

# FOR LEASE

4900 Highway 169 | New Hope, MN 55428

**668 - 1,519 SF AVAILABLE**



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# SPACE FEATURES

4900 Highway 169 N | New Hope, MN 55428

## Building Information

Building Size 28,236 rsf

Year Built 1980

## Lease Terms

Rate \$12.00/sf

Space Available

**First Floor**  
Suite 106: 820 rsf

**Second Floor**  
Suite 200: 574 rsf  
Suite 210: 1,006 rsf  
Suite 235: 1,519 rsf

**Third Floor**  
Suite 307: 1,373 rsf

2025 Tax/Operating Expenses \$10.36 psf

- Easy access to Hwy 169
- On-site management
- Building conference room
- Controlled entry/access
- Office/medical use
- Remodeled corridors
- Recently replaced HVAC units
- Elevator renovation completed in 2023
- Five (5) minutes from Maple Grove & Plymouth

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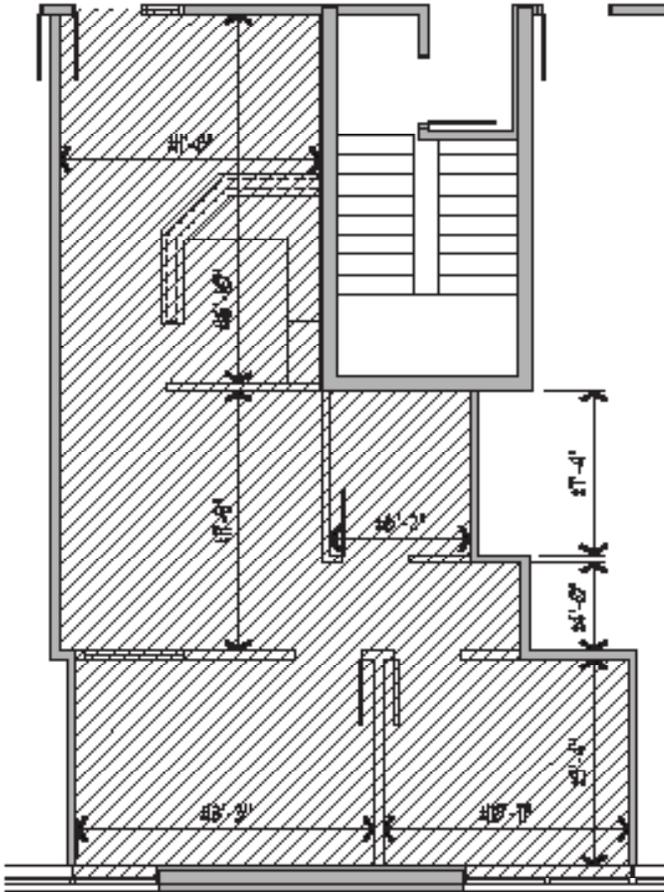
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# FLOOR PLAN - SUITE 106

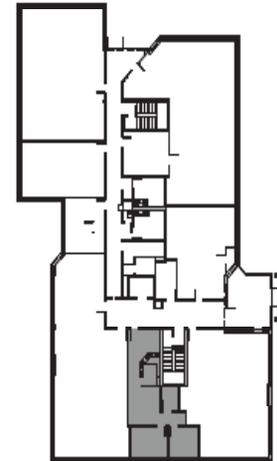
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SUITE 106

