

**FOR SALE OR
BUILD-TO-SUIT**



TRANSWESTERN

REAL ESTATE
SERVICES



OFFICE/INDUSTRIAL

NEW BRIGHTON EXCHANGE

I-694 & I-35W, NEW BRIGHTON, MN

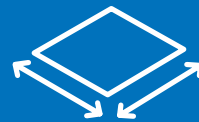
ERIC RAPP | FRANK RICHIE



IN DEMAND
BUILD-TO-SUIT
OPPORTUNITY



EXCELLENT
LOCATION



17.32
ACRES
AVAILABLE

PROPERTY SPECIFICATIONS

Building Information

The unique, build-to-suit or purchase opportunities represents the last availabilities for development in this strategically located, urban-suburban hub, surrounded by some of the best and brightest companies in the Twin Cities.

New Brighton Exchange is a professional business park in the heart of the Twin Cities, developed by the City of New Brighton. Ideally situated between both downtowns at the northwest quadrant of I-35W & I-694, the location allows for short commutes and unbeatable ease of access..

Property Summary

- **Potential Building Area:** 100,000 - 200,000 SF
- **Land Size:** Up to 17.32 Acres (754,459 SF)
- **PID:** 20-30-23-41-0021
- **Zoning:** NBE, New Brighton Exchange
- **Rental Rates:** Negotiable
- **Listing Price:** Negotiable

Property Features

- Flexible building design
- Office, tech or warehouse
- Perfect for corporate headquarters, medtech & specialty users
- Corner lot with high visibility from both I-694 & I-35W
- Convenient drive times to the entire metro area
- 100-acre master planned development
- Strategic infill location along I-694 & I-35W
- Over 230,000 vehicles passing by each day
- Extensive parks & trail systems nearby
- Local amenities include restaurants, hotels, retail, fitness centers, etc.



TENANT



THINKING BEYOND THE OBVIOUS

FOR MORE INFORMATION CONTACT:

ERIC RAPP, SIOR

612.359.1635

eric.rapp@transwestern.com

FRANK RICHIE

612.359.1674

frank.richie@transwestern.com