

Office Lease

Inexpensive Office/Shop Space
441-445 Old Highway 8, New Brighton MN 55112

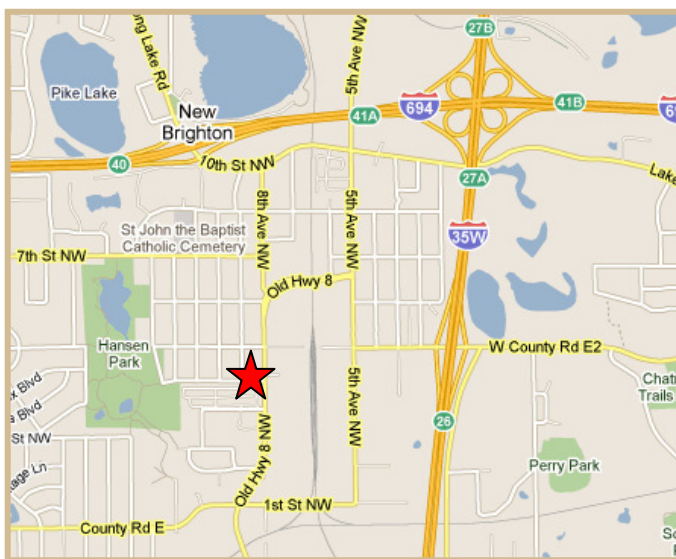


PROPERTY DETAILS

Easy access to Hwy 35W and Hwy 694.
Full Service Gross price includes heat,
air conditioning, CAM and taxes.

Building Size:	26,340 SF
Available:	750-3,000 SF
Price:	\$6.00 - \$12.00/SF
Year Built:	1963
Parking:	5/1,000 SF

LOCATION



7300 Hudson Blvd., Suite 210
Oakdale, MN 55128
Main | 651-731-0708
Fax | 651-735-1228
www.crossroadsproperties.net

MARK YOUNG
Vice President, Sales and Leasing
Direct | 651-233-2435
Mobile | 651-307-2371
myoung@crossroadsproperties.net

JIM EDBERG
Vice President, Sales and Leasing
Direct | 651-233-2436
Mobile | 612-867-8877
jedberg@crossroadsproperties.net

CROSSROADS
PROPERTIES

ADDITIONAL PROPERTY DETAILS

Accessibility: **Fronts Old Highway 8**
Access from Hwy 694 and Hwy 35W

Building Size: **3 Story Building**
26,340 Square Feet

Total Available Space:	Lower Level	9,000 SF Available: Full 2 Drive in doors 10 foot clear height
	1st Floor	9,000 SF Available: Window Space retail/office 3,000 SF
	2nd Floor	9,000 SF Available: 750 SF

