

LAKEVIEW BUSINESS CAMPUS IV

MINNEAPOLIS
NORTHEAST

601 Campus Drive
New Brighton, MN 55112



FOR LEASE

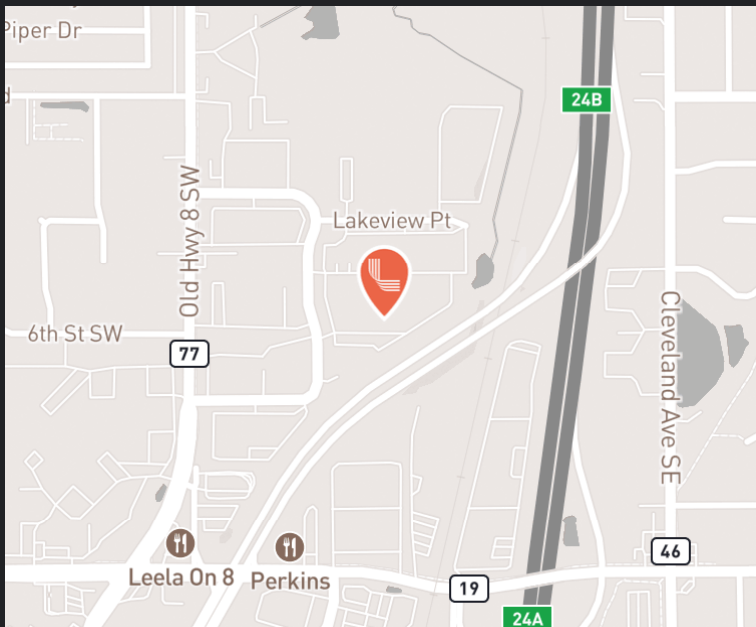
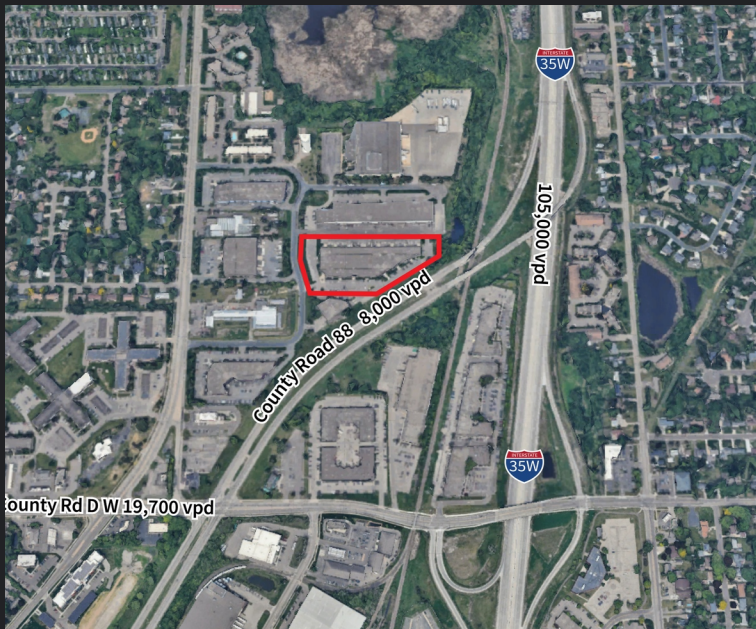
Suite 1200

7,742 SF



LEASED BY





BUILDING SPECIFICATIONS

Building SF	87,757 SF
Available SF	7,742 SF
Warehouse SF	3,600 SF
Office SF	4,142 SF
Loading	Three (3) dock doors One (1) drive-in
Clear Height	24'
Power	200 AMP, 480/277 volt
Column Spacing	40' x 45'
Lease Rate	Negotiable
2026 Tax/CAM	\$5.28