OFFICE SPACE	820 RSF
TOTAL SPACE	820 RSF

BLDG PLAN



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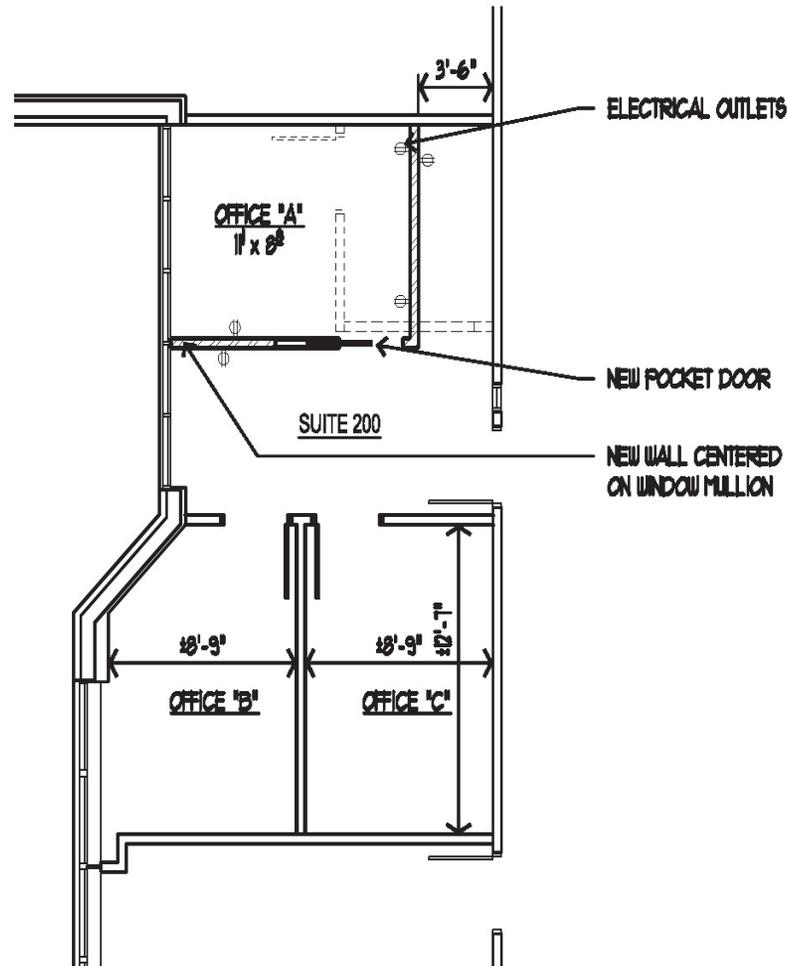
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# FLOOR PLAN - SUITE 200

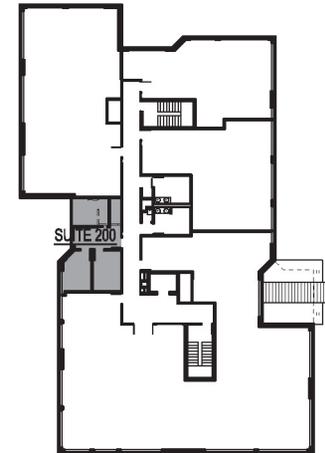
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## SUITE 200

OFFICE SPACE	574 RSF
TOTAL SPACE	574 RSF

## BLDG PLAN



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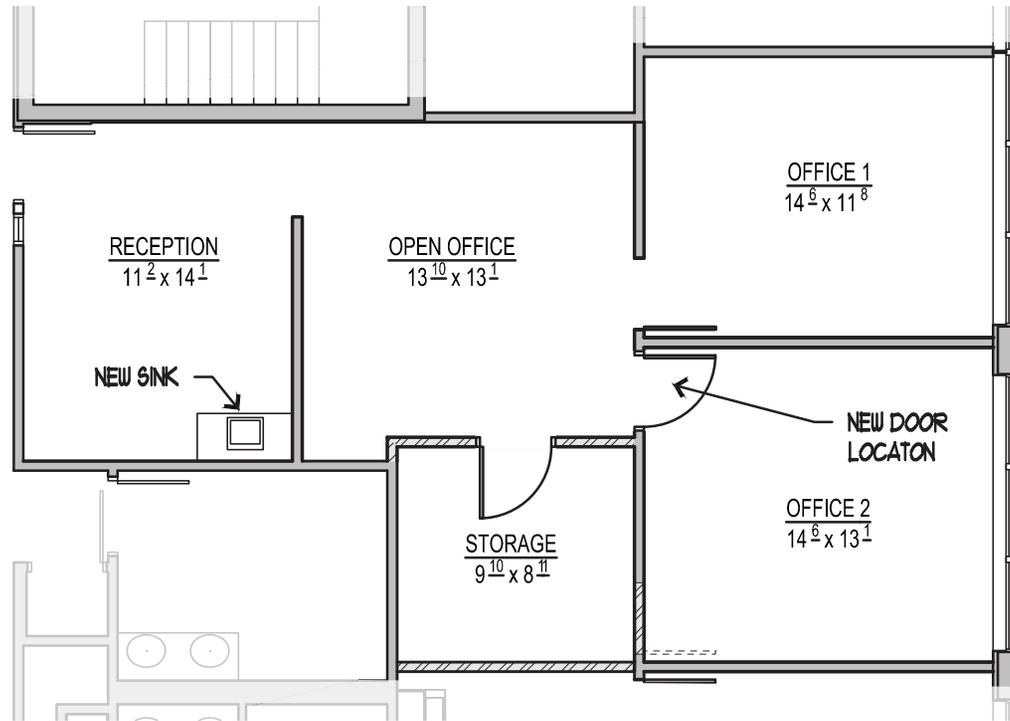
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# FLOOR PLAN - SUITE 210