Amenities **Ample Parking**
Elevator
Common Conference Room

Quoted Rent	Lower Level	\$6.00 FSG
	1st Floor	\$8.00 FSG
	2nd Floor	\$12.00 FSG

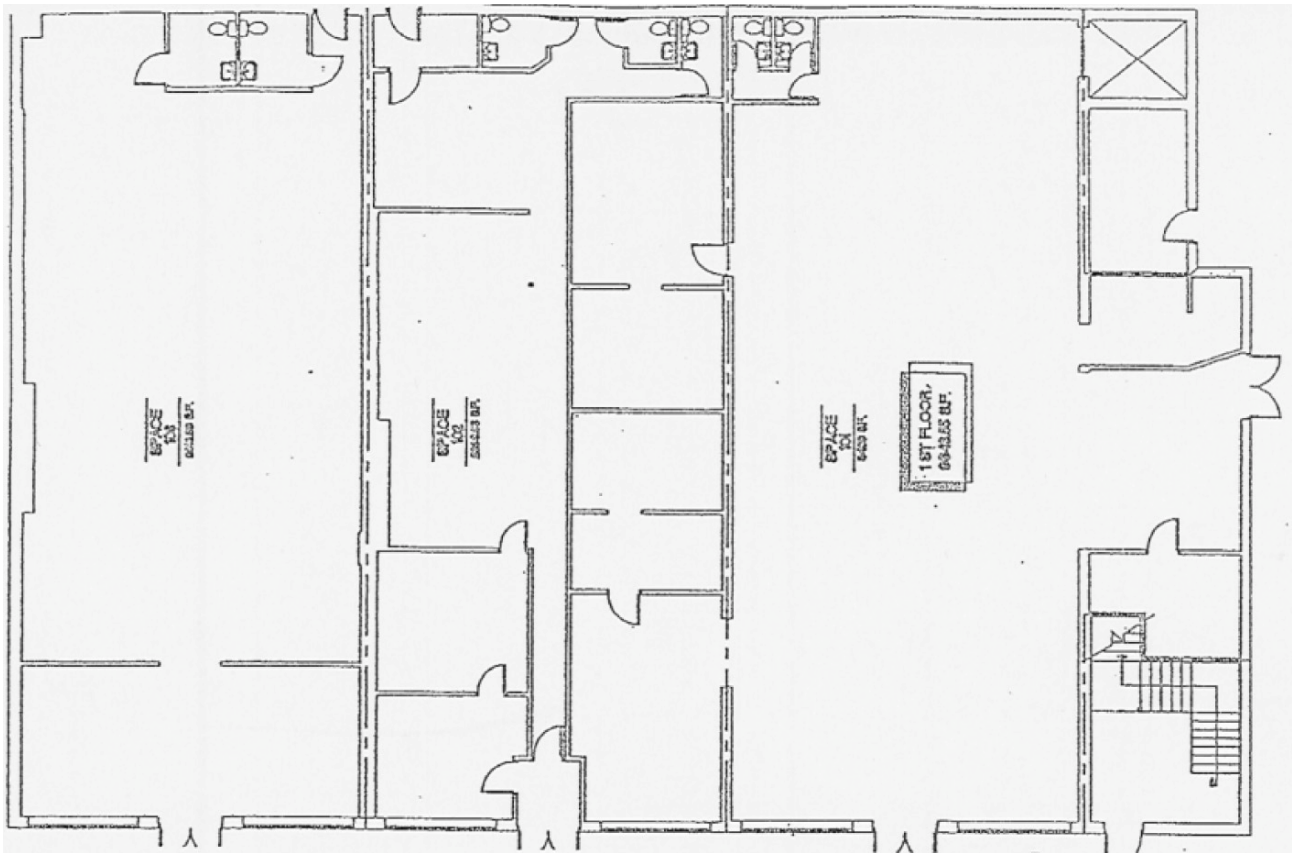
Gross Rent: This includes heating/air conditioning, taxes, all operating costs and maintenance.



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FIRST FLOOR



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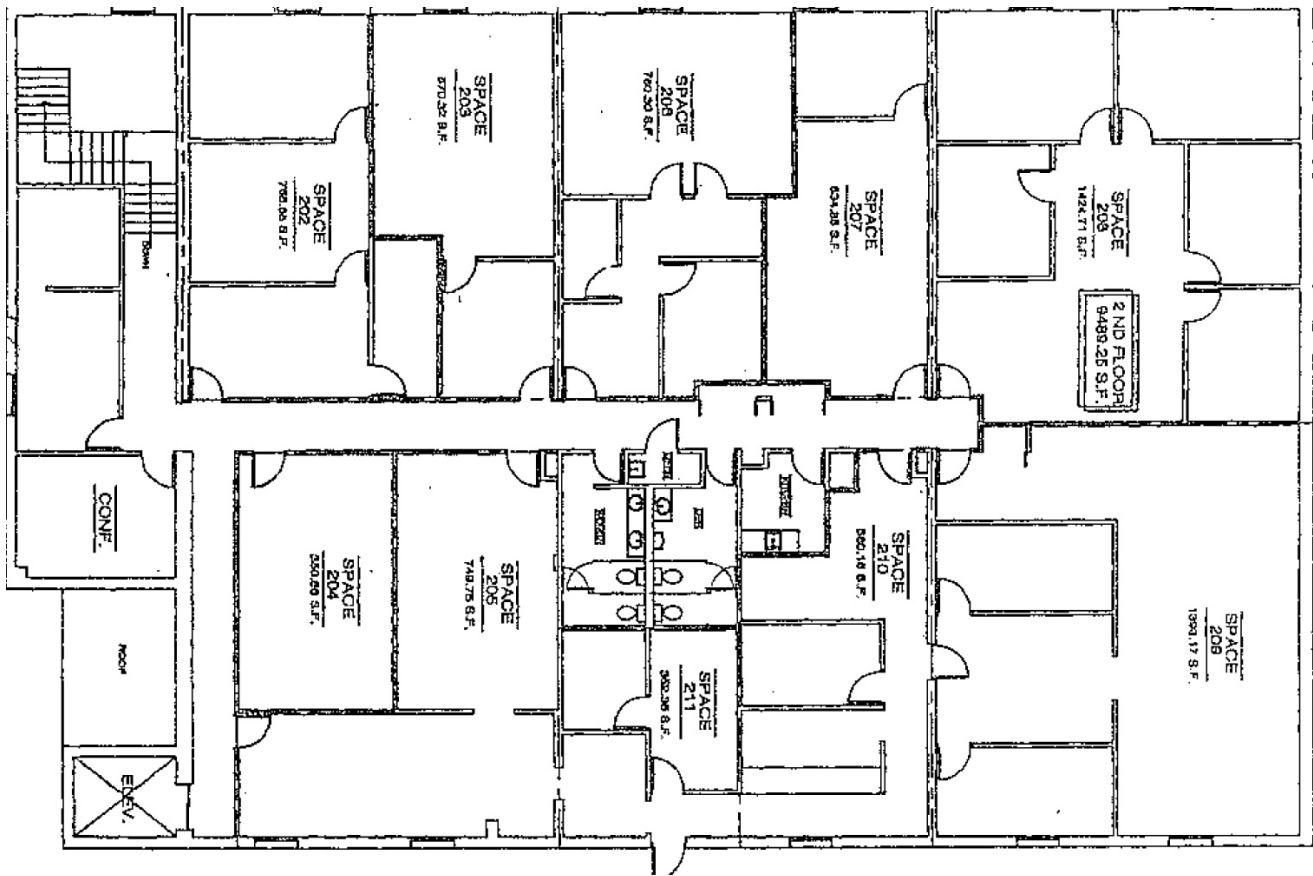
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SECOND FLOOR



