

**FOR LEASE**

Owned and Operated by



# Lakeview Business Campus II

711 5th Street SW, New Brighton, MN 55112

## 9,961 SF



**LEASING INFO  
& CONTACT**

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



### PROPERTY OVERVIEW

Lakeview Business Campus II is a 54,579 SF high image office/warehouse building located in a Business park setting with easy access to Interstate I-35W, I-694 and Hwy 36

- > 9,961 SF space available
- > Heavy finish
- > Heavy parking
- > Ribbon glass line
- > Immediate access to Interstate 35W, I-694 and Hwy 36
- > High visibility
- > Business park setting



**Building Size:**  
54,579 SF



**Available SF:**  
9,961 SF Total



**Parking:**  
130 stalls  
(2.37/1,000 SF)



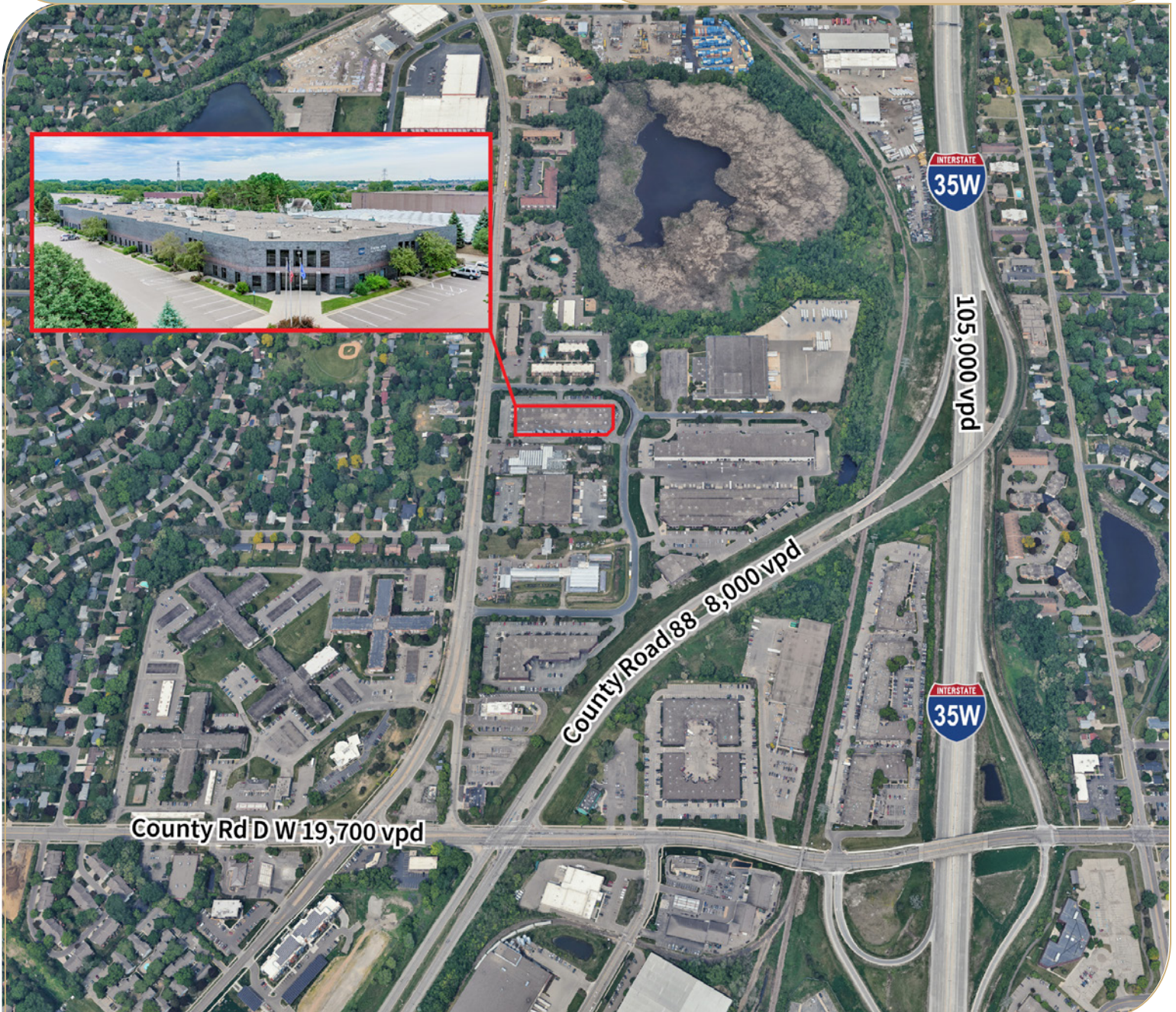
**Clear Height:**  
18'



