

FOR LEASE

Owned and Operated by



Lakeview Business Campus II

711 5th Street SW, New Brighton, MN 55112



±34,797 SF



**LEASING INFO
& CONTACT**

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

PROPERTY OVERVIEW

Lakeview Business Campus II is a 54,633 SF high image office/warehouse building located in a Business park setting with easy access to Interstate I-35W, I-694 and Hwy 36

- > Quality office finish level; newer improvements
- > Heavy parking
- > Flexible loading; docks and drive-in door
- > Immediate access to Interstate I-35W, I-694 and Hwy 36
- > Air-conditioned warehouse space
- > Business park setting
- > Ample existing electrical service and distribution



Building Size:
54,633 SF



Available SF:
Up to 34,797 SF



Parking:
130 surface spaces



Clear Height:
18'



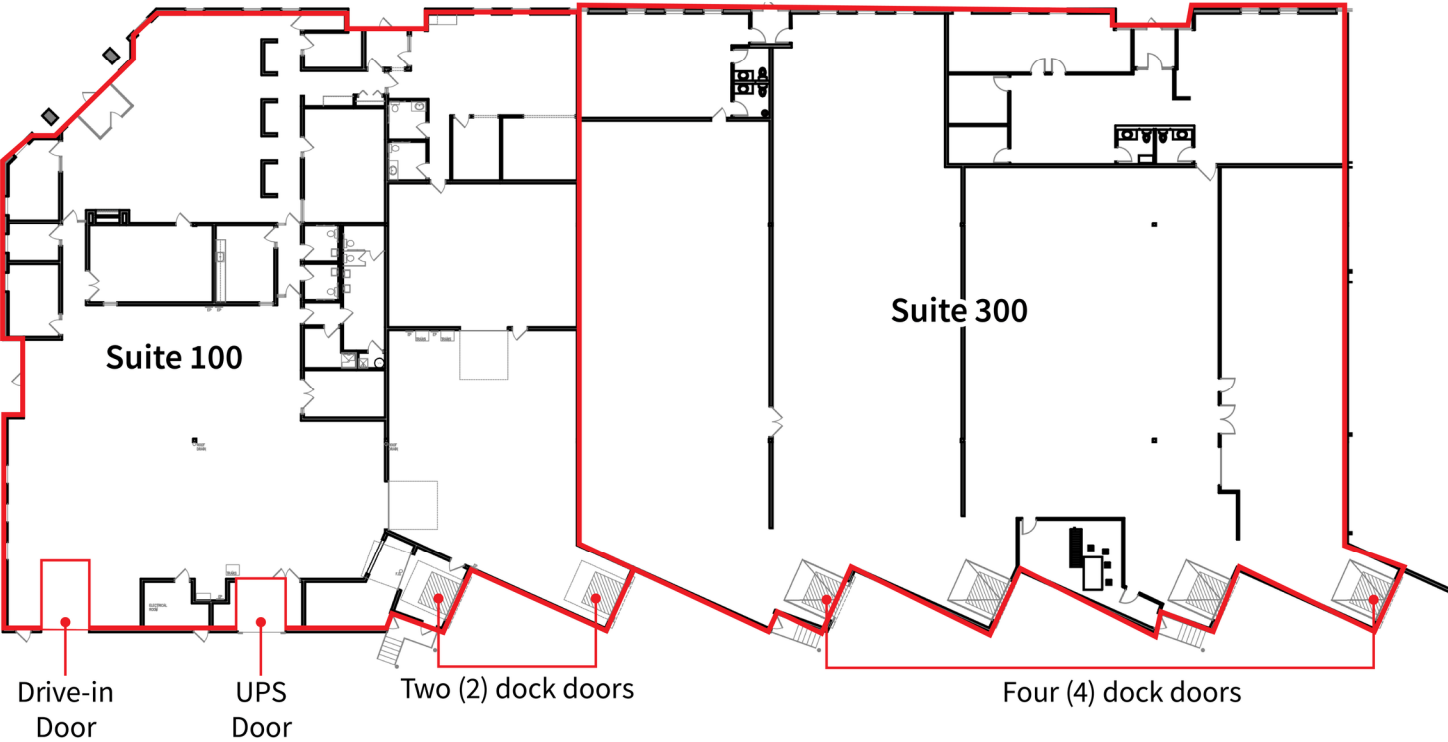
Lease Rate:
Negotiable



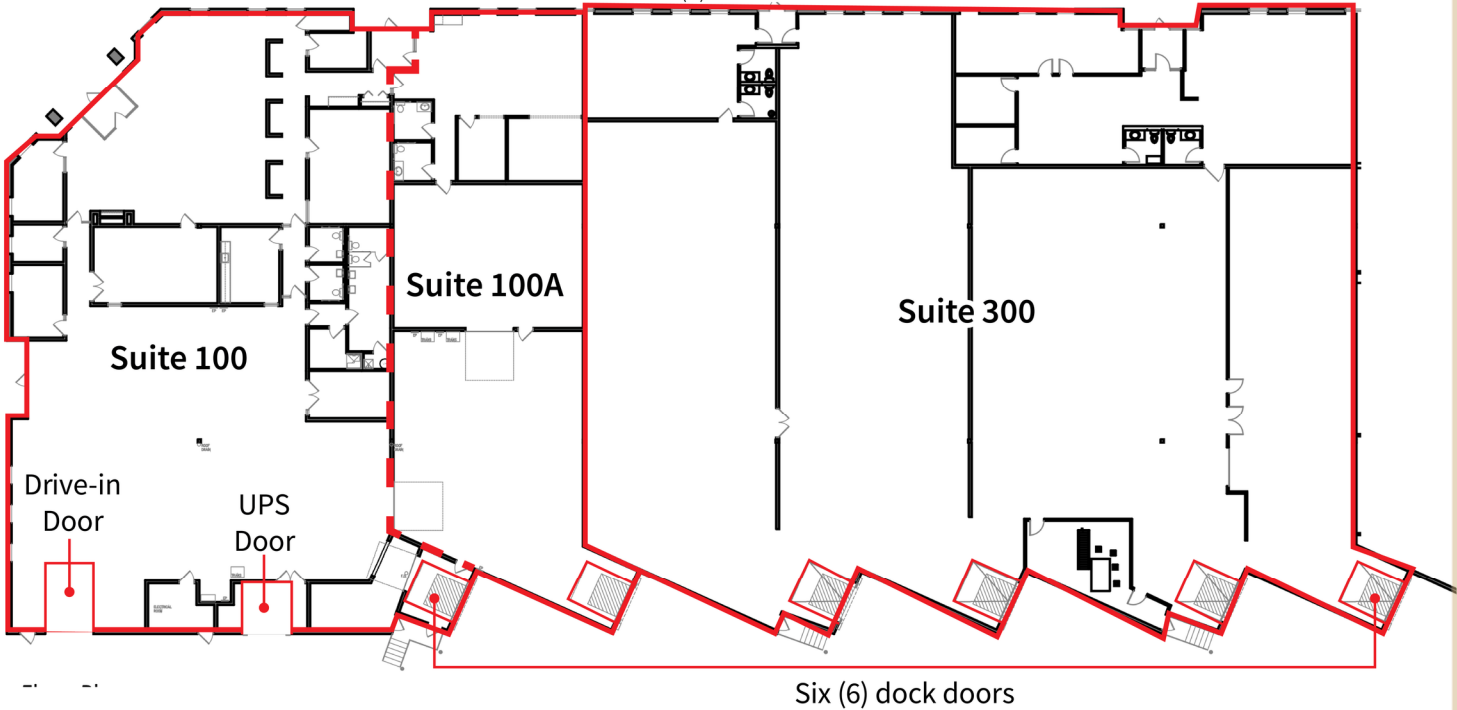
2023 Tax & CAM:
\$5.20 PSF

Floor Plan

