

For Sale and Lease



8665 Hudson Blvd. N. Lake Elmo, MN 55042

Description:

Beautiful office/medical building with great exposure to I-94 and its 90,000+ vehicles per day. High speed internet available with fiber and/or cable. Owner occupant possible with Suite 210 available. Excellent tenant mix, all in good standing. New membrane roof installed in 2022. Rooftop solar panels installed in 2024 for energy conservation. ADA compliant entry door upgrades in 2025. Updated common areas with high end finishes. Call Mick Lynskey at 651-210-0075 for a private showing.

PURCHASE PRICE:	\$6,299,000	Taxes:	2026- \$144,022 (\$5.59 per square foot)
Main Floor:	13,048 Square Feet	CAM:	\$9.36 Per Square Foot (estimate)
2nd Floor:	12,510 Square Feet	Year Built:	2007
Total Leasable Square feet:	25,558 Square Feet	Zoning:	BP (Business Park)
Current Available Space:	2,598 Sq. ft. (Suite 210)	Parking Ratio:	3.8 per 1000 sq. ft. (97 stalls)
Lot:	2.05 Acres	Elevator:	Yes
Annual NOI:	\$461,565	Utilities:	City Sewer/City Water
Cap Rate:	7.33%	P.I.D.:	33.029.21.44.0037

** All information deemed reliable but not guaranteed**

CONTACT: MICK LYNSKEY
651.439.1412 • FAX 651.439.8071
PO BOX 36 • 118 S. MAIN ST. • STILLWATER, MINNESOTA 55082
LYNSKEYCLARK.COM







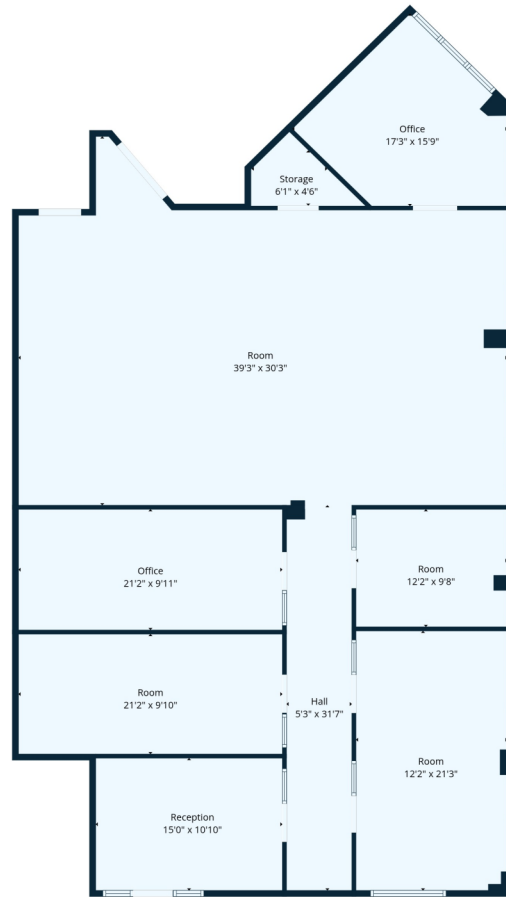
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Available Suite 210 - 2,598 RSF



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Floor Plan—Main Level



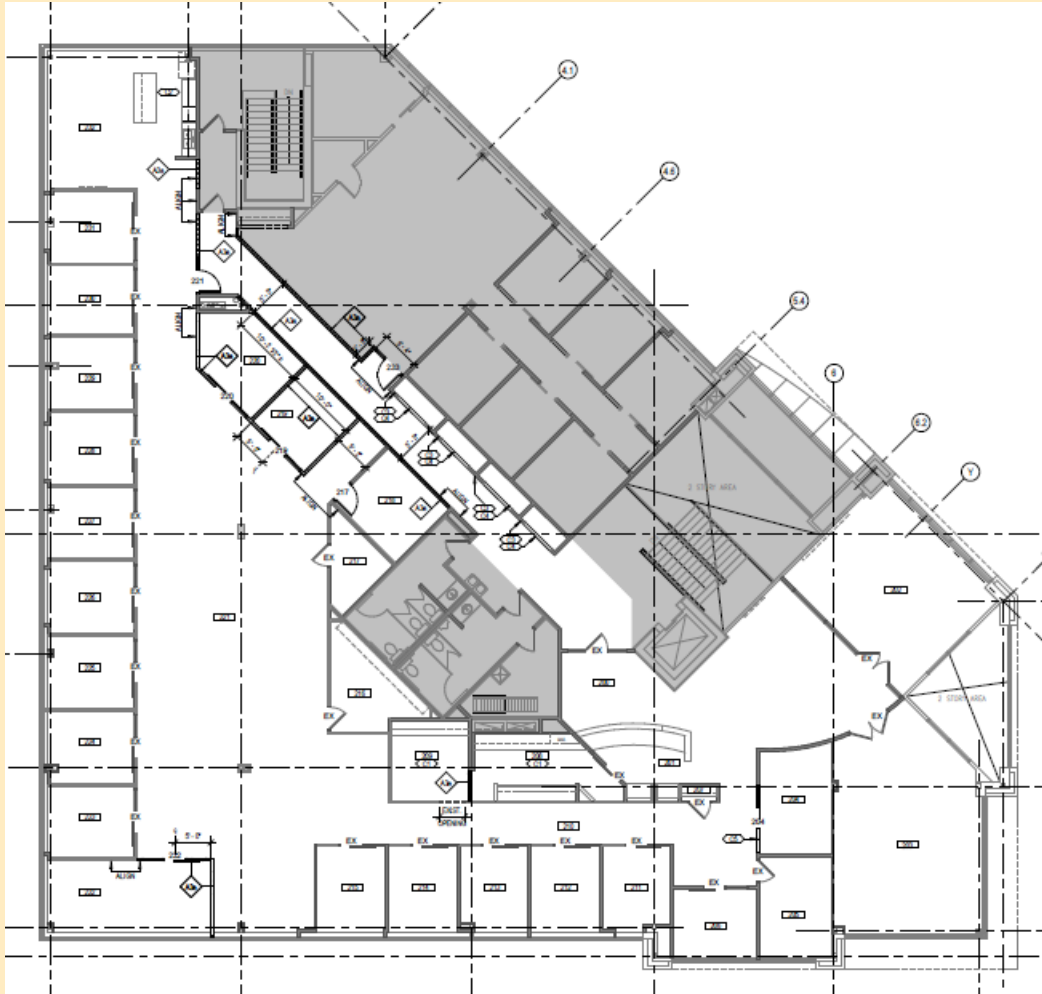
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Floor Plan—2nd Level



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Aerial



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