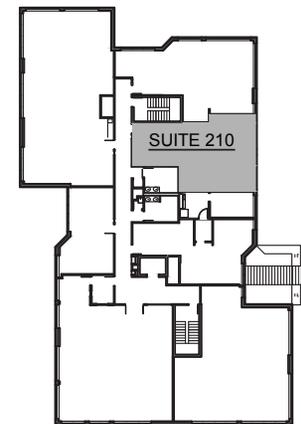
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## SUITE 210

OFFICE SPACE	1,006 RSF
TOTAL SPACE	1,006 RSF

## BLDG PLAN



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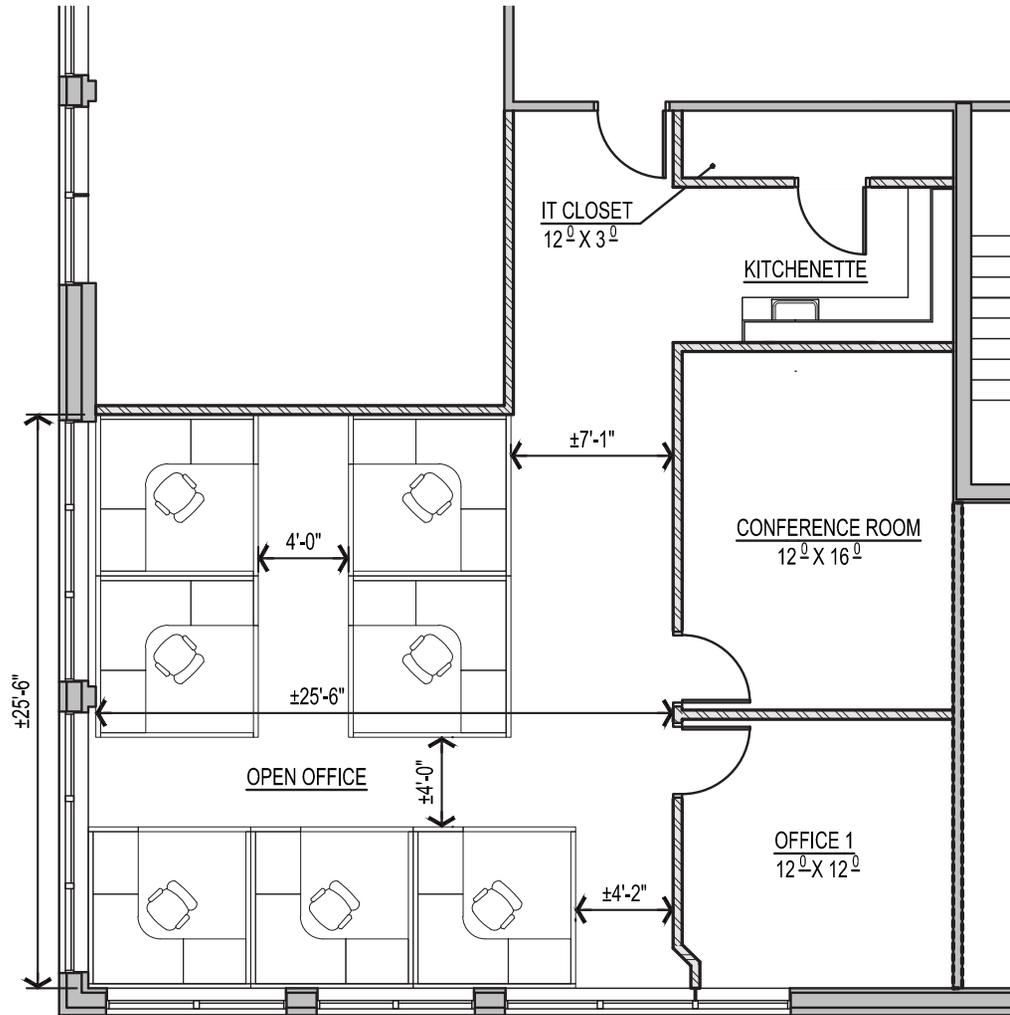
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# FLOOR PLAN - SUITE 235

