

**For Sale or
Lease**

**Wipfli Building
8665 Hudson Road, Lake Elmo MN 55042**



PROPERTY DETAILS

LOCATION

Wipfli Building

Office/Retail/Showroom building with outstanding views and building visibility along Highway 94 in Lake Elmo.

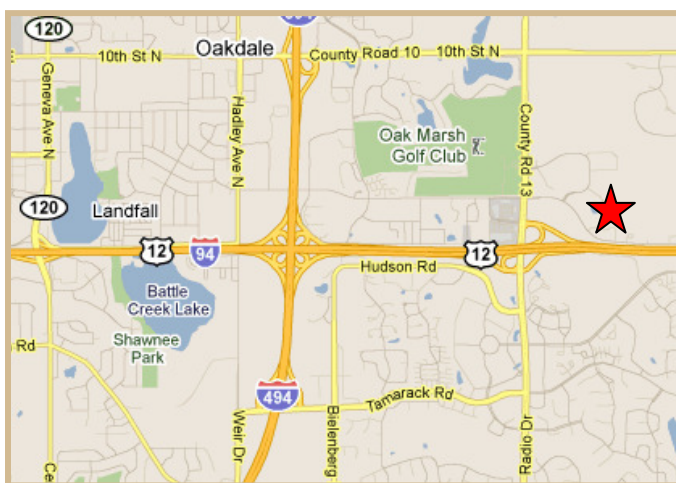
Building Size: 25,618 SF
Available: 1,312 SF min
12,709 SF max contiguous

Year Built: 2007

Lease Price: \$15.50 - \$17.00/SF Net

Purchase Price: \$4,175,550

Parking: 4/1000



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

MARK YOUNG
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**CROSSROADS
PROPERTIES**

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Additional Photos



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8665 Hudson Road, Lake Elmo MN 55042**

Wipfli Building

Property Type:	Office-Retail/Showroom
Floors:	Two
Building Size:	25,618 SF
Available:	1,357 – 12,709 SF
Net Rental Rate:	\$15.50 - \$17.00 Net per SF
Purchase Price:	\$4,175,550
Estimated Operating Expenses and Taxes:	\$4.73 per SF

Additional Details:

- **Ample off-street surface parking available**
- **Easy access to 1-94, 694 and 494**
- **First class finishes with marble floors and Silestone products throughout the common areas**
- **Outstanding views with excellent visibility on I-94**
- **Freeway signage opportunities available**

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