



Lexington Preserve Business Center II

**3890 PHEASANT RIDGE DRIVE NE
BLAINE, MN 55449**

Area

Suite 180:

11,651 Sq. Ft.- Office

Suite 190:

8,088 Sq. Ft.- Office

2,500 Sq. Ft.-Warehouse

10,588 Sq. Ft.- Total

Suites 180 & 190:

19,739 Sq. Ft.- Office

2,500 Sq. Ft.-Warehouse

22,239 Sq. Ft.- Total

Lease Rate

\$10.50 Per Sq. Ft. NNN

2021 Est. OPEX:

\$4.50 Per Sq. Ft.

Property Highlights

- 87,748 total building square feet
- Great access to I-35W and Lexington Ave
- Located near Blaine Village Center, with various retailers and restaurants
- Ample parking
- 24' clear height
- Can accommodate 100% office users

For information, please contact:

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NEWMARK

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WEALTH

nmrk.com

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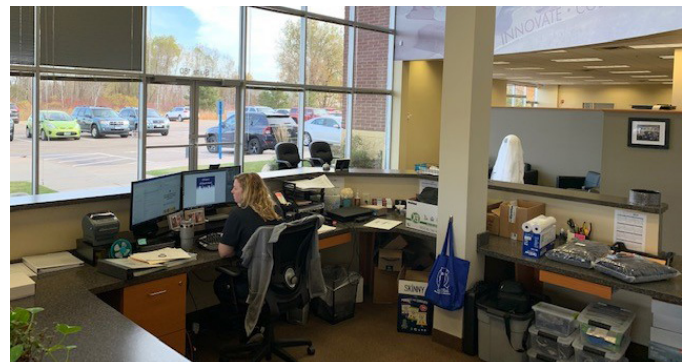
Aerial Map



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Property Photos



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Option 1 - Suites 180 & 190

Area

Suite 180:

11,651 Sq. Ft. - Office

Suite 190:

8,088 Sq. Ft. - Office

2,500 Sq. Ft. - Warehouse

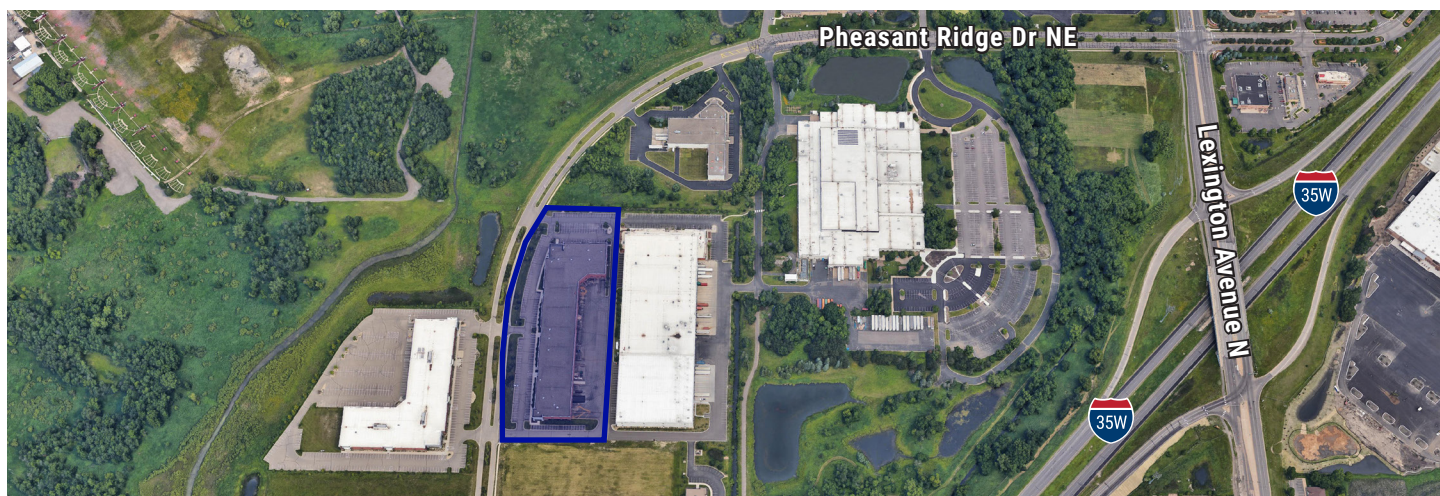
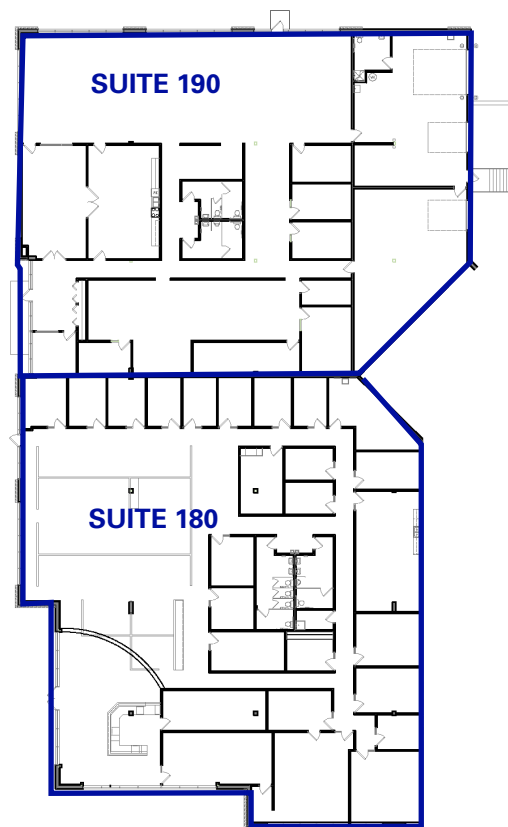
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Suites 180 & 190:

