

# ERSI

ESSENCE  
REAL ESTATE  
SERVICES INC.

COMMERCIAL REAL ESTATE SINCE 1990

# FOR LEASE



## HARBOR PLACE

470 HWY 96 W • SHOREVIEW, MN 55126

- TWO SUITES AVAILABLE  
669 SF & 732 SF
- OPERABLE WINDOWS
- ATTRACTIVE OFFICE BUILD OUTS
- SUPERB ACCESS TO HWY 96  
BETWEEN 35E & 35W
- MULTI-TENANT CAMPUS SETTING
- ILLUMINATED MONUMENT SIGNAGE  
AVAILABLE
- EXTENSIVE LANDSCAPING
- AREA AMENITIES INCLUDE: HOTELS,  
NUMEROUS RETAIL STORES,  
GAS STATIONS & RESTAURANTS

## CONTACT:

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

**JEFF NORDNESS**  
jeff@essencerealestate.com  
**651-341-5044**

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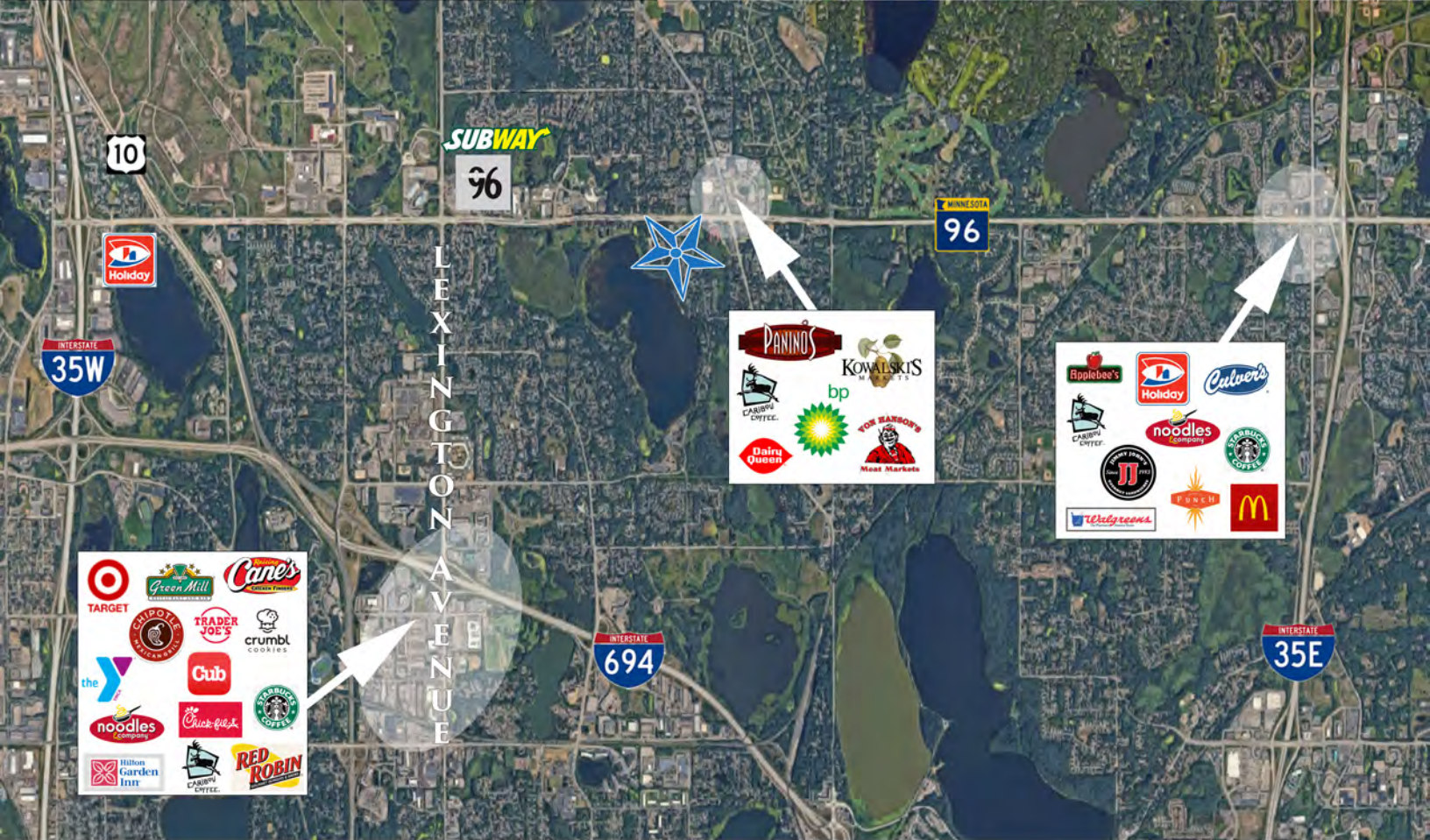
470 HWY 96 W • SHOREVIEW, MN 55126

