

**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)



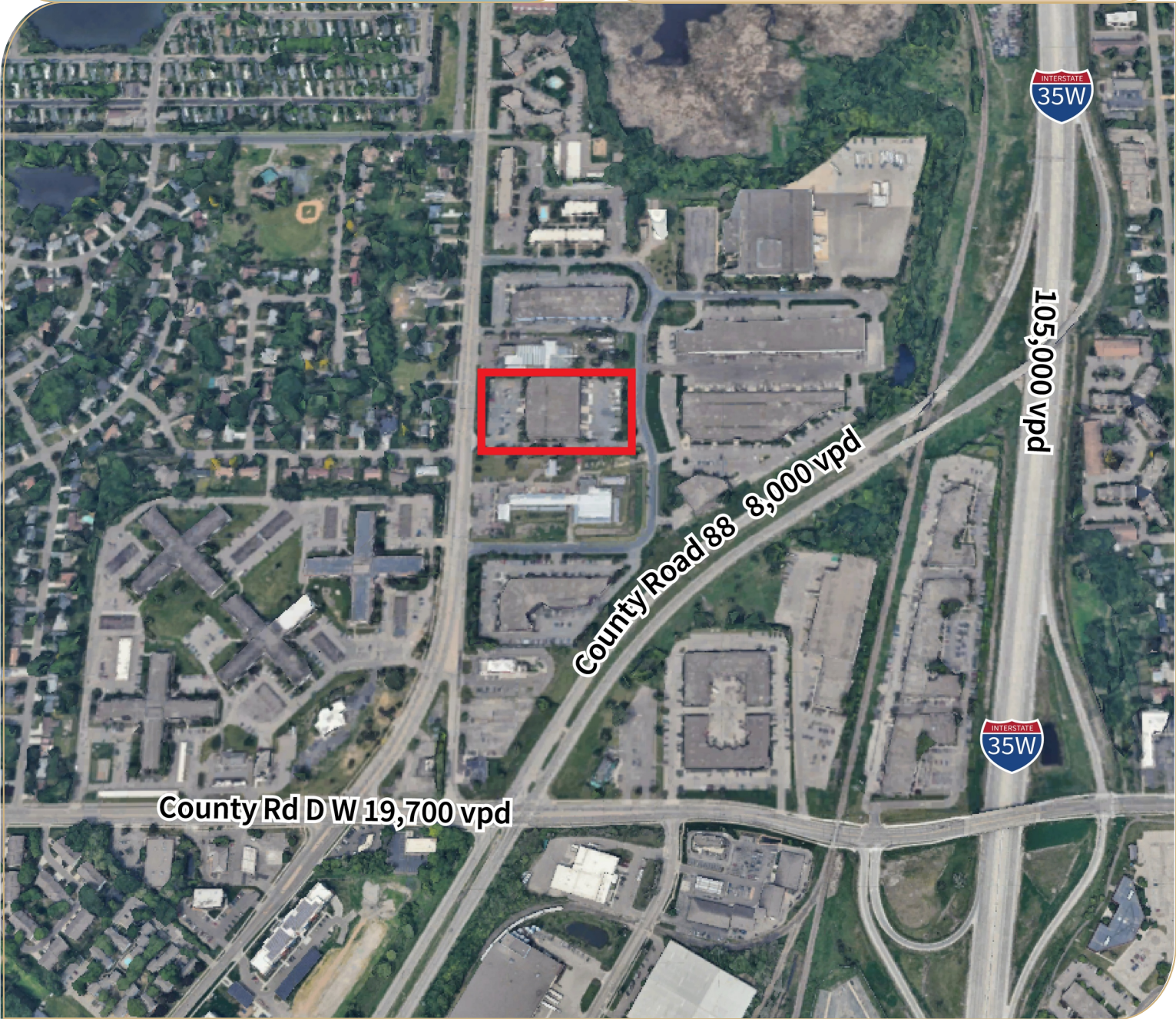
Clear Height:  
24'