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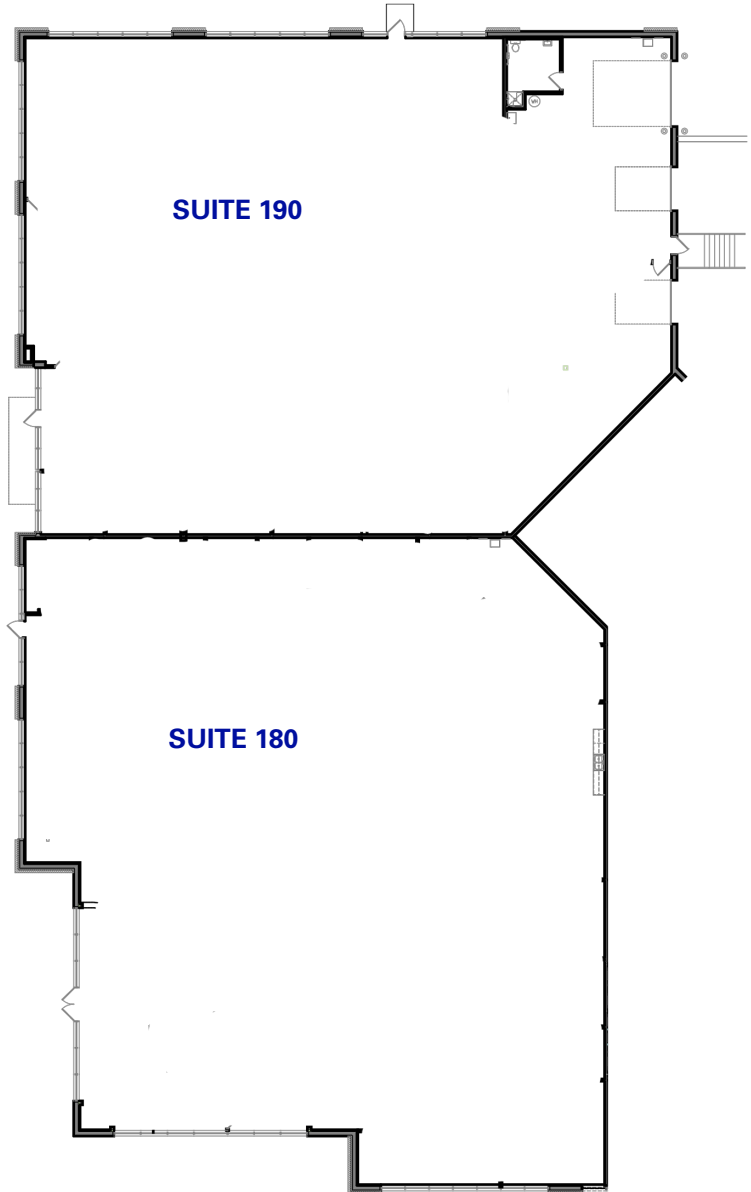
Option 2 - Suites 180 & 190

Area

Office Space BTS

Suites 180 & 190:

22,239 Sq. Ft. - Total Warehouse



Building Key Plan

