



TRANSWESTERN

REAL ESTATE
SERVICES



RUSH LAKE

BUSINESS PARK

1775-1801 OLD HWY 8, NEW BRIGHTON, MN

INSTITUTIONALLY
OWNED BY:



CLEAR HEIGHT
PROPERTIES

PROPERTY SPECIFICATIONS

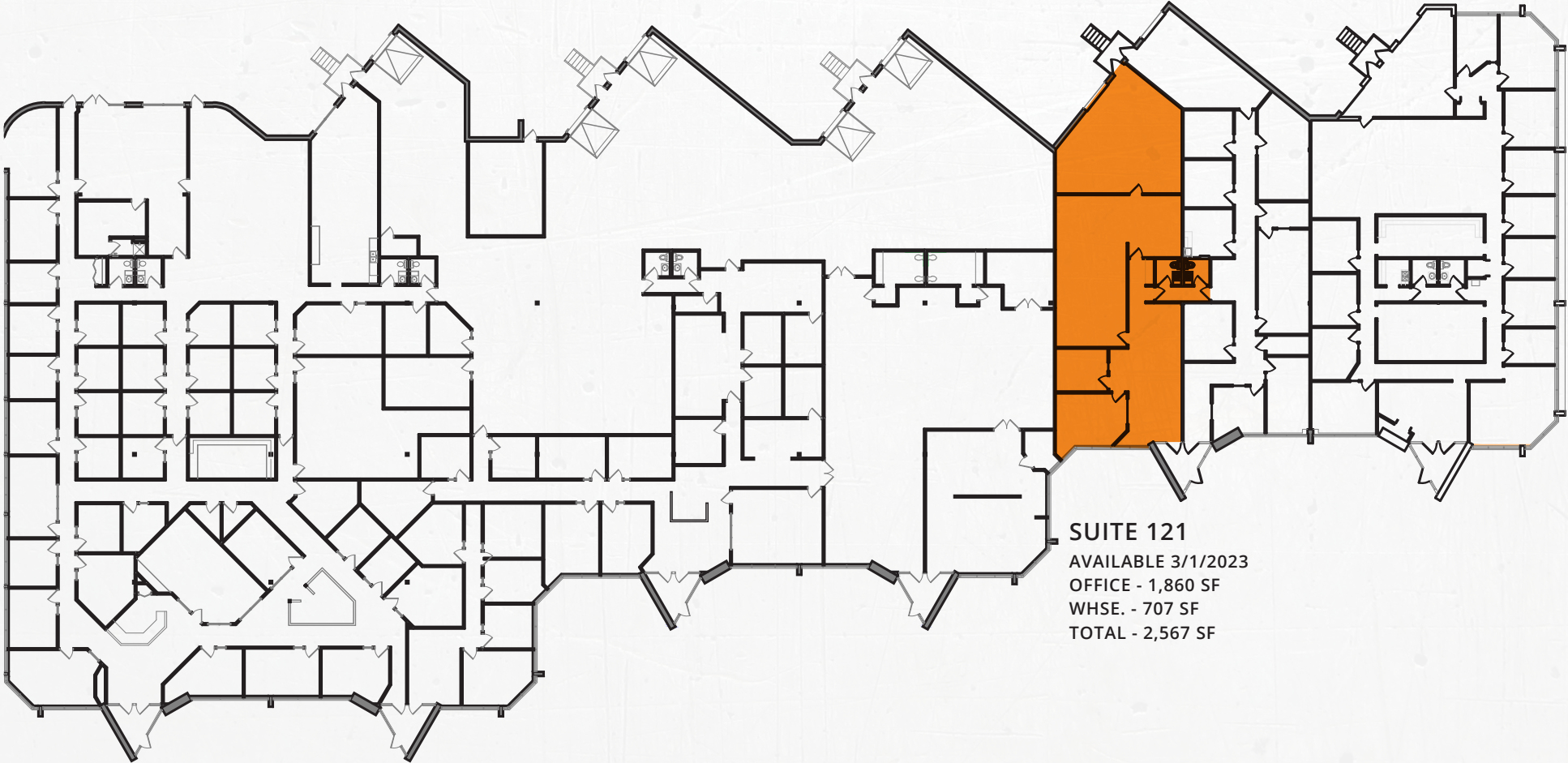


SPACE SPECS

Availability:	1801 Old Hwy 8 Suite 121	Construction:	Masonry
Total SF:	2,567 SF	Drive In Doors:	0
Office SF:	1,860 SF	Dock Doors:	1
Warehouse SF:	707 SF	Clear Height:	14'
Parking:	In common	Bay Depth:	400'
Year Built:	1986/1987	Sprinklers:	Yes
		Lighting:	T8 & LED
		Power:	200A, 480V, 3PH

SITE & FLOOR PLAN

1801 BUILDING



SUITE 121
AVAILABLE 3/1/2023
OFFICE - 1,860 SF
WHSE. - 707 SF
TOTAL - 2,567 SF

LEASE RATES

Lease Rate :	Office: \$12.50 PSF Warehouse: \$6.50 PSF	Taxes:	\$2.58 PSF	Est. CAM:	\$2.31 PSF
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PRIME
LOCATION

35W

HWY 96 W

35W

694

694

SITE

OLD HWY 8

SOUTHBOUND 35W EGRESS

35W INGRESS

NORTHBOUND 35W EGRESS

35W INGRESS

SITE

694

694

35W

Boston Scientific

RED ROBIN

Hilton Garden Inn

Green Mill

LAND O LAKES

BETHEL UNIVERSITY

AREA

AMENITIES

Chick-fil-A
Cane's
FIVE GUYS
Starbucks
SPRINGHILL SUITES®
TARGET
TRADER JOE'S
QUALITY INN & SUITES
Wendy's
CIRCLE K
Cub FOODS
Arby's
noodles
BIG O TIRES

THINKING BEYOND THE OBVIOUS



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CONTACT

ALEX BARON

Vice President
612.359.1658
alex.baron@transwestern.com

CONTACT

BEN YOUDS

Associate
612.359.1650
ben.youds@transwestern.com