

# FOR LEASE

## LINO LAKES OFFICE

7525 Village Drive, Suite 130

Lino Lakes, MN



# SUMMERHILL

Commercial Real Estate, LLC

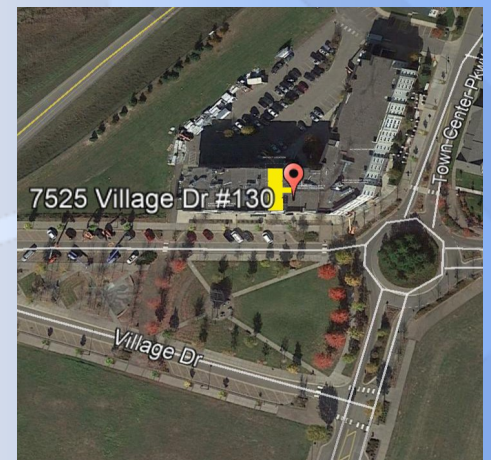


## LEASE DETAILS:

<b>7525 Village Drive:</b>	1,255 SF Office
<b>Rental Rates:</b>	\$9.00 PSF Office
<b>Estimated Tax &amp; CAM:</b>	\$3.20 PSF (\$0.75 PSF CAM, \$2.45 PSF Taxes)

## FEATURES:

- Main floor, fully built-out office with reception area, 4 private offices, private rest room.
- Glass on both sides of space, high ceiling height, newer buildout.
- Only retail /office space remaining in fully leased building.
- Three (3) floors of fully leased apartments above.
- Near many retailers including Target, Kohls, Holiday Station, Banks, Caribou Coffee, Starbucks, Precision Auto, McDonalds, Dairy Queen, & many more.
- Located next to Senior Housing, & the Lino Lakes City Offices.
- Excellent location at the busy intersection of Lake Dr (CR-23) & I-35W.
- Great visibility to Lake Dr with 19,500 vpd & I-35W with 49,000 vpd (2019/ESRI).
- Amply parked building with new landscaping and nicely designed exterior hardscapes providing potential opportunities for exterior seating.
- Solid construction building with 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).



## CONTACT:

**Nick Houwman**

nickh@summerhillcommercial.com  
651-631-0200

**Peter Kordonowy**

peterk@summerhillcommercial.com  
952-475-5135

Summerhill Commercial Real Estate  
6495 City West Parkway  
Eden Prairie, MN 55344  
[www.summerhillcommercial.com](http://www.summerhillcommercial.com)

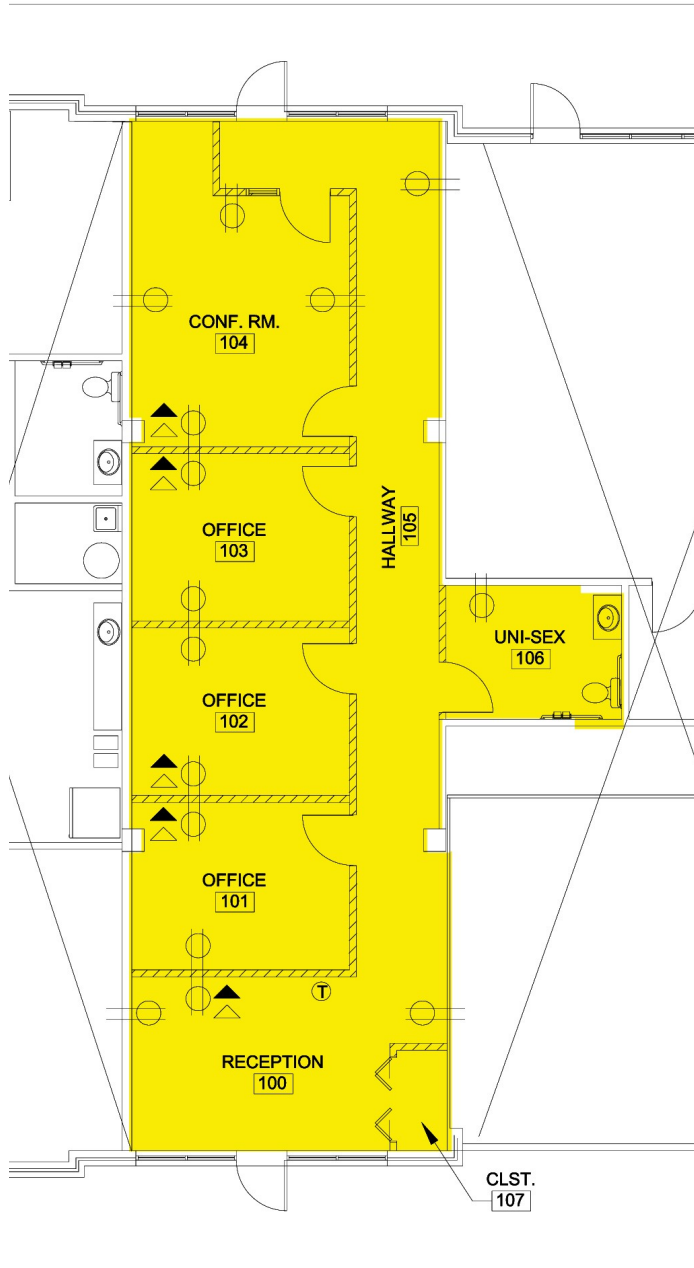
# FOR LEASE

LINO LAKES OFFICE  
7525 Village Drive, Suite 130  
Lino Lakes, MN



**SUMMERHILL**  
Commercial Real Estate, LLC

## SITE PLAN: Office



## CONTACT:

**Nick Houwman**  
nickh@summerhillcommercial.com  
651-631-0200

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