

# ERSI

ESSENCE  
REAL ESTATE  
SERVICES INC.

COMMERCIAL REAL ESTATE SINCE 1990

# FOR LEASE



## SHOREVIEW OFFICE PARK

1030 COUNTY ROAD E ● SHOREVIEW, MN 55126

- 742 SF - 863 SF AVAILABLE
- PERFECT FOR PROFESSIONAL OFFICE, MEDICAL OR SERVICE
- LOCATED JUST WEST OF LEXINGTON AVENUE & JUST SOUTH OF I-694
- AMPLE ON-SITE PARKING
- MANY AREA AMENITIES INCLUDING: CARIBOU COFFEE, YMCA, TARGET, AND NUMEROUS OTHER RETAIL STORES & RESTAURANTS

## CONTACT:

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

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

# SHOREVIEW OFFICE PARK

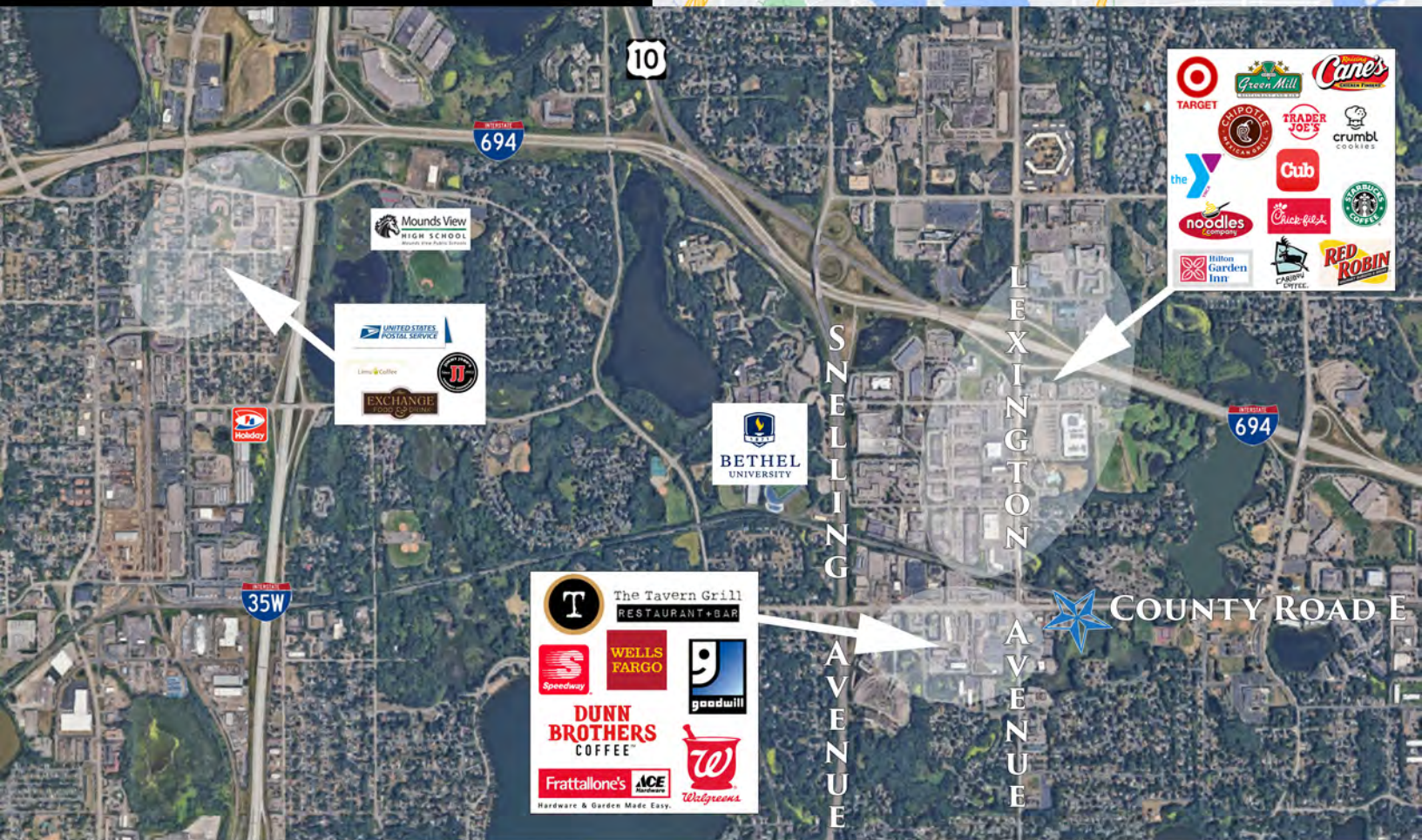
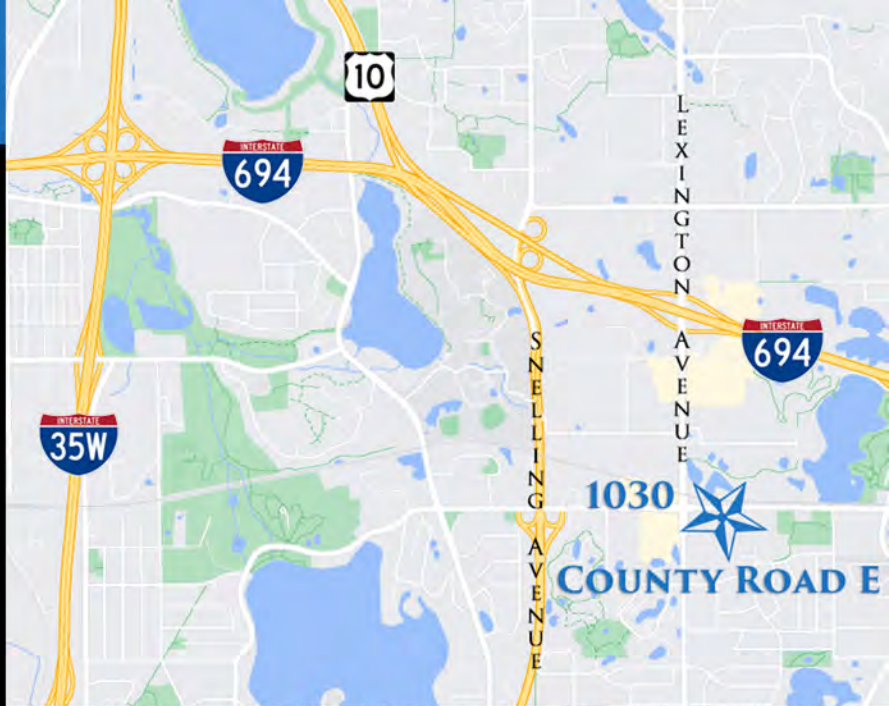
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## BUILDING DETAILS:

OFFICE NET RENT: \$13.00 SF  
2023 EST. OP. EXP. \$9.25 SF

SPACE AVAILABLE:  
SUITE 160 863 SF  
SUITE 170 742 SF

**APPROX.**  
**\$1,376 - \$1,599 A MONTH**



**EXCELLENT SPACE IN THIS BUSY  
SHOREVIEW COMMUNITY**

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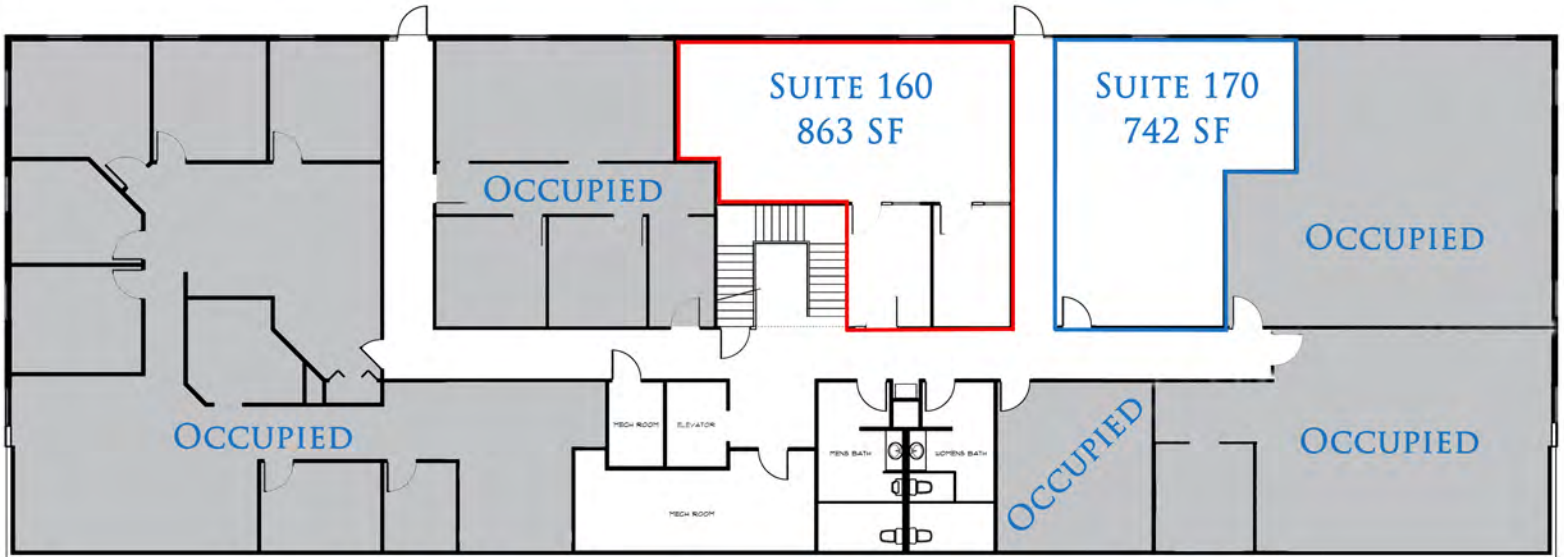
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COMMERCIAL REAL ESTATE SINCE 1990

OFFICE: 651-482-1871

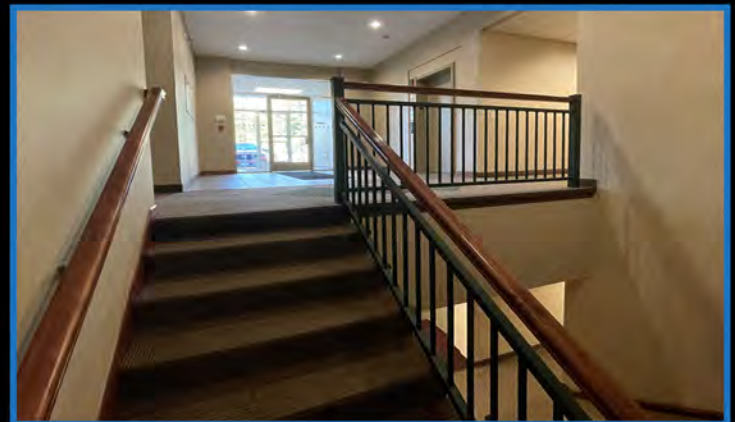
# SHOREVIEW OFFICE PARK

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**SUITE 160 • APPROX. \$1,599 A MONTH**

**SUITE 170 • APPROX. \$1,376 A MONTH**



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