

FOR LEASE

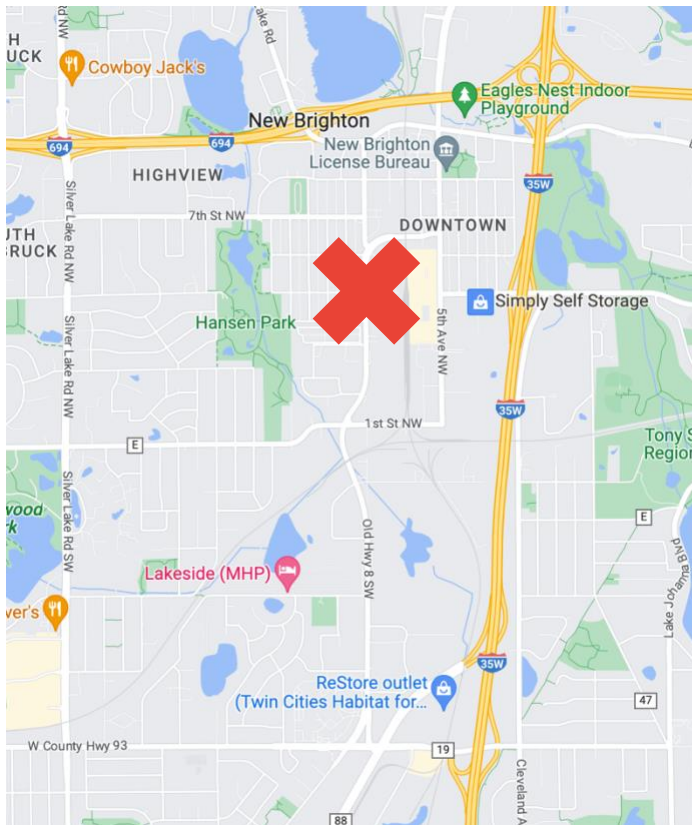
441 Old Hwy 8 NW New Brighton, MN 55112



New Brighton – Small Office, Flex & Warehouse Space

Easy access to Hwy 35W and Hwy 694.

Full Service Gross price includes all occupancy expenses, except for Wifi & tenant's Insurance.



Building Notes -

Uses – Office, Showroom, Flex & Warehouse
Lease Type - Modified Gross
Tenant Pays - Utilities & Insurance
Parking - 5/1,000 sf
Bldg Size - 27,726 sf

Space Available:

- **Office –**
 - Suite 201 – 639 sf – Open Layout
 - Suite 205– 730 sf - w/Private Office
- **Showroom –**
 - Suite R3 – 2,850 sf – Direct entrance
- **Warehouse –**
 - Suite B3– 2,850 sf – Drive-in, Heated

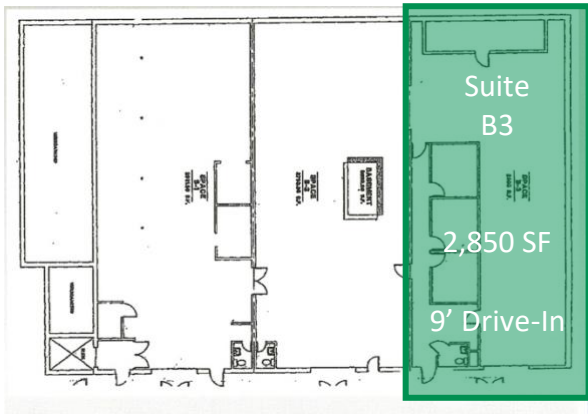
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Minneapolis, MN 55418



Available Space

Warehouse - Suite B2 – 2,850 sf - \$3,088 per month + utilities



Retail - Suite R2 – 2,850 sf - \$3,520 per month + utilities



Office – Suite 201 – 639 sf - \$985 per month + utilities - Layout – Open Area

Suite 205 – 681 sf - \$1,050 per month + utilities - Layout – Open Area + Private Office