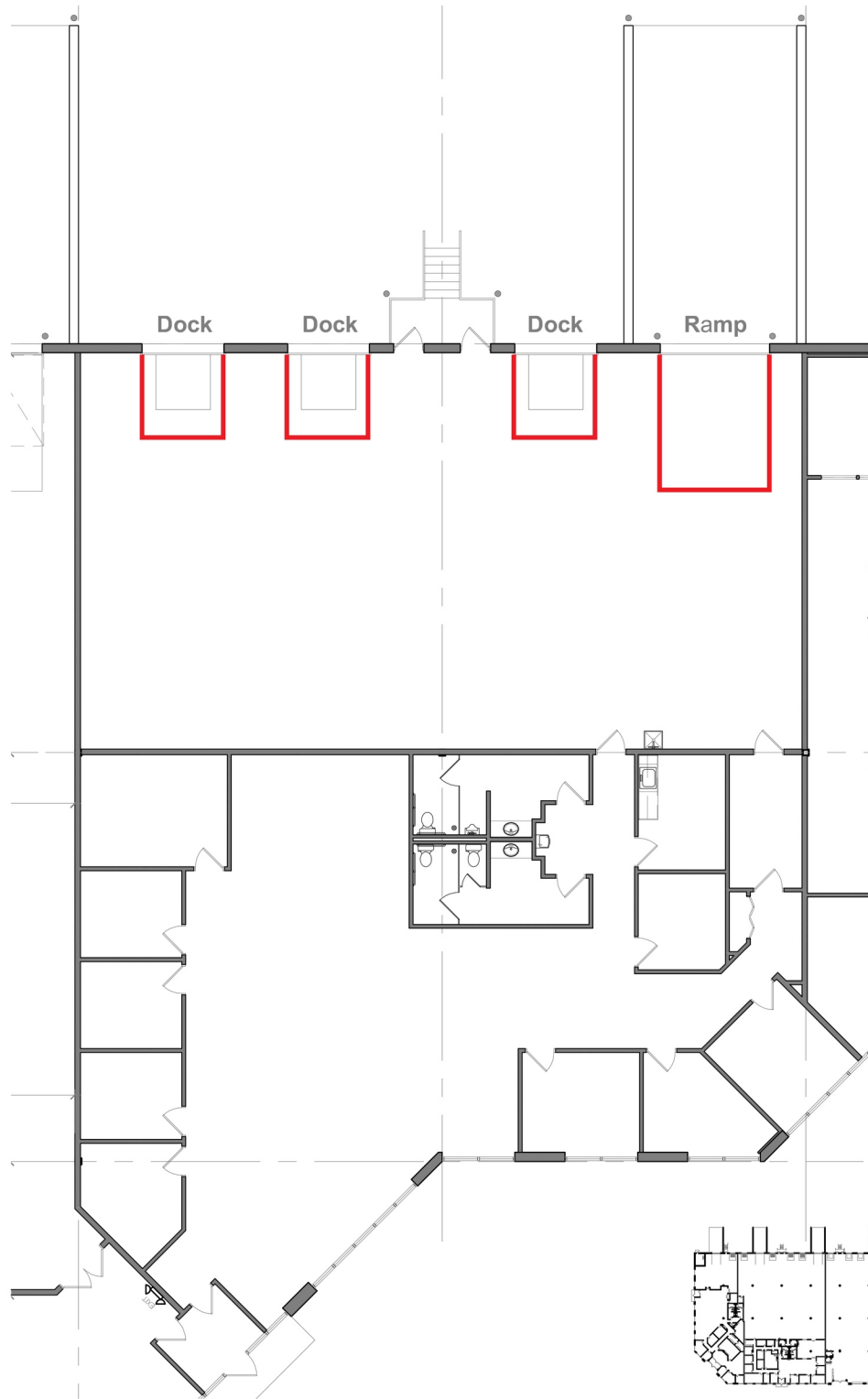
Lakeview Business Campus IV is a 87,757 SF high image office/warehouse building located in a Business park setting with easy access to Interstate I-35W, I-694 and Hwy 36

FOR LEASE

7,742 SF

- ➔ Convenient location: Immediate access to I-35W, Hwy 280 and Hwy 36
- ➔ Heavy parking with a large truck court
- ➔ Floor to ceiling, one way ribbon glass

FLOOR PLAN



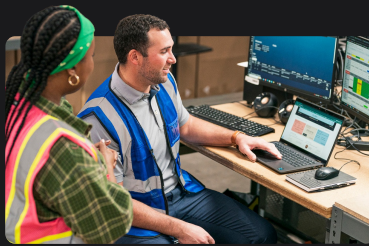
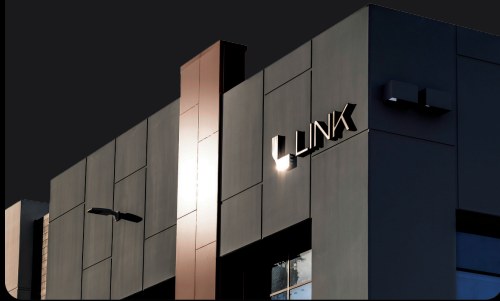
4,142 SF Office
3,600 SF Warehouse
7,742 SF Total

Three (3) dock doors
One (1) drive-in door

Committed to Driving Value for Our Customers

Properties with a Competitive Edge

Our scale, proprietary data and local relationships allow our 1,200+ skilled team members to help customers stay ahead of market trends.

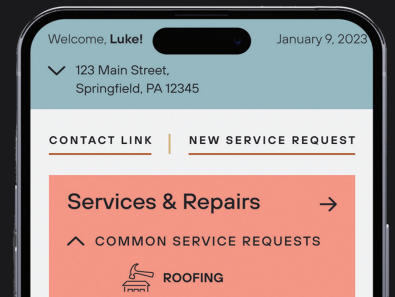


Best-in-Class Customer Service

Our on-the-ground regional teams provide you with local expertise, leveraging data-driven insights to find the right solutions for your business.

Link+

Our digital customer experience platform provides easy access to your property management teams, lease documents, billing and service requests. Sign up today!



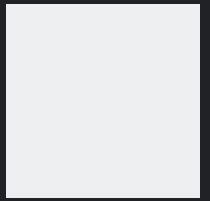
500 Million Square Foot Portfolio

Energy Solutions

Our comprehensive energy and utility management program enables customers to achieve savings and access our in-house sustainability experts. Enroll through Link+.



CONTACT INFORMATION



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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.



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