

OFFICE FOR LEASE

CITY CENTER OFFICE BUILDING

3640 Talmage Circle, Vadnais Heights, MN 55110



PROPERTY DESCRIPTION

Professional office building ready for occupancy! This classy office building has ribbon glass windows and lots of natural light. Location is ideal for tenants wanting a convenient location with plenty of parking for their clients. The site is situated on a natural setting with views of the wetland area to the rear of the building.

PROPERTY HIGHLIGHTS

- Multi-tenant 2-story office building
- Great accessibility to I-35E and I-694 via County Road E East
- Monument and Building Signage Available
- Ample Parking

LOCATION DESCRIPTION

Located at the junction of I-35E and County Road E East just north of I-694. The location is near Wal-Mart, Target, hotels, casual dining and retail establishments

OFFERING SUMMARY

| | |
|----------------|----------------|
| Lease Rate: | Contact Agent |
| Available SF: | 250 - 4,000 SF |
| Lot Size: | 2.37 Acres |
| Building Size: | 18,200 SF |

KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

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LOCATION INFORMATION

| | |
|------------------|-----------------------------|
| Building Name | City Center Office Building |
| Street Address | 3640 Talmage Circle |
| City, State, Zip | Vadnais Heights, MN 55110 |
| County | Ramsey |
| Cross-Streets | County Road E East |

PROPERTY INFORMATION

| | |
|------------------|---------------------------|
| Property Type | Office |
| Property Subtype | Office Building |
| Zoning | CC - City Center District |
| Lot Size | 2.37 Acres |
| APN # | 283022430019 |

BUILDING INFORMATION

| | |
|---------------------|-----------|
| Building Size | 18,200 SF |
| Building Class | B |
| Number of Floors | 2 |
| Year Built | 2005 |
| Construction Status | Existing |
| Free Standing | Yes |
| Number of Buildings | 1 |

PARKING & TRANSPORTATION

| | |
|--------------|---------|
| Parking Type | Surface |
|--------------|---------|

TRAFFIC COUNTS

| | |
|--------------------|------------|
| County Road E East | 24,600 vpd |
| I-35E | 90,000 vpd |



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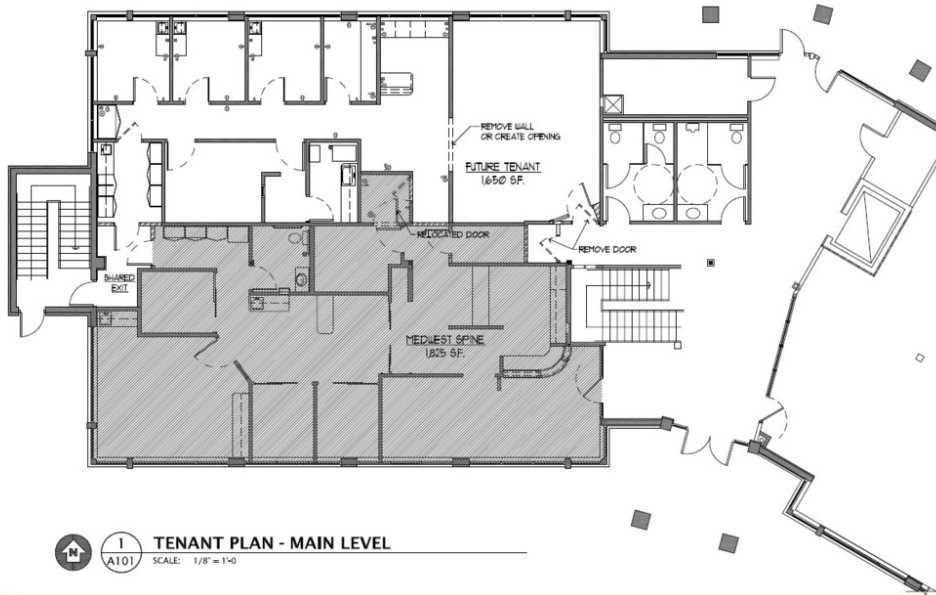
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| SPACE | LEASE RATE | SIZE (SF) | TERM |
|-------|-----------------|------------------|------------|
| 101 | Negotiable | 1,500 - 4,000 SF | Negotiable |
| 200 | Negotiable | 1,448 - 2,037 SF | Negotiable |
| 201 | Negotiable | 589 - 2,037 SF | Negotiable |
| 210-A | \$400 per month | 250 SF | Negotiable |
| 210-D | \$600 per month | 600 SF | Negotiable |

