

FOR LEASE

Owned and Operated by



Lakeview Business Campus VI

575 Old Highway 8 SW, New Brighton, MN 55112

15,893 SF



LEASING INFO & CONTACT

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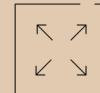


This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

PROPERTY OVERVIEW

Lakeview Business Campus VI is a 48,000 SF high image office/warehouse building located in a Business park setting with easy access to Interstate I-35W, I-694 and Hwy 36

- > 15,893 SF space available
- > Convenient location
- > Fenced-in truck court with outside storage potential
- > Abundant parking
- > Heavy power
- > Dock levelers & weather seals
- > Immediate access to I-35W and I-694
- > Business park setting



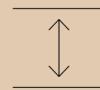
Building Size:
48,000 SF



Available SF:
15,893 SF Total



Parking:
122 stalls
(2.54/1,000 SF)



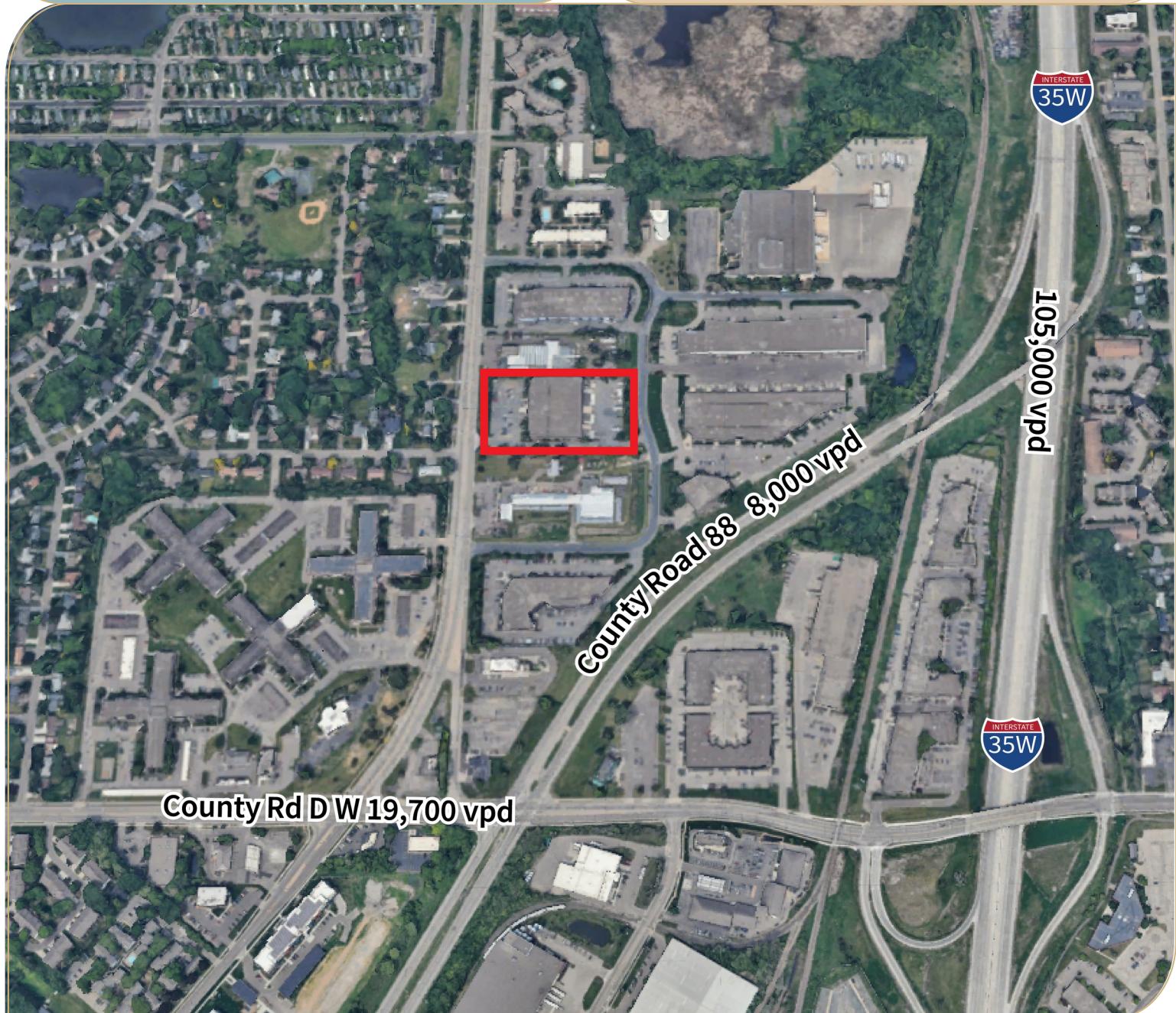
Clear Height:
24'



