

New Brighton Office Center

119 14th St NW | New Brighton, MN 55112

2nd Floor: 3,784 RSF Available



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For Sublease



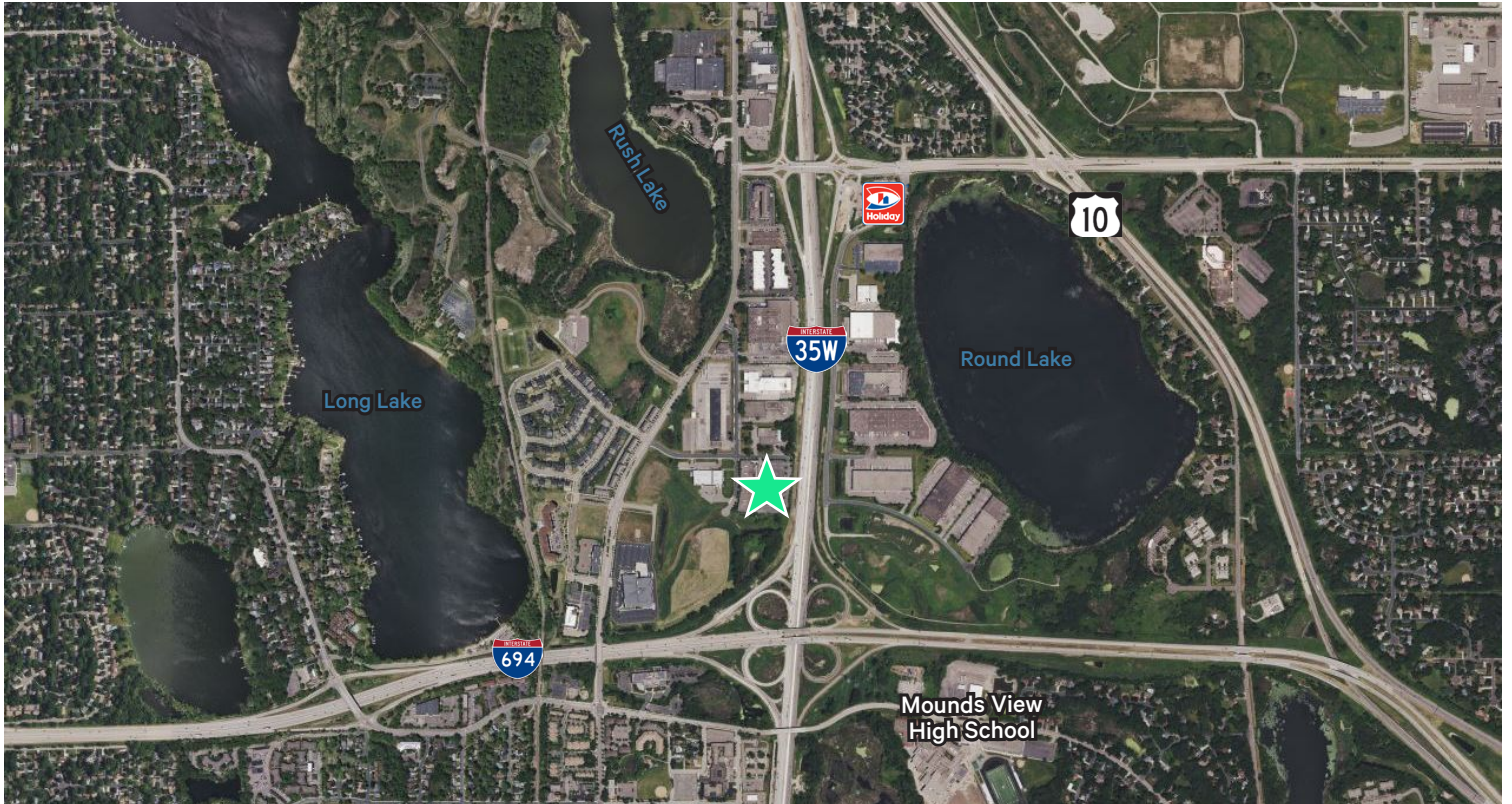
Property Overview

- + 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
- + Lease expiration date 11/30/2025. Landlord open to longer term.
- + 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
- + 2024 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

