

# New Brighton Office Center

119 14th St NW | New Brighton, MN 55112

2nd Floor: 3,784 RSF Available





## New Brighton Office Center

119 14th St NW | New Brighton, MN 55112

# For Lease



## Property Overview

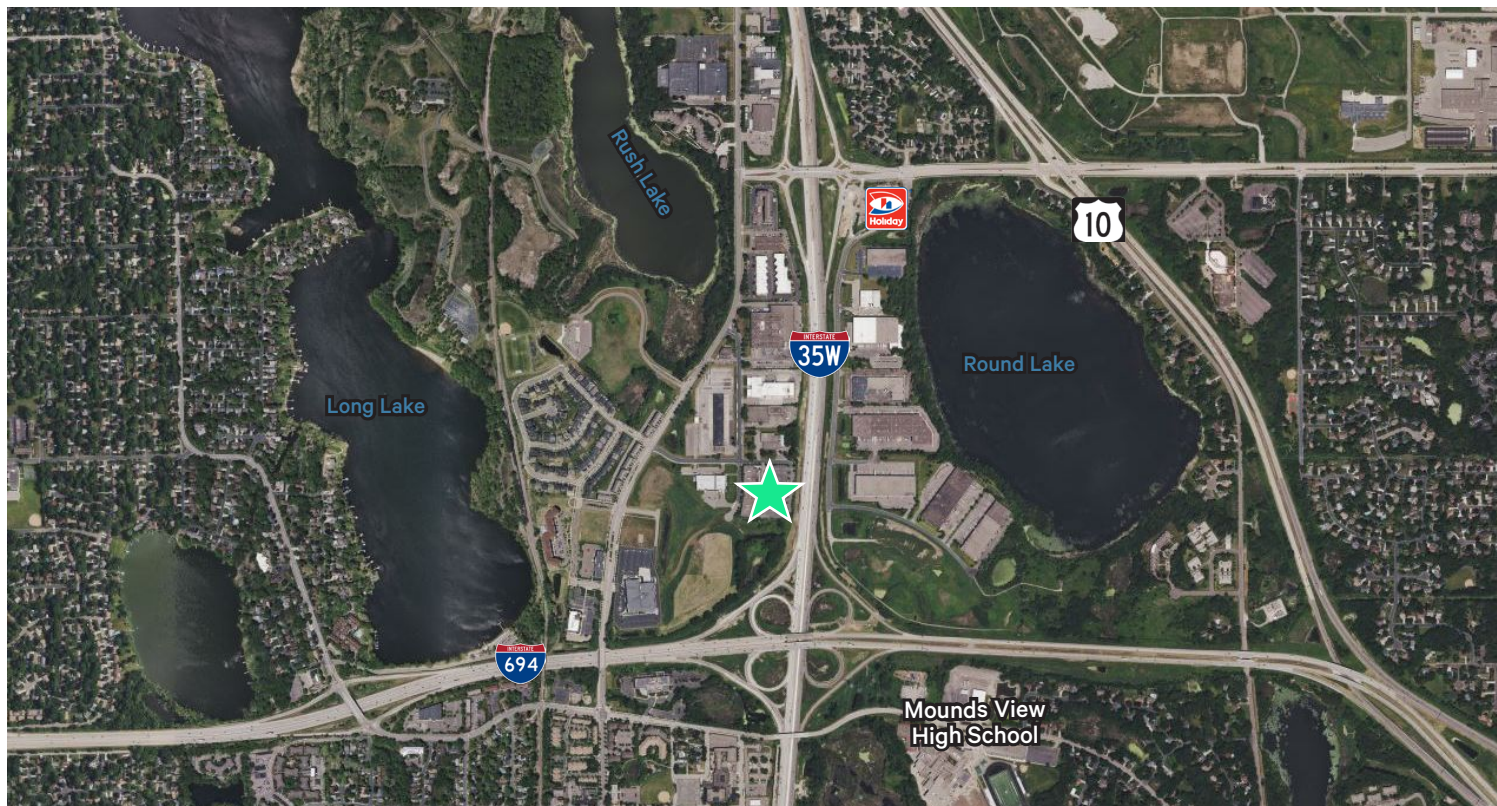
- + Year Built: 2008
- + Total building SF: 116,011 SF
- + Parking Stalls: 4/1,000
- + 2nd Floor 3,784 RSF available
- + Class A office finish
- + An Edgewood REIT owned and managed by MSP
- + Amenities include large common conference and training rooms, access to showers/lockers/fitness, common cafeteria with outdoor patio and main lobby, wellness room
- + Move-in ready
- + Upgraded common area
- + Easy, convenient access to I-35W at Hwy 96
- + Freeway visibility to I-35W
- + Long Lake Regional Park nearby with recreational areas, and walking/biking trails

## Property Highlights

- + Sprinklered building
- + 9' ceilings
- + Comcast Fiber and Century Link on site.
- + Available now
- + Net Rent: \$14.50-\$15.50
- + Coop agents welcome
- + 2025 Est Tax/Cam/Utilities: \$9.40 (taxes \$3.11/CAM & utilities \$6.29). In suite cleaning is extra.
- + Corporate neighbors include DSI (Harvard Bioscience), API Group, CSI, Medtronic, Boston Scientific, Risdall Marketing Group, Pentair
- + Hotels nearby: Homewood Suites, Quality Inn & Suites, Budget Host, LivInn Hotel, AmericInn, Days Inn, Hilton Hotel walking distance to building
- + Restaurants nearby: Dairy Queen, Cowboy Jack's, Perkins, McDonald's, Five Guys, Wendy's, Raising Cane's, The Exchange, PHO 400, Chipotle, White Castle, Sonic, Adagio's Pizza Factory, BruHouse, Limu Coffee, Caribou, Solomons Bakery, The Tavern, Baldamar, Lucky 13
- + Common area factor 1.13
- + New electric car charging stations on site
- + Suite contains: Herman Miller workstations, Desk chairs in place, IT room, Two private offices existing, Storage room with shelving exiting