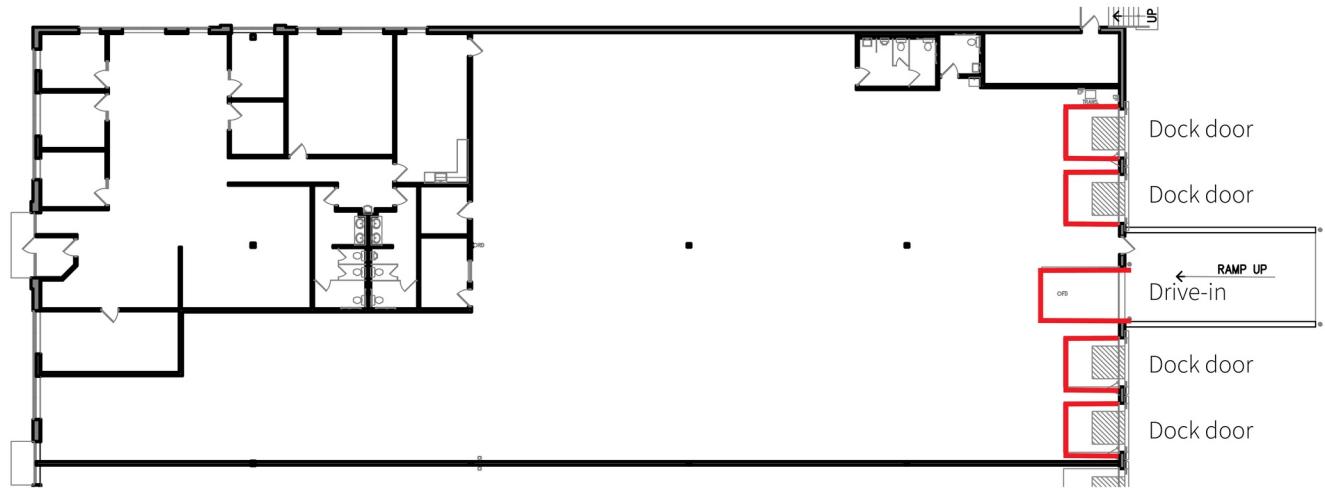
Lease Rate:
Negotiable



2025 Tax & CAM:
\$5.38 PSF



FLOOR PLAN



SUITE 200

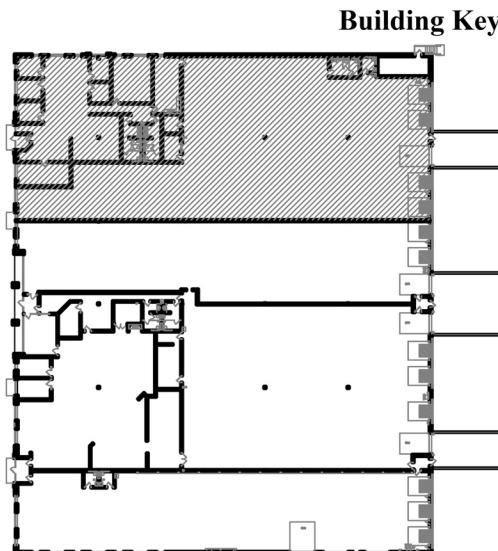
15,893 SF Total