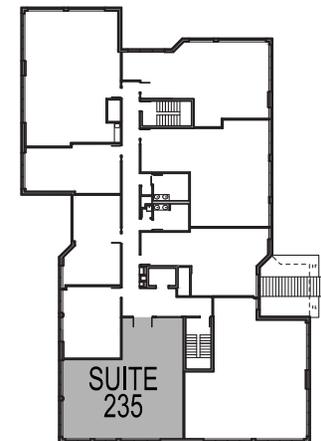
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## SUITE 235

OFFICE SPACE	1,519 RSF
TOTAL SPACE	1,519 RSF

## BLDG PLAN



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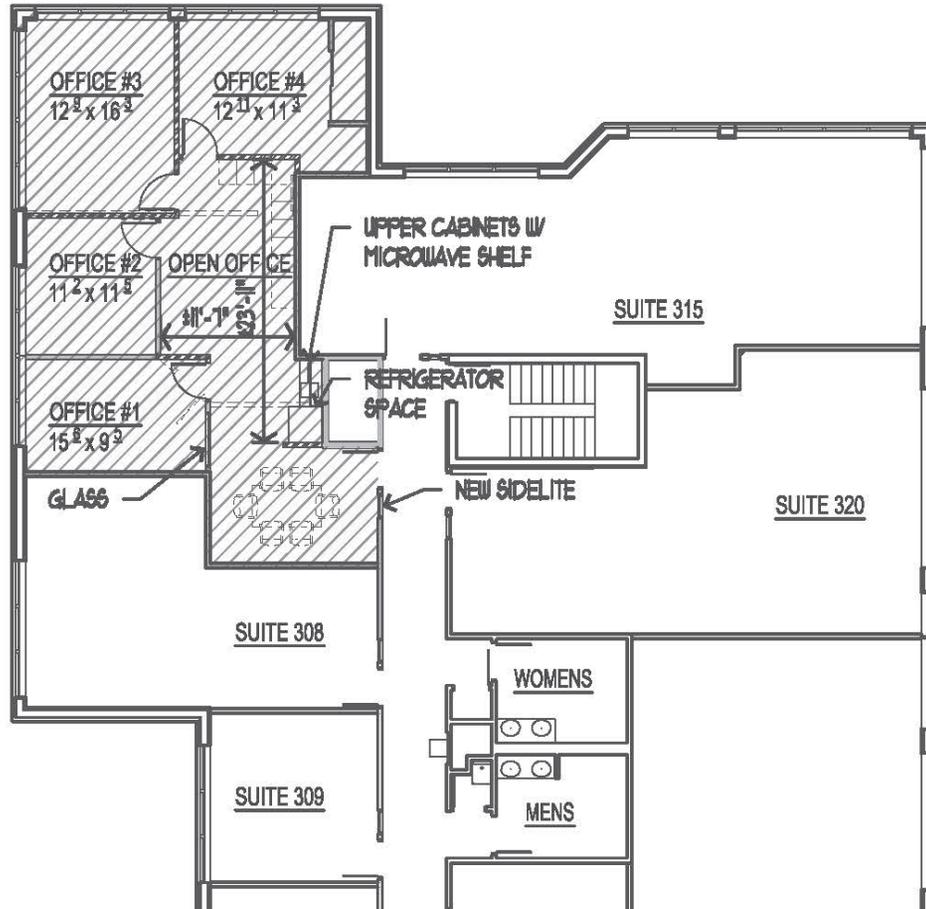
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# FLOOR PLAN - SUITE 307