See Next Page for Contiguous Options

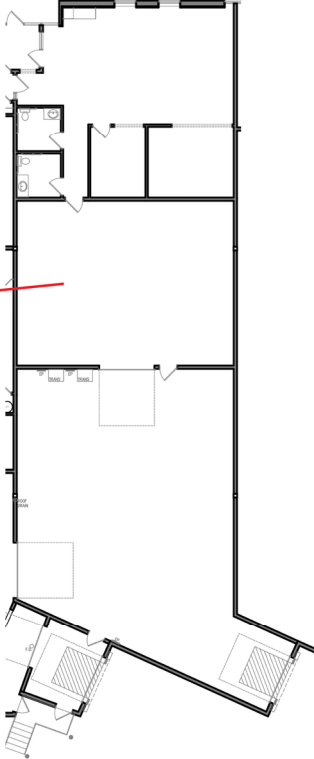
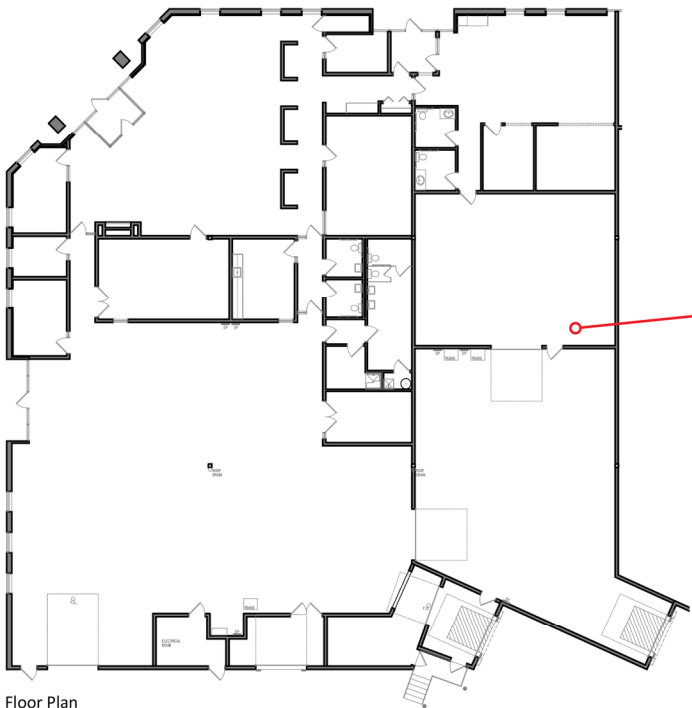


Up to 34,797 SF Contiguous
10,908 SF Office
23,889 SF Warehouse
One (1) drive-in door
Six (6) dock doors
One (1) UPS door



Suite 100: (Available 8/1/2023):
7,320 SF office
7,582 SF warehouse
14,902 SF Total
One (1) drive-in door | One (1) UPS door

Suite 100A: (Available 8/1/2023):
2,634 SF office
2,242 SF warehouse
4,876 SF Total
One (1) dock door

