



OBSIDIAN GROUP



MidAmerican Financial Plaza

9220 Bass Lake Road | New Hope, MN 55428

For Lease

OFFICE + WAREHOUSE SPACE



CONTACT US

Andrei Bortnov

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Sam Carter

Associate

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Property Features

9220 Bass Lake Road in New Hope is a conveniently located office and industrial building located at the corner of Bass Lake Road and Highway 169. This recently remodeled building opens its doors to a wide variety of businesses and uses. There are multiple spaces available, with ownership open to flexible lease terms that will help set your business up for long term success. Minutes away from Highway 169, several retail businesses, and an abundance of restaurants, 9220 will be a place for your business to grow and flourish in a growing city.

Building Size

109,539 SF

Year Built

1982

Available Sizes

912 SF-4,500 SF

Zoning

Office/ Business Park

Lease Rate

Varies

Permitted Uses

Traditional office, community educational center, government facilities, art studio, medical and dental clinic, laboratory, and many more permitted uses.

Lease Type

Full Service

General Highlights

- Availability: Space is ready for immediate occupancy
- Best Uses: Traditional office (insurance, non-profit, real estate/ investment firm, law firm, counseling, medical) or community educational facility
- Sprinkler System: Yes
- Elevators: One Freight
- Loading: Two Dock Doors
- Drive-Ins: Two
- HVAC: Fully heated and air conditioned
- Floors: Two
- Parking: Surface, 200 spaces. Covered, 30 spaces.
- Traffic Counts: 20,100 VPD (on Highway 169)
- Proximity to Highways: Less than one minute to Highway 169

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Floor 1



Available Suites

Suite 235 4,500 SF

Suite 267 2,923 SF

Suite 300 1,567 SF

Suite 395 912 SF

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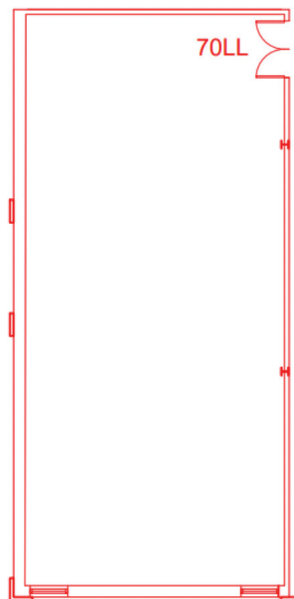


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Lower Level



Available Suite

Suite 70 1,502 SF

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Demographics

	1 Mile	3 Miles
Population	9,745	89,545
Households	4,061	36,287
Median Age	40.20	37.70
Median HH Income	\$61,212	\$74,319
Daytime Employees	10,609	46,516
Population Growth '22-'27	up 3.04%	up 2.44%
Household Growth '22-'27	up 3.35%	up 2.57%

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