



FOR SUBLEASE

Life Science & Manufacturing Facility

9409 Science Center Drive | New Hope, MN

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Accelerating success.

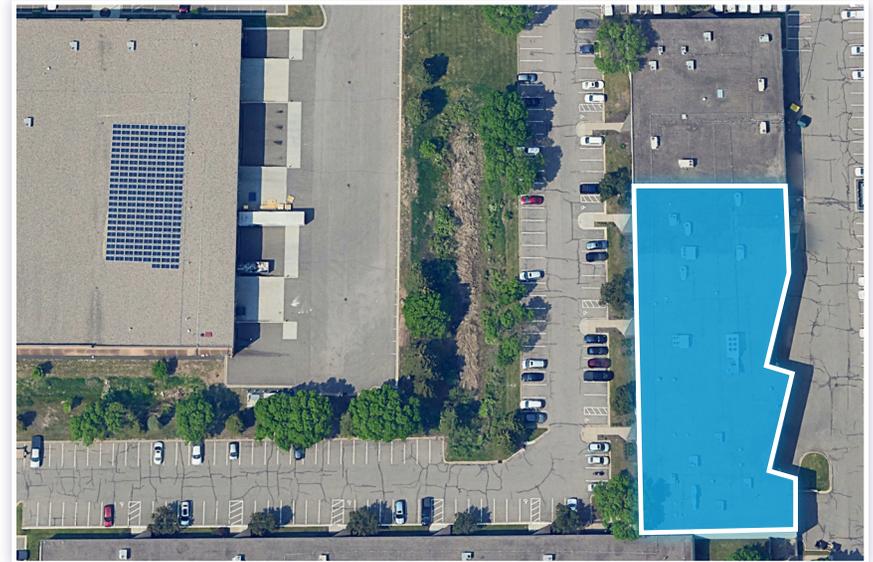
Property Overview & Specifications

9409 Science Center Drive is a specialized life science and medical device facility with a strong mix of cleanroom, laboratory, engineering, and controlled production environments.

The building supports companies that require stable utility infrastructure, controlled environments, and efficient production flow, with a layout that integrates technical space, warehouse, and office functions to support regulated operations.

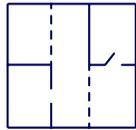
The facility includes two ISO 7 cleanrooms totaling approximately 4,200 square feet with dedicated gowning and support areas, along with adjacent laboratory, inspection, and light manufacturing space. Laboratories and cleanrooms have centralized infrastructure for nitrogen and compressed air, and existing air compressors support operational requirements.

Industrial loading with dock and drive-in access enhances material flow between warehouse and controlled environments, creating a flexible and operationally efficient setting for life science and medical device users.