## BUILDING DETAILS:

OFFICE NET RENT: \$13.95 SF  
2023 EST. OP. EXP. \$ 9.21 SF

SUITE 180 AVAILABLE 732 SF  
SUITE 260 AVAILABLE 669 SF

APPROX. \$1,291.20 -  
\$1,412.75 A MONTH



EXCELLENT LOCATION IN SHOREVIEW

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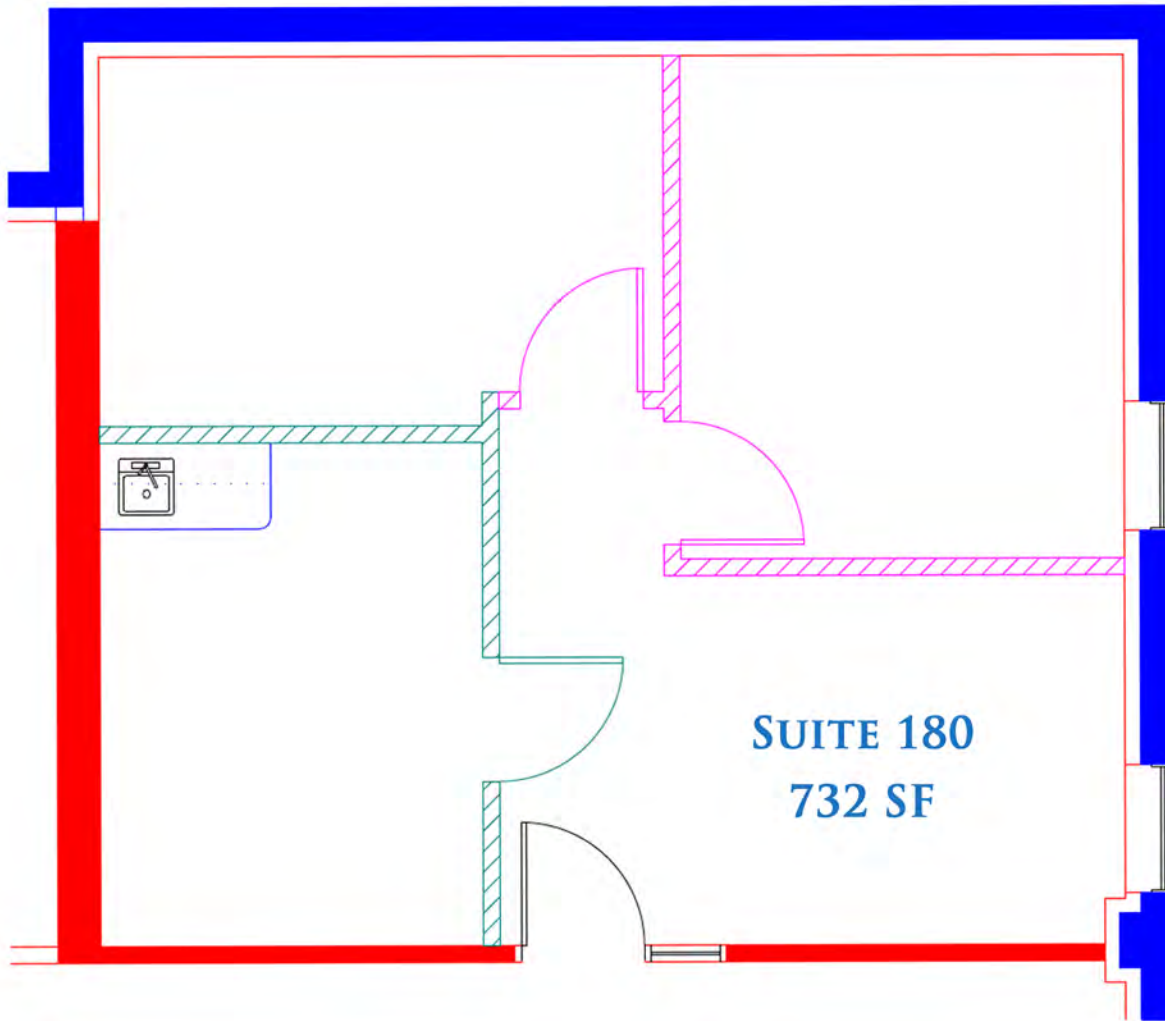
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APPROX.  
\$1,412.75  
A MONTH