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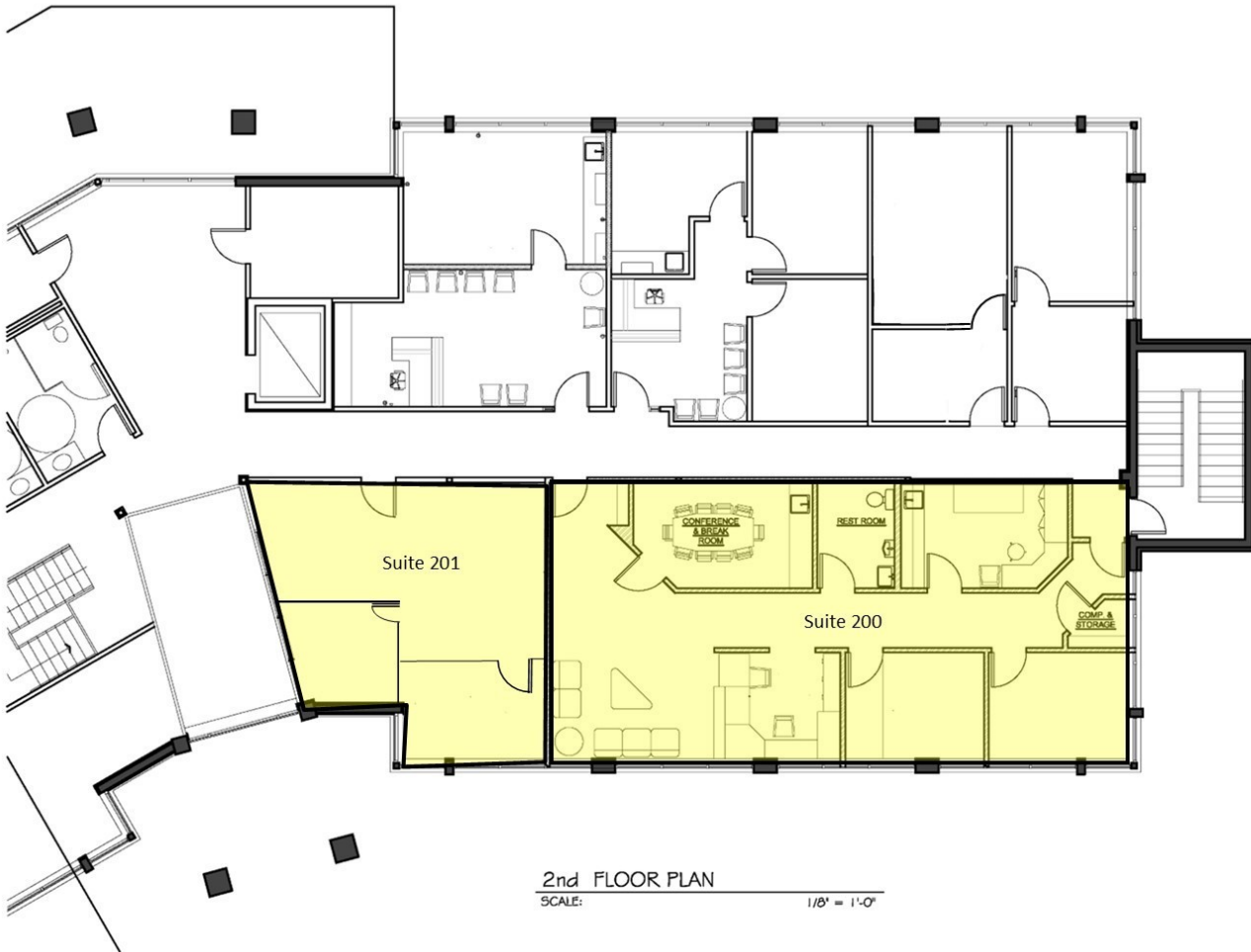
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