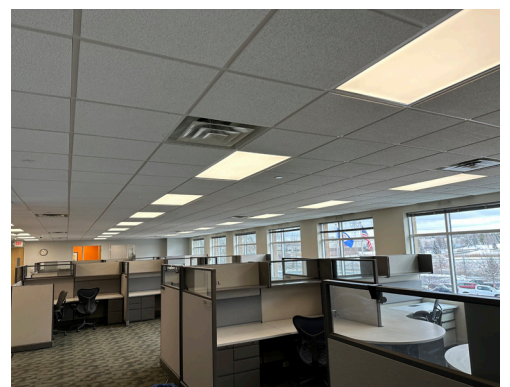
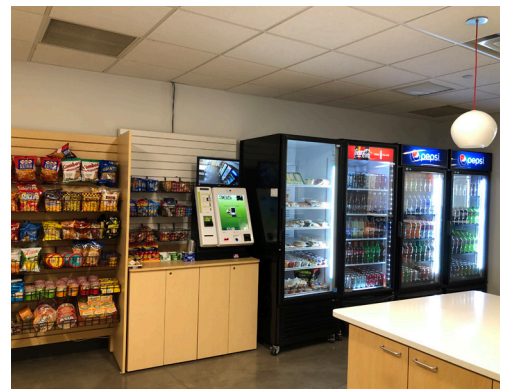


Floor Plan

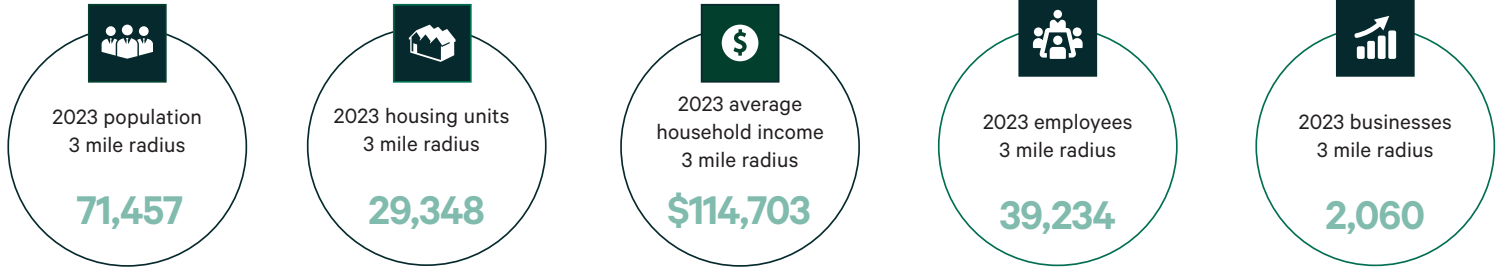
2nd Floor: 3784 RSF Available



Interior Photos



Demographics



	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Population - Current Year Estimate	6,066	71,457	201,839
2028 Population - Five Year Projection	6,197	72,639	205,244
2020 Population - Census	6,018	70,786	199,418
2010 Population - Census	5,214	65,339	183,244
2020-2023 Annual Population Growth Rate	0.24%	0.29%	0.37%
2023-2028 Annual Population Growth Rate	0.43%	0.33%	0.34%
HOUSEHOLDS			
2023 Households - Current Year Estimate	2,540	28,116	80,938
2028 Households - Five Year Projection	2,598	28,726	82,527
2010 Households - Census	2,193	26,236	74,900
2020 Households - Census	2,499 96.0%	28,045 96.3%	80,192 96.3%
2020-2023 Compound Annual Household Growth Rate	0.50%	0.08%	0.29%
2023-2028 Annual Household Growth Rate	0.45%	0.43%	0.39%
2023 Average Household Size	2.34	2.44	2.44
HOUSEHOLD INCOME			
2023 Average Household Income	\$102,287	\$114,703	\$114,066
2028 Average Household Income	\$115,658	\$131,363	\$129,931
2023 Median Household Income	\$66,359	\$81,736	\$81,443
2028 Median Household Income	\$75,504	\$92,952	\$91,720
2023 Per Capita Income	\$42,085	\$45,465	\$45,884
2028 Per Capita Income	\$47,623	\$52,332	\$52,395
HOUSING UNITS			
2023 Housing Units	2,632	29,348	84,534
2023 Vacant Housing Units	92 3.5%	1,232 4.2%	3,596 4.3%
2023 Occupied Housing Units	2,540 96.5%	28,116 95.8%	80,938 95.7%
2023 Owner Occupied Housing Units	1,689 64.2%	19,021 64.8%	58,088 68.7%
2023 Renter Occupied Housing Units	851 32.3%	9,095 31.0%	22,850 27.0%
EDUCATION			
2023 Population 25 and Over	4,420	50,913	145,731
HS and Associates Degrees	2,311 52.3%	23,734 46.6%	69,713 47.8%
Bachelor's Degree or Higher	1,830 41.4%	25,074 49.2%	69,091 47.4%
PLACE OF WORK			
2023 Businesses	247	2,060	6,951
2023 Employees	7,456	39,234	119,614

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