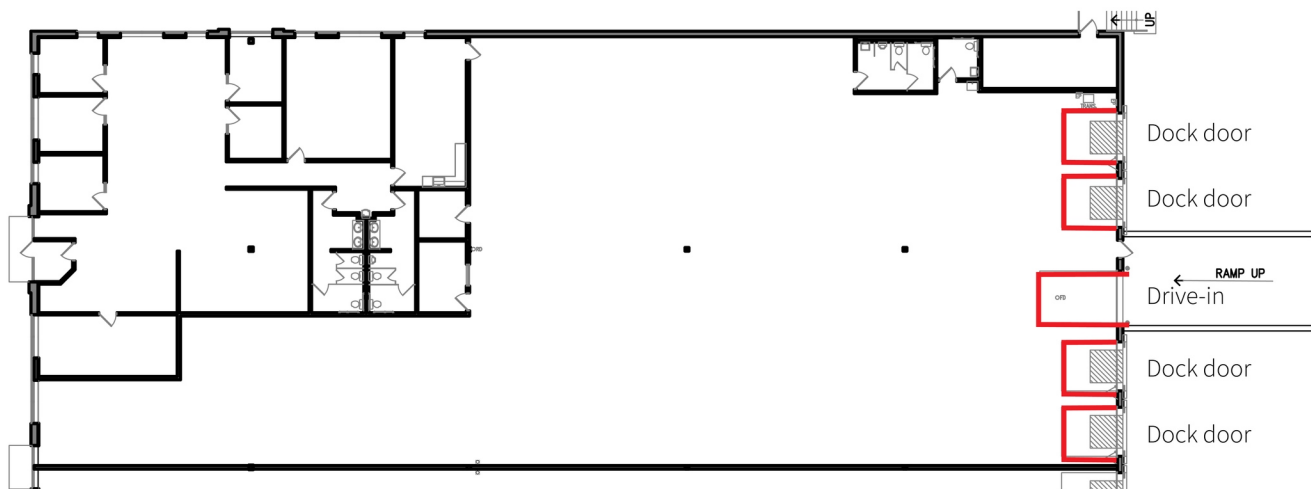
Lease Rate:  
Negotiable



2025 Tax & CAM:  
\$5.38 PSF



# FLOOR PLAN



## **SUITE 200**

**15,893 SF Total**

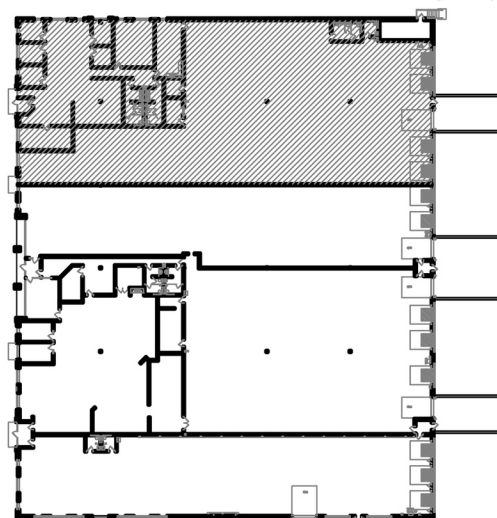
4,726 SF Office

11,167 SF Warehouse

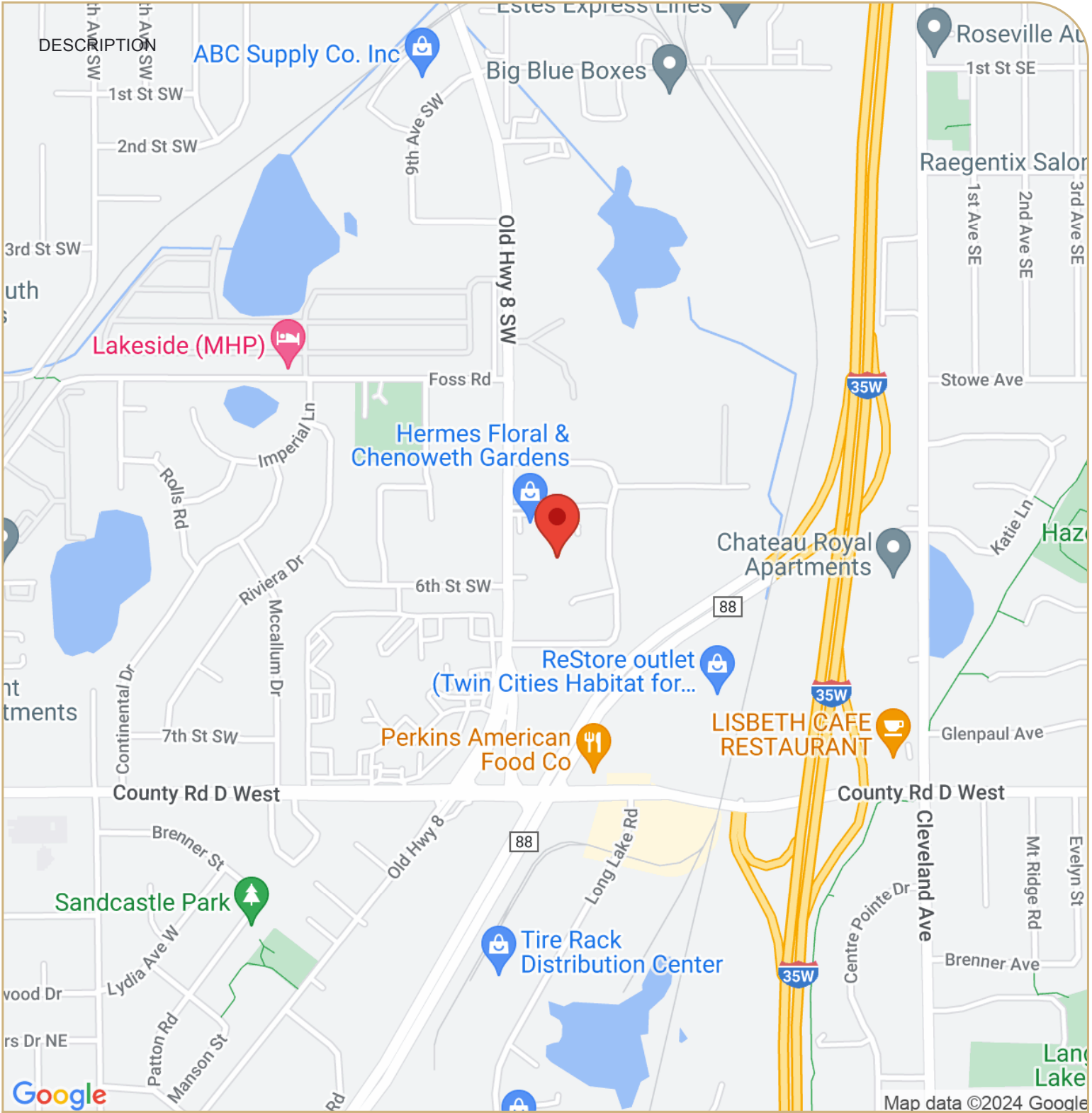
Four (4) Dock Doors

One (1) Drive-ins

**Building Key**







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