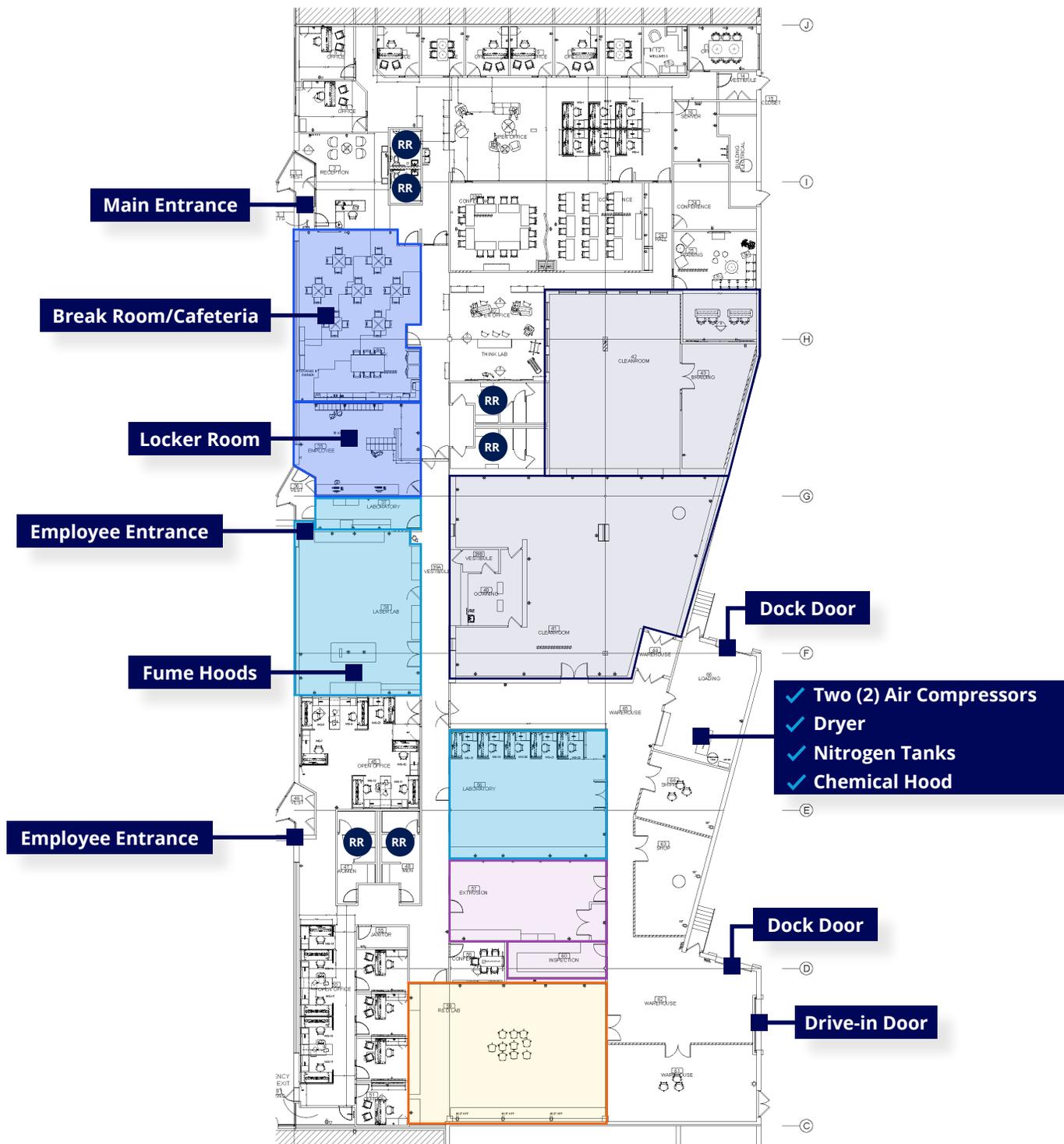
AVAILABLE FOR SUBLEASE

Lease Expiration	12/31/2031
Suite Size	28,186 SF
Lease Rate	Negotiable
Cleanrooms	Two (2) ISO 7 cleanrooms totaling approximately 4,200 SF with dedicated gowning and support areas
Laboratory and Production	Laboratory, R&D, inspection, and light manufacturing areas with direct cleanroom adjacency
Utilities and Infrastructure	208V electrical service, nitrogen and compressed air distribution, two air compressors, tenant-installed HVAC serving cleanrooms
Clear Height	18'
Loading and Material Flow	Two (2) dock doors and one (1) drive-in door supporting efficient material handling
Mechanical Systems	Fully heated and cooled via RTUs, sprinklered throughout
Office and Support Areas	Private offices, open office areas, conference rooms, training rooms, and support spaces
Construction	Precast panel and concrete block construction



