



**SUMMERHILL**  
Commercial Real Estate, LLC

# OFFICE/RETAIL FOR LEASE

7525-7595 Village Drive  
Lino Lakes, MN 55014

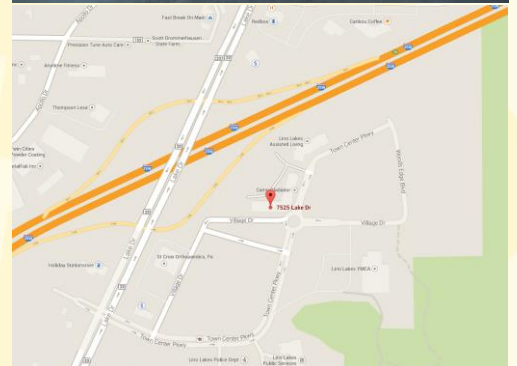


**Square Footage:** 1,000 – 4,800 (100% Useable SF).

**Base Rental Rate:** \$9.00 PSF.

**Tax and CAM (2017):** \$2.50 PSF.

- Main floor office/retail space available for lease now, 9,800 SF leased out!
- Three (3) floors of leased out apartments above.
- Great visibility to Lake Dr w/18,400 vpd & I-35W w/ 37,500 vpd (2015/ESRI).
- Near many retailers including Target, Kohls, Holiday Station, Banks, Caribou Coffee, Starbucks, Precision Auto, McDonalds, Dairy Queen, & many more.
- Located next to a very busy YMCA, Sr. Housing, & the Lino Lakes city offices.
- Vanilla shell improvements included in rate, additional improvements available.
- Excellent location at the busy intersection of Lake Dr (CR-23) & I-35W.
- Abundant glass in space w/high ceiling height.
- Ample parked building w/new landscaping and nicely designed exterior hardscapes providing potential opportunities for exterior seating.
- Solid construction building w/excellent infrastructure in space for flexible uses.
- Great newer development with a park located right across the street.
- Demographics: 2,883-1 mile, 21,993-3 miles, 62,725-5 miles (2015/ESRI).
- Avg HH income: \$106,642-1 mile, \$106,500-3 miles, \$113,203-5 miles (2015/ESRI).



**For more information call:**  
**Nick Houwman x5 or Peter Kordonowy, CCIM x1**

**952.556.5151**

or visit our website at:

[www.summerhillcommercial.com](http://www.summerhillcommercial.com)

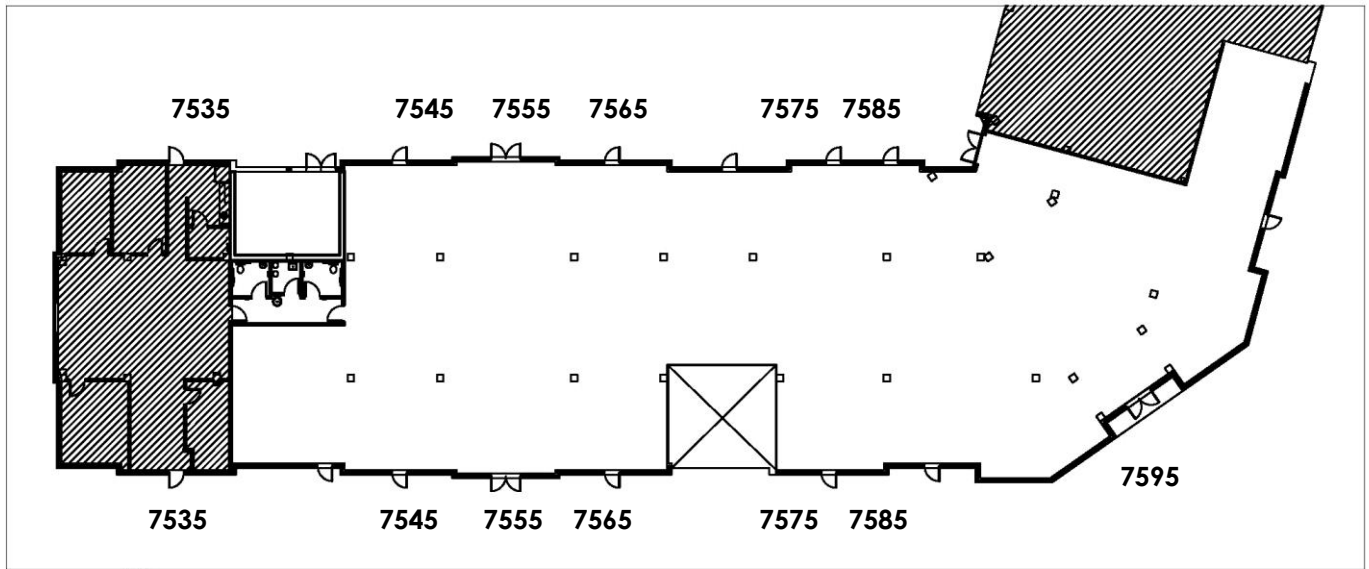




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7525-7595 Village Drive  
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FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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