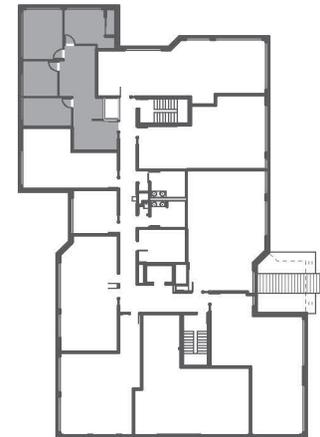
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## SUITE 307

OFFICE SPACE	1,373 RSF
TOTAL SPACE	1,373 RSF

## BLDG PLAN



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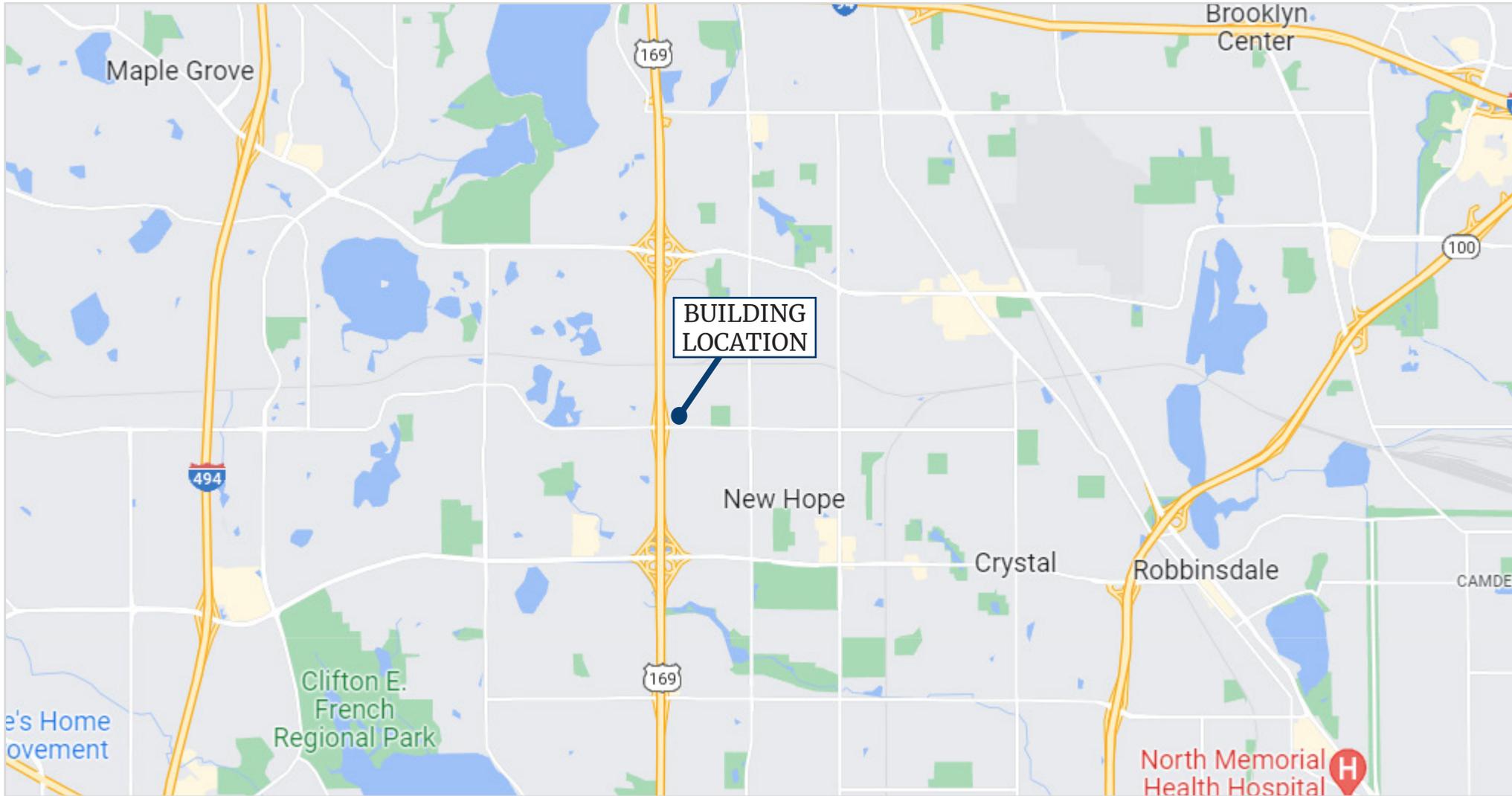
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# MAP

