



Commercial Real Estate Services, Worldwide.

**Hoffman Corners Retail**

1



1632-1650 Co Rd E  
Vadnais Heights, MN 55110  
Northeast

<b>Building Size</b>	10,000 SF	<b>Available SF</b>	1,700 SF
<b>General Use</b>	Ret	<b>Max Contig</b>	1,700 SF
<b>Specific Use</b>	Conv/Strip Ctr	<b>Min Div</b>	1,700 SF
<b>Status</b>	Existing	<b>Lease Rate</b>	\$10.00 Net
<b>Year Built</b>	1988	<b>Sublease</b>	No
<b>Parking Ratio</b>	5.50 /1000	<b>Operating Exp/SF</b>	\$3.36
<b>Major Tenants</b>	Computer Replay	<b>Taxes/SF</b>	\$2.42
	Associated	<b>Tax Year</b>	2009
	Absolute		

**NAI Welsh Commercial Real Estate Services**

Mike Brass (952) 837-3054  
Caleb Krienke (952) 837-3018

**Listing Notes**

**Available Space**

Unit	SF Avail	Max Contig	Min Div	Rate	Vacant	Space Type	Suite ID
	1,700	1,700	1,700	\$10.00 Net	Yes		865011

**Vadnais Heights Plaza**

2



1132-1142 Co Rd E E  
Vadnais Heights, MN 55110  
Northeast

<b>Building Size</b>	28,000 SF	<b>Available SF</b>	2,054 SF
<b>General Use</b>	Ret	<b>Max Contig</b>	1,053 SF
<b>Specific Use</b>	Regional Ctr	<b>Min Div</b>	1,001 SF
<b>Status</b>	Existing	<b>Lease Rate</b>	\$14.00 NNN
<b>Year Built</b>	1983	<b>Sublease</b>	No
<b>Parking Ratio</b>	3.39 /1000	<b>Operating Exp/SF</b>	\$6.88
<b>Major Tenants</b>	Jimmy's Grill & Conoco Gas	<b>Taxes/SF</b>	
		<b>Tax Year</b>	2009

**Essence Real Estate**

Jeff Nordness (651) 482-1871  
Richard Bennett (651) 482-1871

**Listing Notes**

**Available Space**

Unit	SF Avail	Max Contig	Min Div	Rate	Vacant	Space Type	Suite ID
	1,053	1,053	1,053	\$14.00 NNN	No		880296
	1,001	1,001	1,001	\$14.00 NNN	No		880297

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.



Commercial Real Estate Services, Worldwide.

**Hoffman Corners Retail II**

3



1658 Co Rd E E  
Vadnais Heights, MN 55110  
Northeast

<b>Building Size</b>	4,800 SF	<b>Available SF</b>	2,400 SF
<b>General Use</b>	Ret	<b>Max Contig</b>	2,400 SF
<b>Specific Use</b>	General	<b>Min Div</b>	1,200 SF
<b>Status</b>	Existing	<b>Lease Rate</b>	\$10.00 Net
<b>Year Built</b>	2007	<b>Sublease</b>	No
<b>Parking Ratio</b>		<b>Operating Exp/SF</b>	\$2.74
<b>Major Tenants</b>		<b>Taxes/SF</b>	\$4.59
		<b>Tax Year</b>	2009

**NAI Welsh Commercial Real Estate Services**

Mike Brass (952) 837-3054  
Caleb Krienke (952) 837-3018

**Listing Notes**

Offering up to 6 months of NET FREE RENT.  
Expansion space available.

**Available Space**

Unit	SF Avail	Max Contig	Min Div	Rate	Vacant	Space Type	Suite ID
Expansi	2,400	2,400	1,200	\$10.00 Net	Yes	Office	805513

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# Property Map

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## Map Legend

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- 1) 1632-1650 Co Rd E, Vadnais Heights, MN 55110
  - 2) 1132-1142 Co Rd E E, Vadnais Heights, MN 55110
  - 3) 1658 Co Rd E E, Vadnais Heights, MN 55110
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