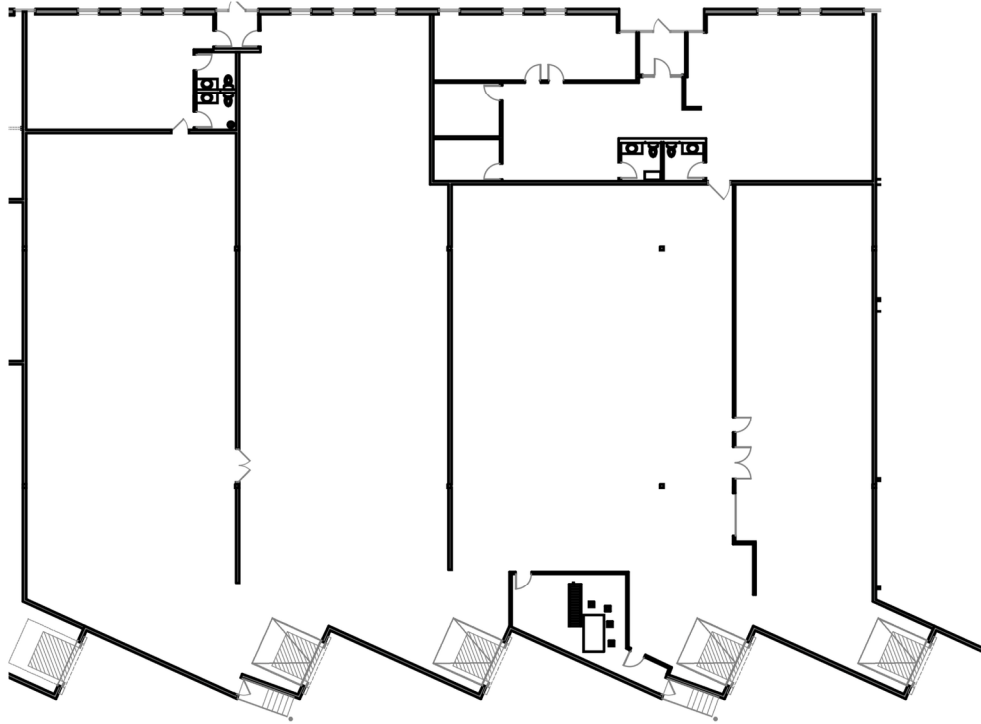


Floor Plan

Suite 300: (Available Now):