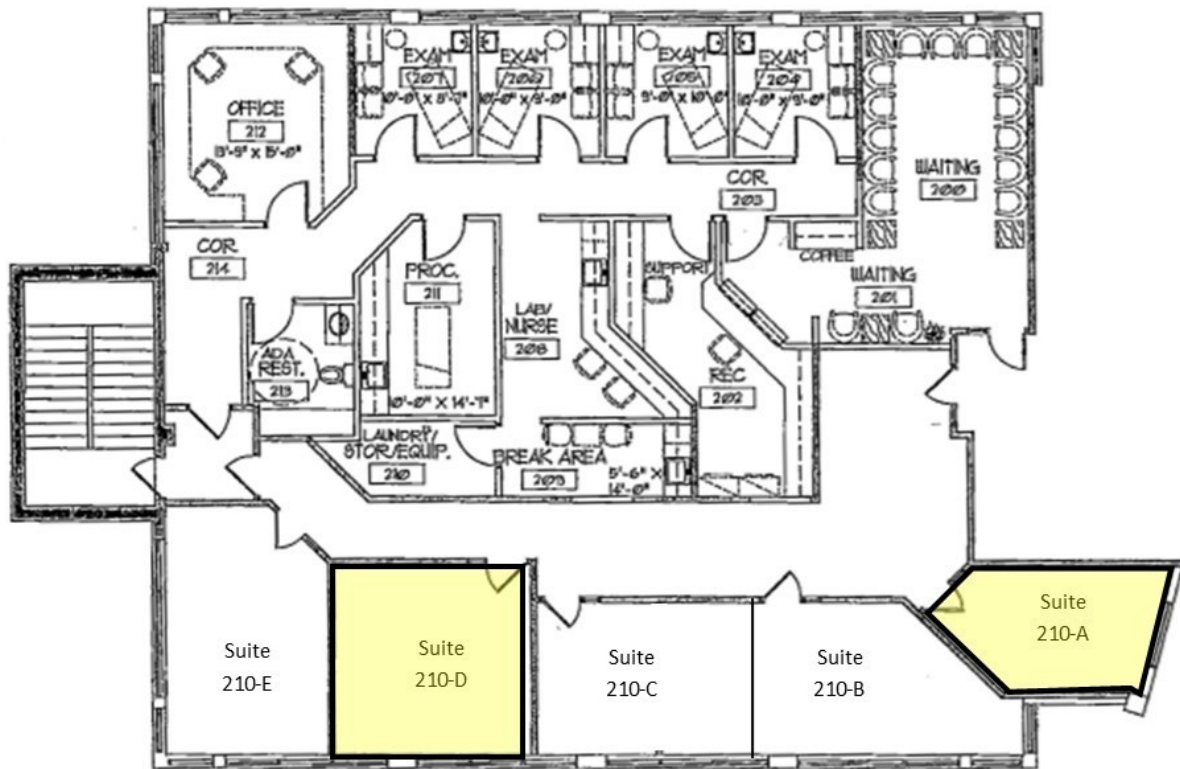
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PRELIMINARY SPACE PLAN
1/8" = 1'-0"