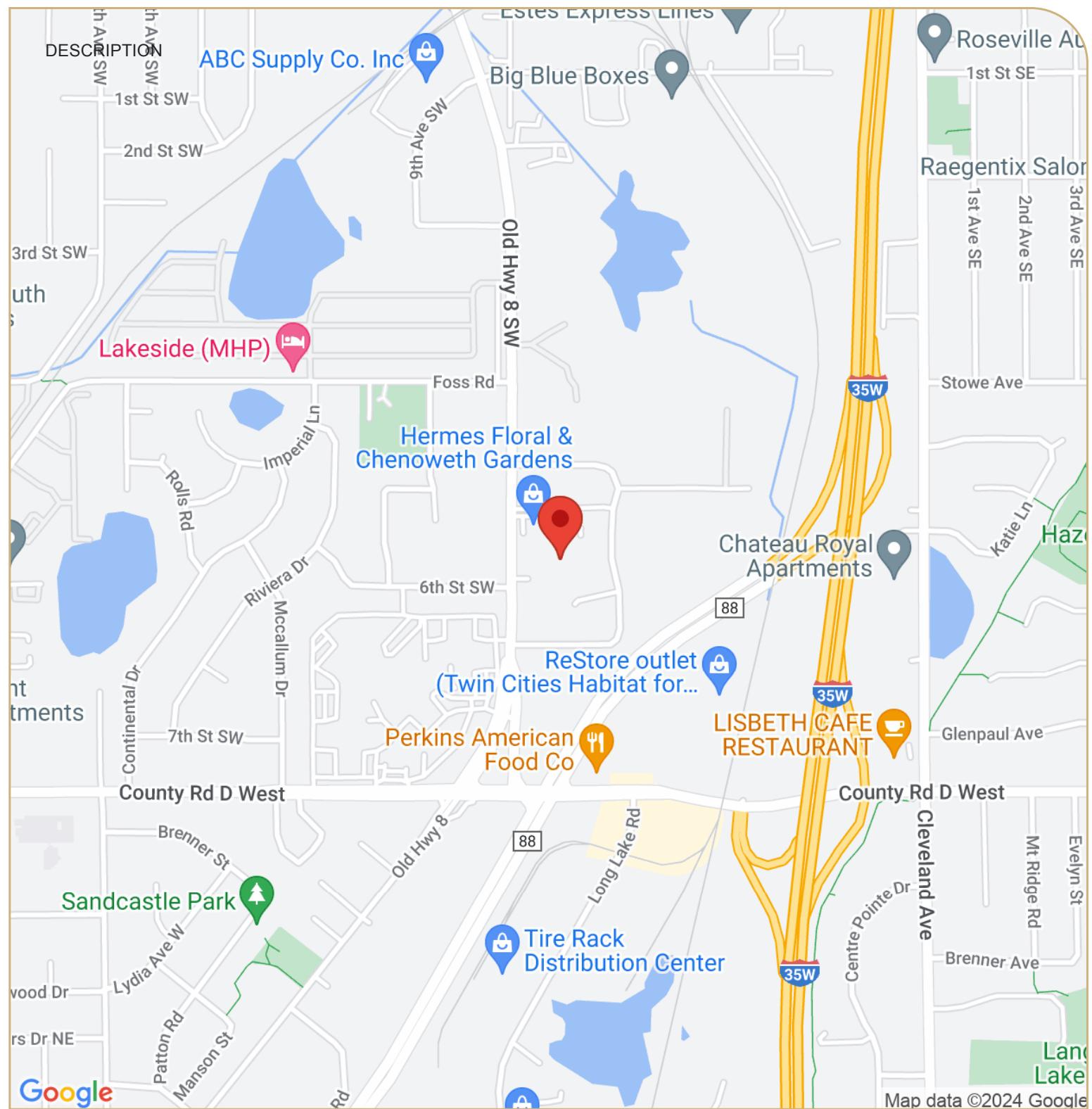
4,726 SF Office

11,167 SF Warehouse

Four (4) Dock Doors

One (1) Drive-ins





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