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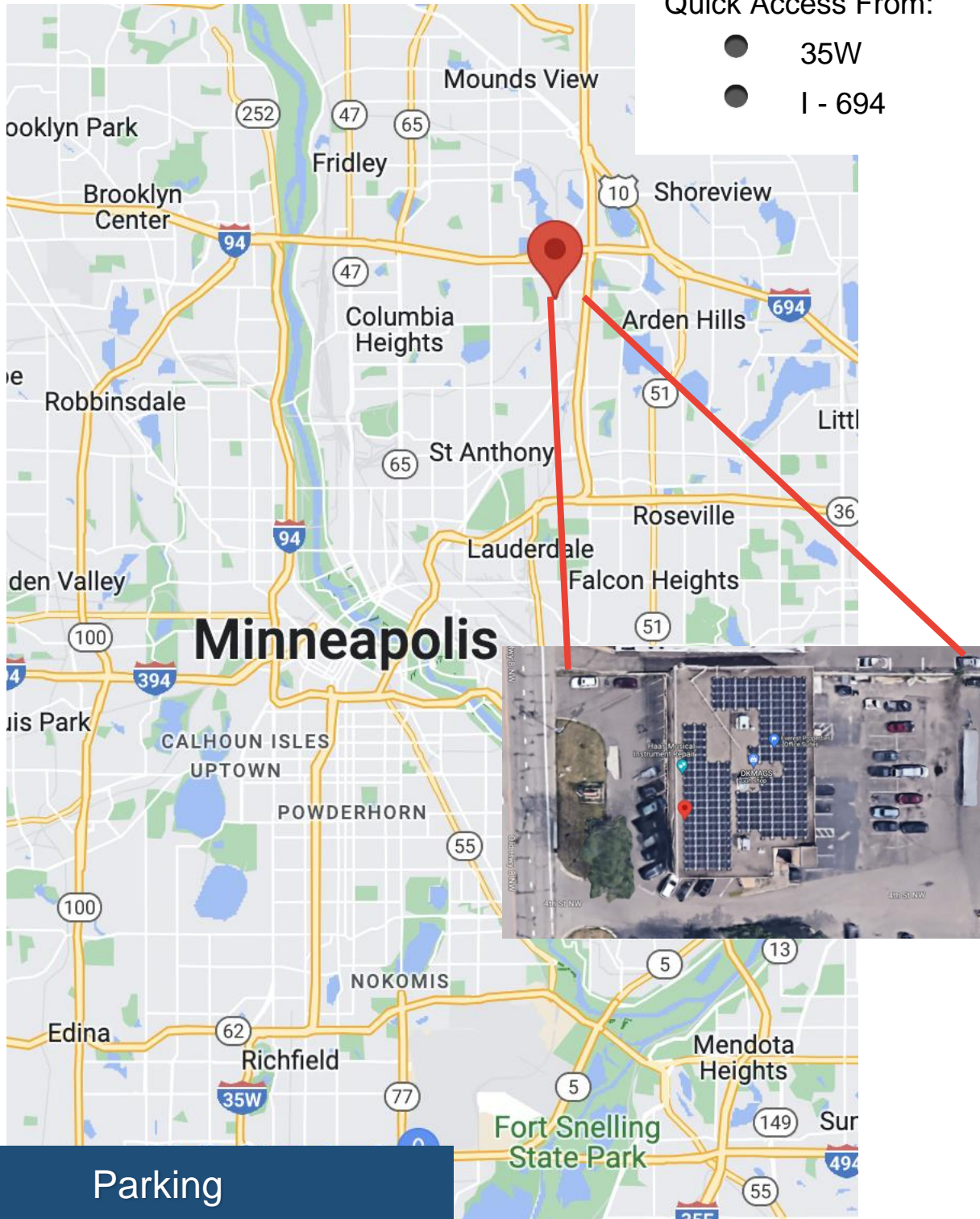
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Site Plan

Quick Access From:

- 35W
- I - 694



Parking

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Parking:

- Off Street - 5/1,000 sf
 - Front of building
 - Rear of Building with elevator access