SUITE 180  
732 SF



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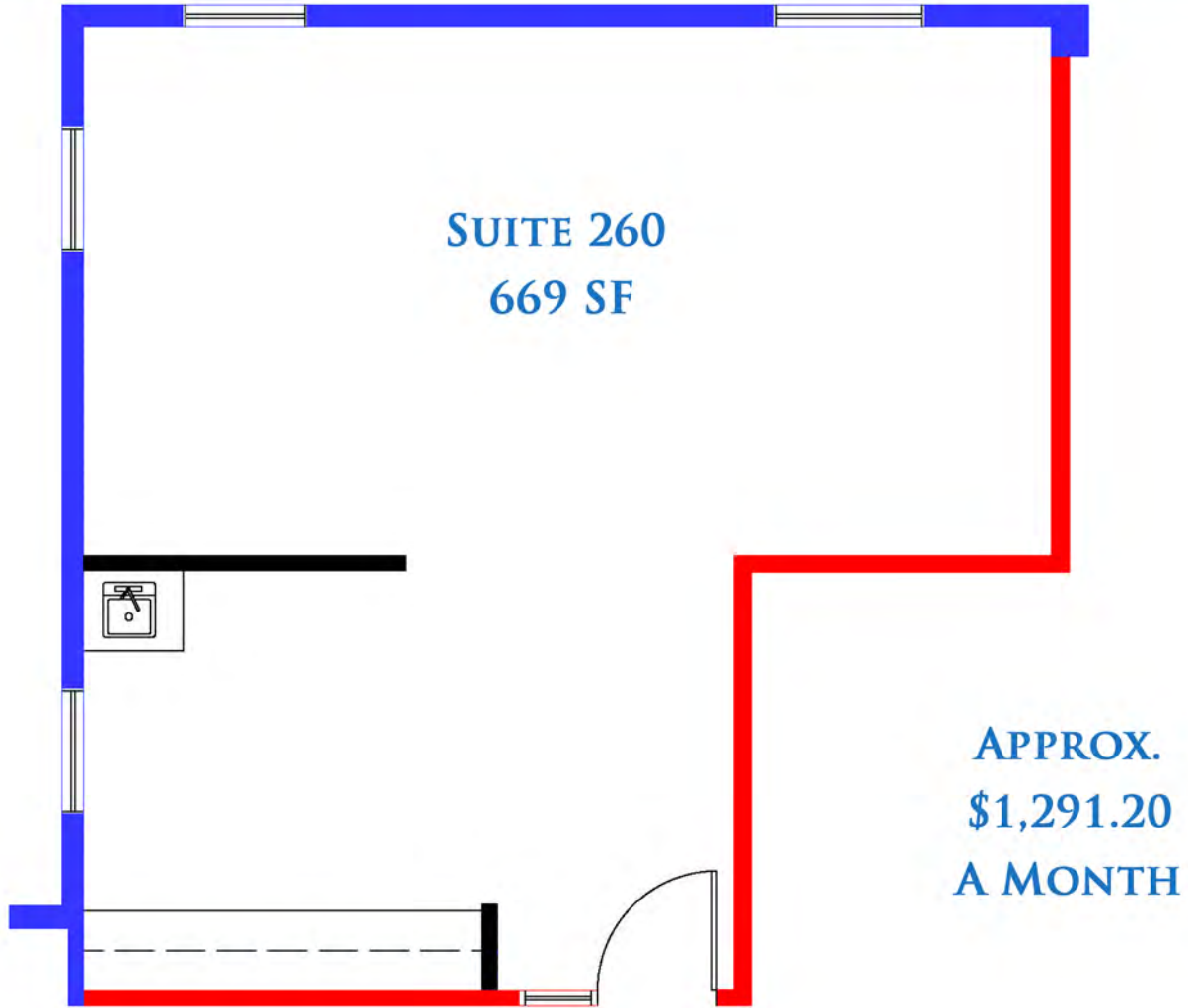
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