

# WINPARK OFFICE

3440 Winpark Drive | New Hope, MN 55428



**FOR SUB-LEASE**

**Net Rate: \$5.25 | CAM: \$3.03**



## PROPERTY DESCRIPTION

### SPACE SUMMARY

+6,810 SF of Tun-key office space available

Conference Room, Break Room,  
Multiple Private Offices & Work Area

### LOCATION SUMMARY

Easy access to HWY 169 & 100

1st Floor space with ample parking

### SUB-LEASE TERMS

Flexible Terms, MTM or long term

Economical Rates starting at  
\$5.25 PSF Net  
\$3.03 PSF CAM





This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



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6,810 SF AVAILABLE

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## INTERIOR VIEW



**FOR LEASE**  
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**CONTACT:**  
**320.257.5400**  
**RICEPROPERTIES.COM**

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## AERIAL / LOCATION



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