



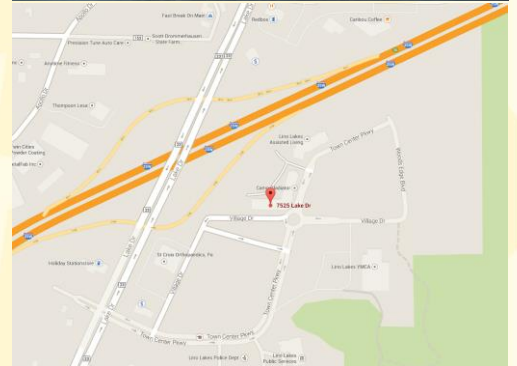
SUMMERHILL
Commercial Real Estate, LLC

OFFICE/RETAIL FOR LEASE

7525 Village Drive, Suite 170 B
Lino Lakes, MN 55014



- Square Footage:** 1,650 rentable SF (includes completed restrooms).
- Base Rental Rate:** \$9.00 PSF.
- Tax and CAM (Est.):** \$3.97 PSF (includes gas & electric utilities).
- Main floor office/retail space available for lease now, 12,950 SF leased out!
 - Last remaining main floor space! (3) floors of leased out apartments above.
 - Great visibility to Lake Dr w/19,500 vpd & I-35W w/ 49,000 vpd (2019/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.
 - Amply 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: 2,936-1 mile, 22,870-3 miles, 67,406-5 miles (2019/ESRI).
 - Avg HH income: \$127,363-1 mile, \$130,019-3 miles, \$139,711-5 miles (2019/ESRI).



For more information, please contact:

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Peter Kordonowy | 952-475-5135 | peterk@summerhillcommercial.com

or visit our website at:

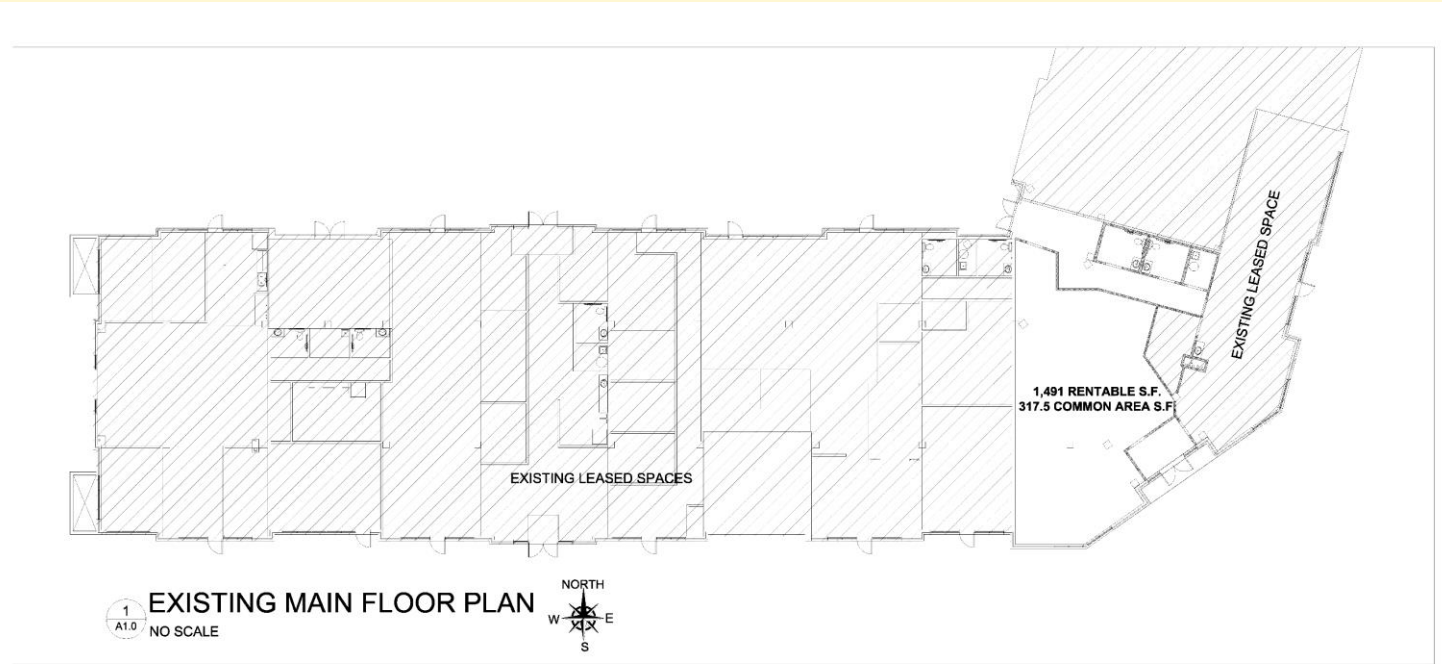
www.summerhillcommercial.com



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