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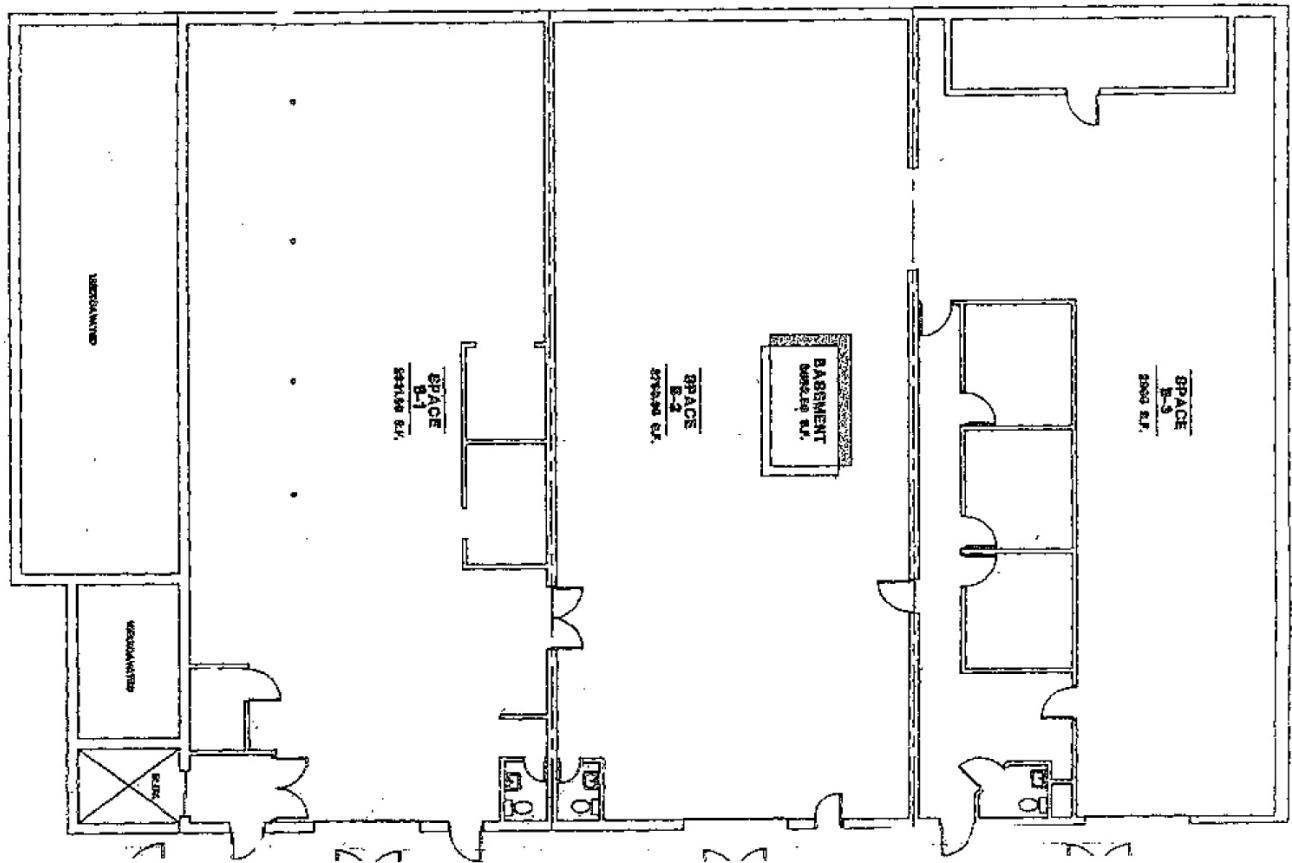
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LOWER LEVEL



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ADDITIONAL PHOTOS



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