## Area Map



## Floor Plan

**2nd Floor: 3784 RSF Available**

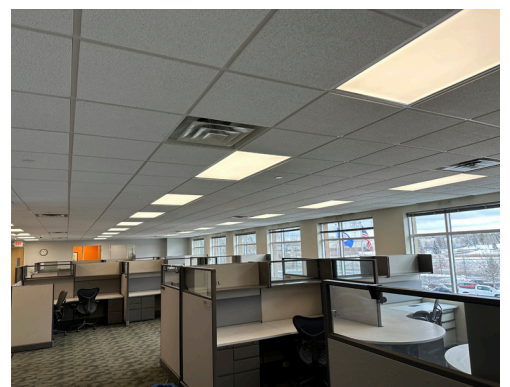




**New Brighton Office Center**  
119 14th St NW | New Brighton, MN 55112

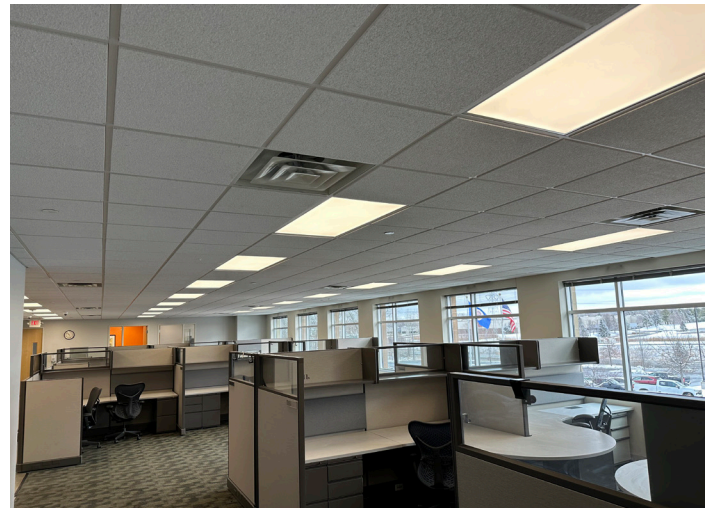
For Lease

## Interior Photos





**Interior Photos**



## Demographics



### POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	5,352	71,770	202,246
2029 Population - Five Year Projection	5,403	73,742	206,471
2020 Population - Census	5,396	71,257	199,356
2010 Population - Census	4,598	65,933	183,180
2020-2024 Annual Population Growth Rate	-0.19%	0.17%	0.34%
2024-2029 Annual Population Growth Rate	0.19%	0.54%	0.41%



### HOUSEHOLDS

2024 Households - Current Year Estimate	2,118	28,100	80,862
2029 Households - Five Year Projection	2,123	28,698	82,291
2020 Households - Census	2,130	28,216	80,102
2010 Households - Census	1,822	26,432	74,825
2020-2024 Compound Annual Household Growth Rate	-0.13%	-0.10%	0.22%
2024-2029 Annual Household Growth Rate	0.05%	0.42%	0.35%
2024 Average Household Size	2.48	2.46	2.45



### HOUSEHOLD INCOME

2024 Average Household Income	\$104,868	\$119,101	\$118,680
2029 Average Household Income	\$121,145	\$137,596	\$135,639
2024 Median Household Income	\$71,607	\$88,030	\$87,599
2029 Median Household Income	\$83,521	\$101,634	\$100,319
2024 Per Capita Income	\$42,403	\$47,093	\$47,616
2029 Per Capita Income	\$48,588	\$54,058	\$54,239



### HOUSING UNITS

2024 Housing Units	2,210	29,678	84,921
2024 Vacant Housing Units	92 4.2%	1,578 5.3%	4,059 4.8%
2024 Occupied Housing Units	2,118 95.8%	28,100 94.7%	80,862 95.2%
2024 Owner Occupied Housing Units	1,318 59.6%	18,471 62.2%	54,837 64.6%
2024 Renter Occupied Housing Units	800 36.2%	9,629 32.4%	26,025 30.6%



### EDUCATION

2024 Population 25 and Over	3,669	49,450	141,850
HS and Associates Degrees	1,899 51.8%	22,725 46.0%	67,188 47.4%
Bachelor's Degree or Higher	1,455 39.7%	24,649 49.8%	67,268 47.4%



### PLACE OF WORK

2024 Businesses	244	2,188	6,999
2024 Employees	5,019	39,821	114,704



## New Brighton Office Center

119 14th St NW | New Brighton, MN 55112

For Lease



## Contact Us

### Jerry Driessen

First Vice President

+1 612 382 7526

gerald.driessen@cbre.com

### John Ryden

Senior Vice President

+1 952 924 4641

john.ryden@cbre.com

### Maxx Schindel

Associate Broker

+1 218 232 6901

maxx.schindel@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.