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# DEMOGRAPHICS

4900 Highway 169 N | New Hope, MN 55428



**8,982**

Total Businesses



**148,772**

Total Employees

## KEY FACTS

**242,027**

Population

**37.9**

Median Age

**2.5**

Average Household Size

**\$89,007**

Median Household Income

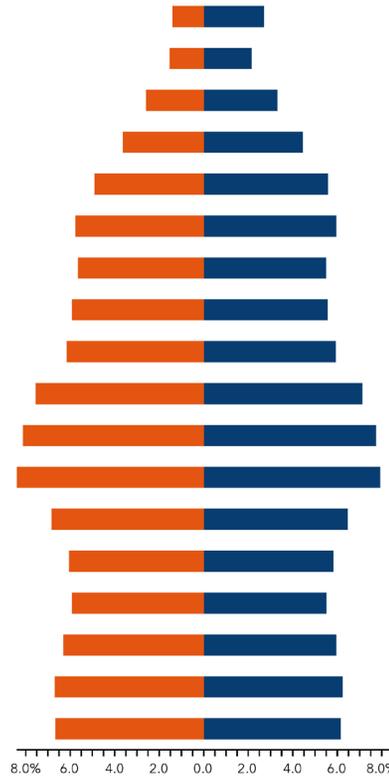
This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2024, 2029.

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Data reported within 5 mile radius

*The 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.*

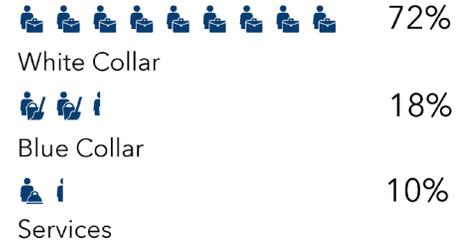
## AGE PYRAMID



**The largest group:** 2024 Males Age 30-34  
**The smallest group:** 2024 Males Age 85+

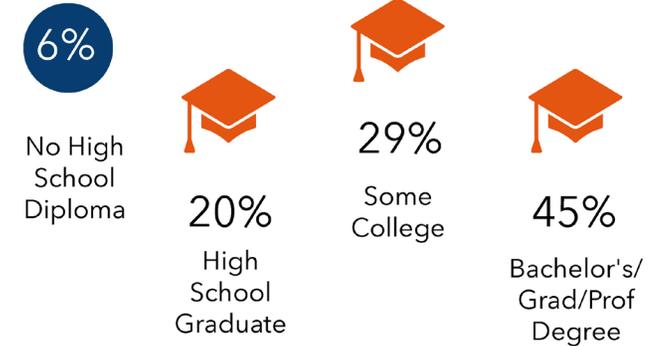
## EMPLOYMENT & EDUCATION

### EMPLOYMENT



**3.6%**  
Unemployment Rate

### EDUCATION



Datasource: ESRI

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