Floor Plan

- Amenities
- ISO 7 Cleanrooms
- Wet Lab
- Dry Lab
- R&D Lab
- RR Restrooms

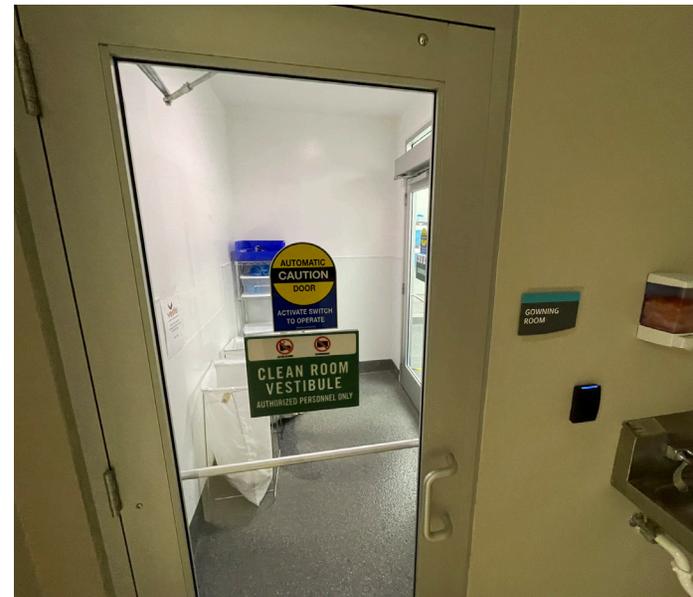
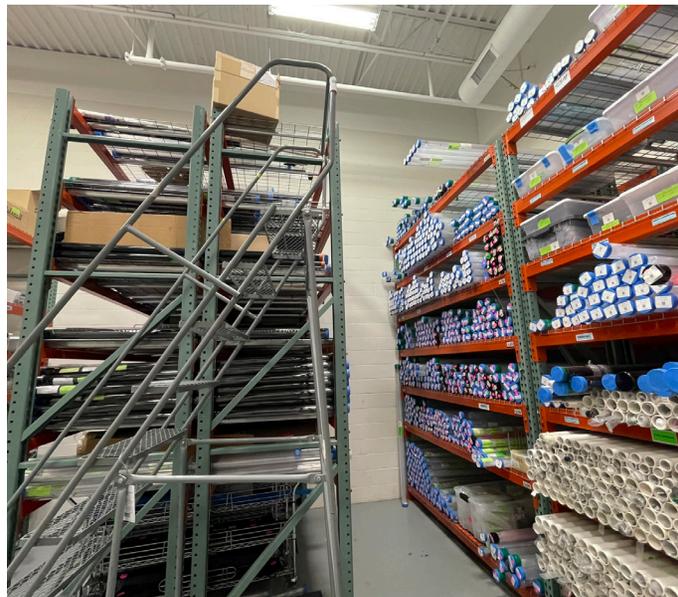


Office Areas





Lab & Production Areas





Nearby Amenities



epower YOGA
Pizza Puffs
PANGAKE HOUSE
Culver's
ANYTIME FITNESS
extended STAY AMERICA
Hilton Garden Inn
BRUEGGER'S
CVS
Caribou COFFEE
McDonald's
Rusty TACOO
JJ

Target
CHIPOTLE MEXICAN GRILL
STARBUCKS COFFEE
TACO BELL
Planet fitness
LOVELAND KITCHEN
POPEYES
Capun KITCHEN
BIG LOUIE'S BAR AND GRILL
Dunkin' Donuts
Santitas
Arby's
Que Pasa TACO
Steve's
Great Clips
Holiday
Jiffy Lube
ALDI
Speedway
Marshall's
SUBWAY
Panda Express

Target
chili's
FIVE GUYS BURGERS and FRIES
India Palace
ANYTIME FITNESS
SUNSHINE FACTORY
Domino's
Kohl's
Walgreens
NikoNiko BOBA
TJ-maxx
Home Goods
ULTA
MGM WINE & SPIRITS
Starbucks COFFEE
UPS
BRUEGGER'S
TOUS les JOURS
SportClips (HAIRCUTS)

KYURAMEN
UNITED STATES POSTAL SERVICE
Quiznos
Movement Studio
Blaze CREDIT UNION
Caribou COFFEE
Holiday
Cub FOODS
Wendy's
TACO BELL

Applebee's GRILL + BAR
LIFETIME FITNESS
the Y
HyVee
Sarpino's Pizzeria
Wells Fargo
Dunkin' Donuts
McDonald's
Pub 42
Dollar Tree



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