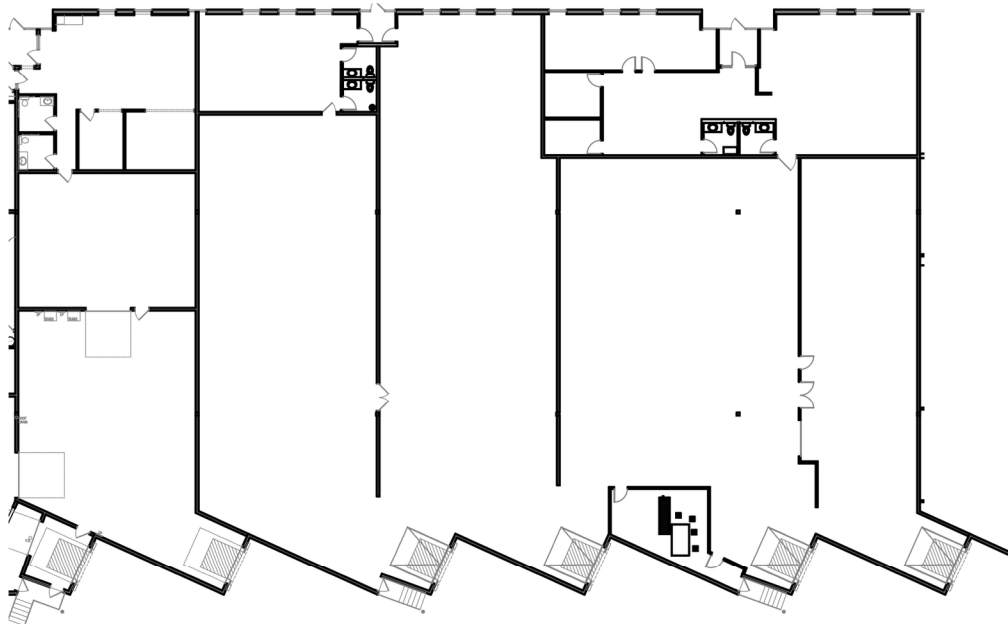
3,588 SF office

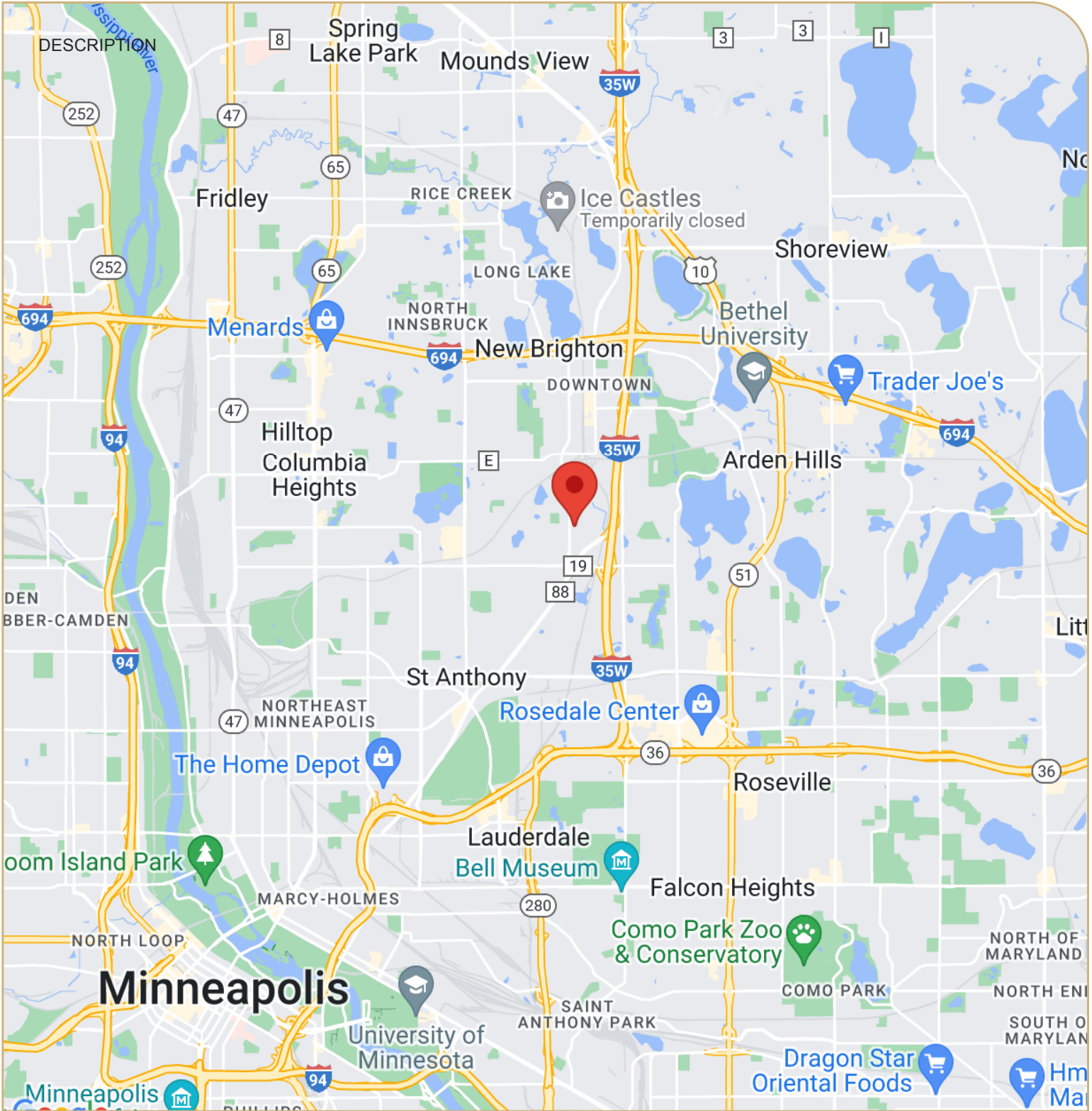
16,307 SF warehouse

19,895 SF Total**Four (4) dock doors****Suite 100A-300: (19,895 Available Now. 4,876 Available 8/1/2023):**

6,222 SF office

18,549 SF warehouse

24,771 SF Total**Five (5) dock doors**



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