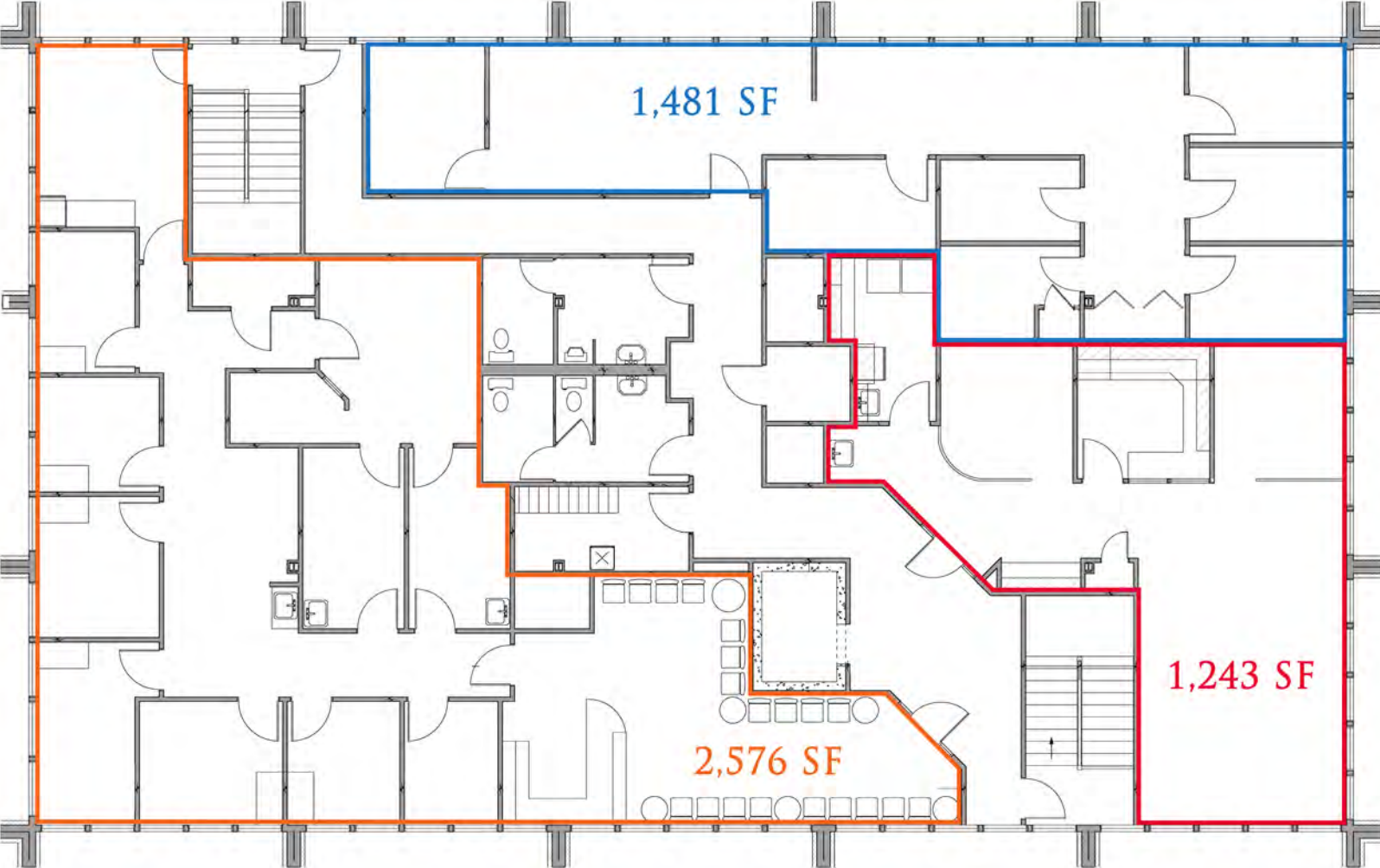
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3RD FLOOR - 6,000 SF

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