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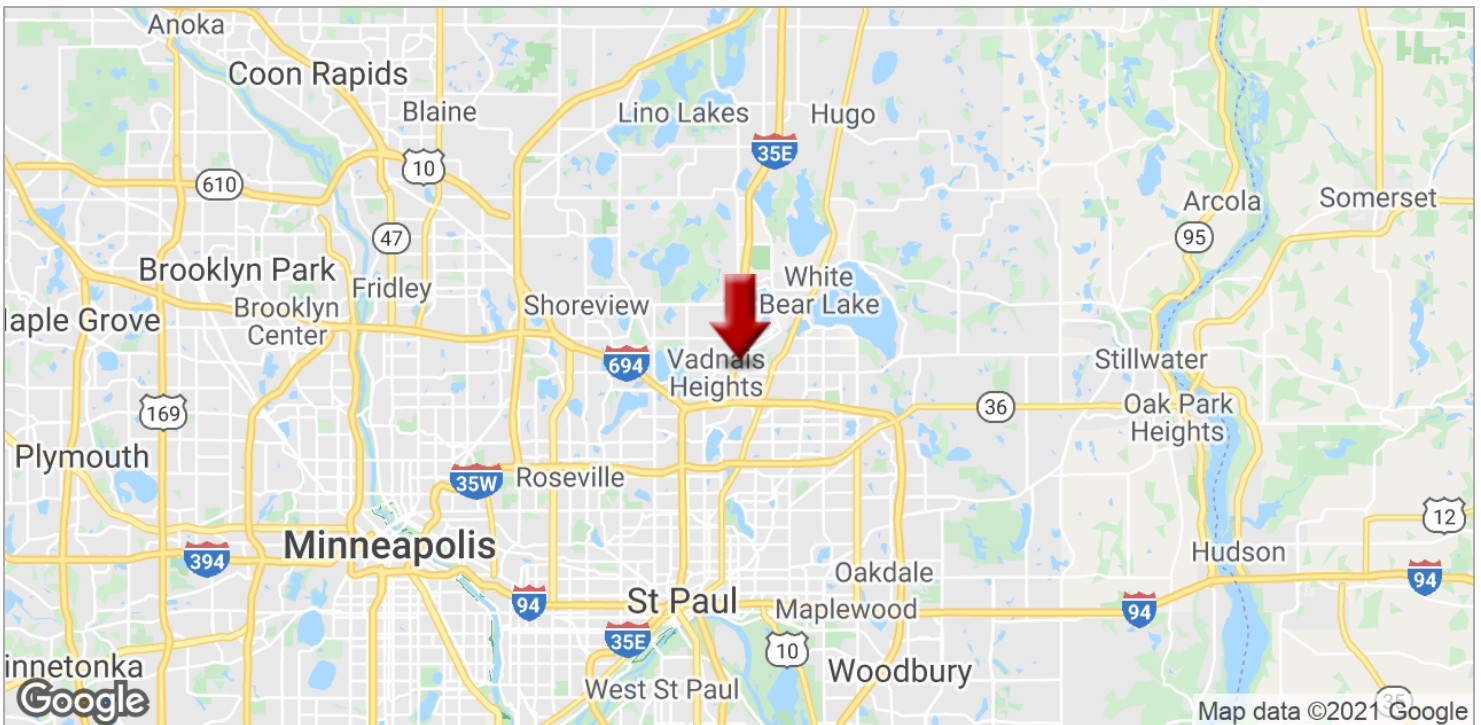
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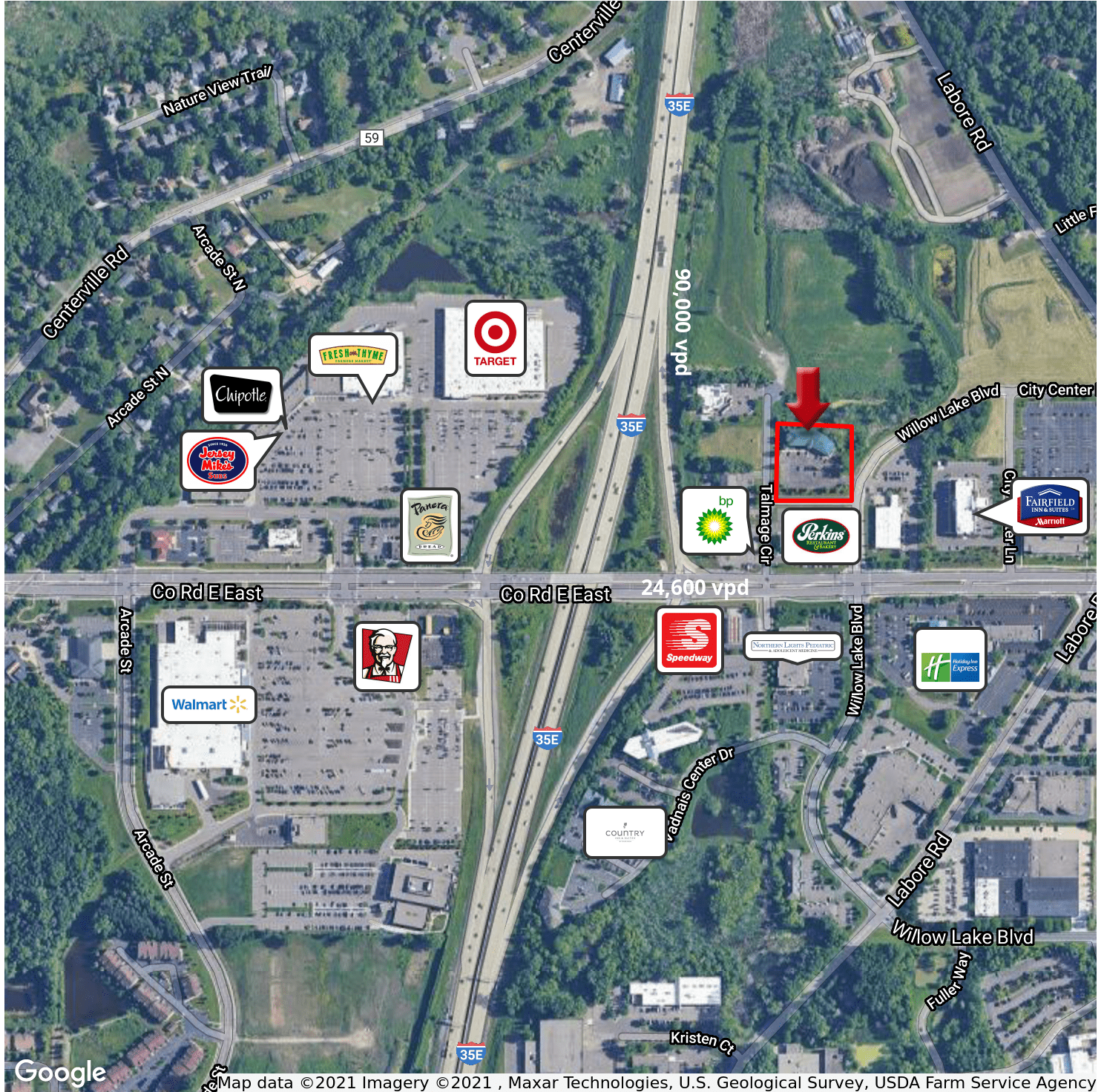
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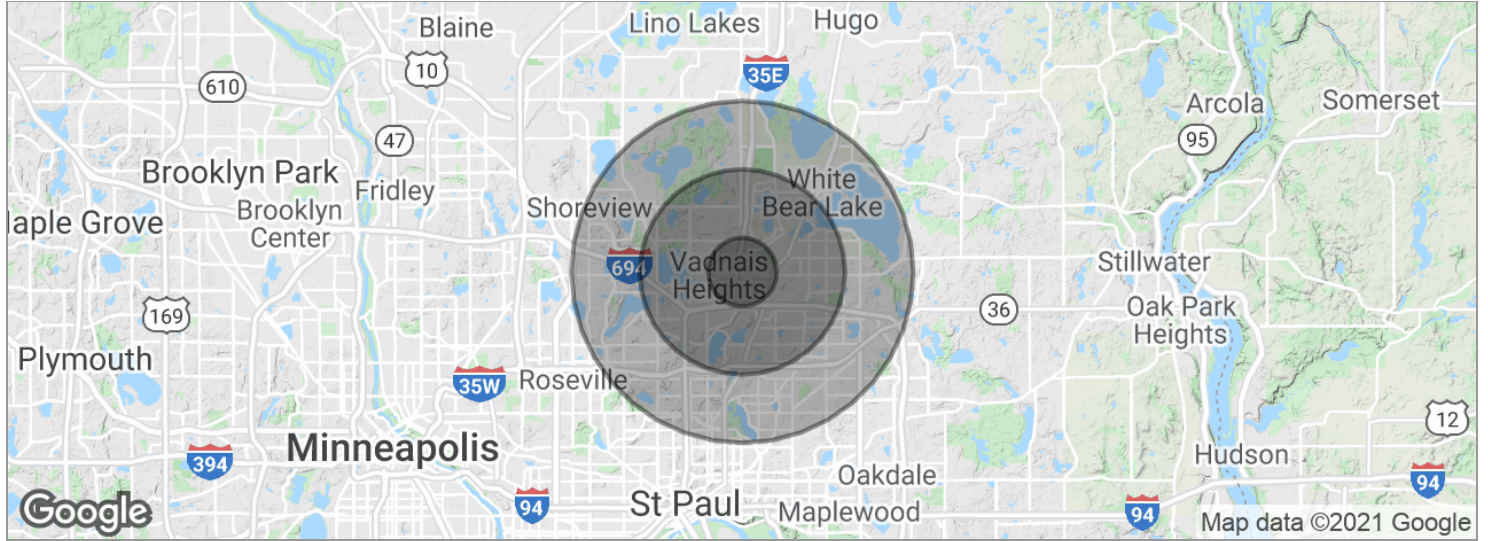
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total population | 3,867 | 47,181 | 156,657 |
| Median age | 39.8 | 40.7 | 39.7 |
| Median age (male) | 37.7 | 38.2 | 37.9 |
| Median age (Female) | 41.9 | 42.7 | 41.3 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 1,668 | 19,711 | 64,513 |
| # of persons per HH | 2.3 | 2.4 | 2.4 |
| Average HH income | \$78,587 | \$80,600 | \$76,807 |
| Average house value | \$273,625 | \$282,366 | \$294,300 |

** Demographic data derived from 2010 US Census*

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