**Lease Rate:**  
Negotiable

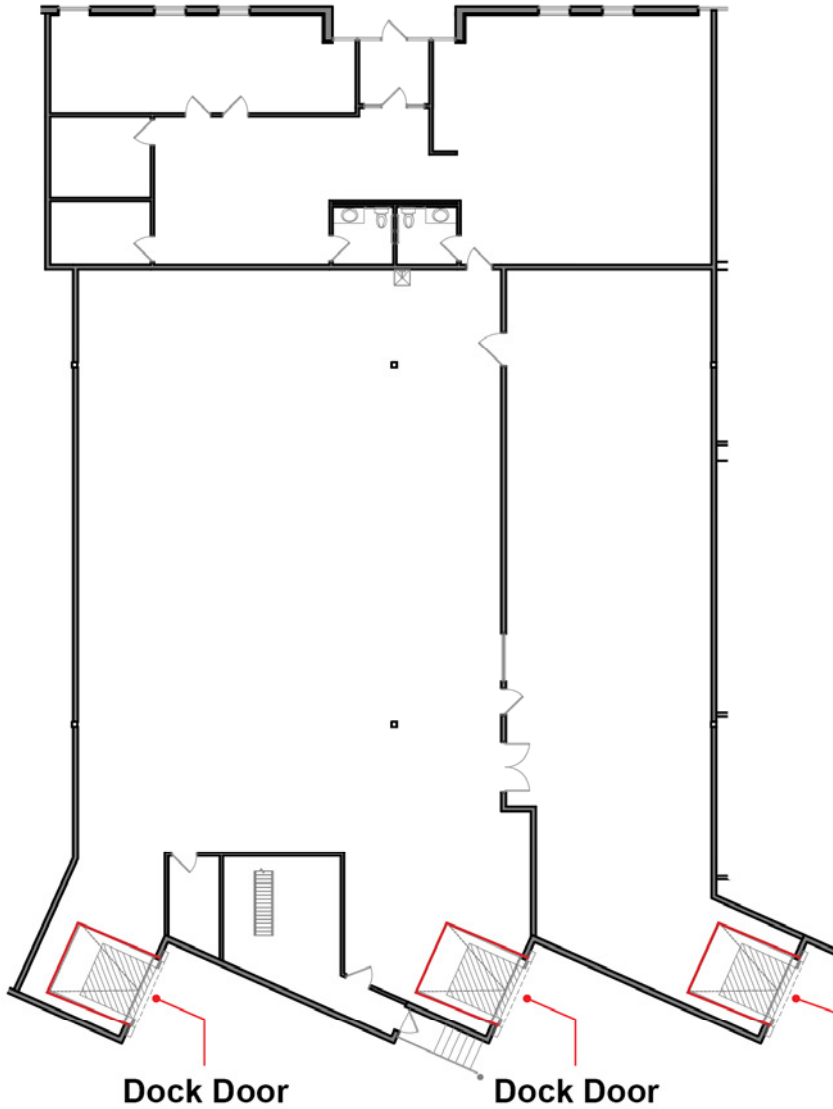


**2024 Tax & CAM:**  
\$5.63 PSF





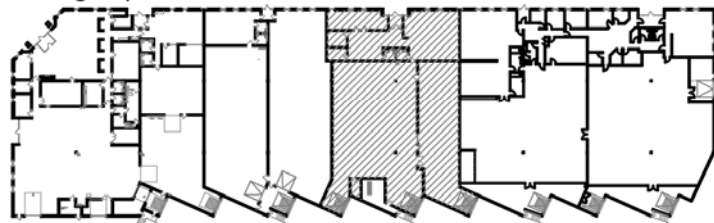
# FLOOR PLAN

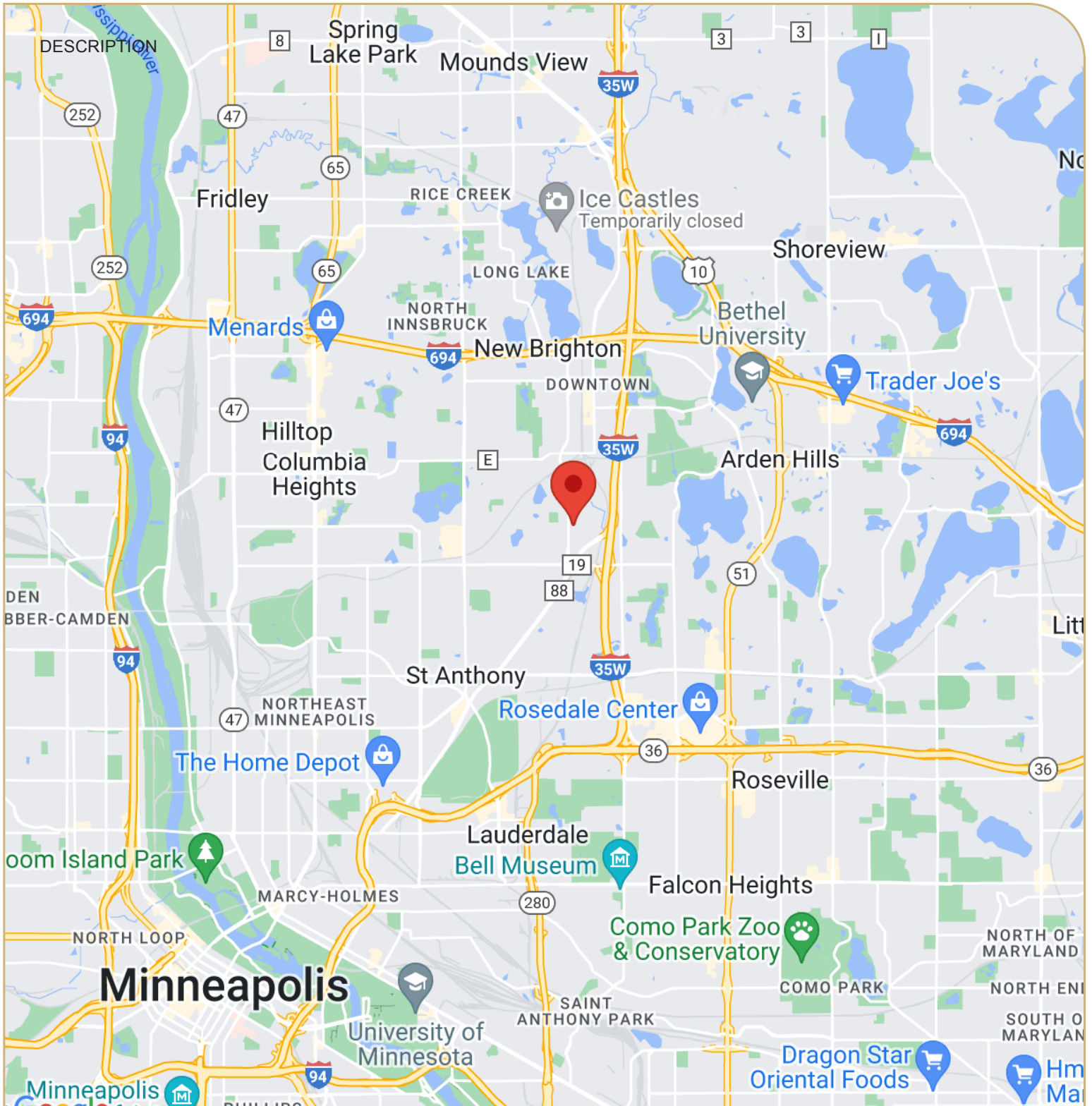


**SUITE 300**  
**9,961 SF Total**  
2,660 SF Office  
7,301 SF Warehouse  
Three (3) Dock Doors

**Available Now**

Building Key:





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