

Property For Sale Or Lease

MEDICAL OFFICE / TECH PROPERTY

1811 Old Highway 8 NW, New Brighton, MN 55112

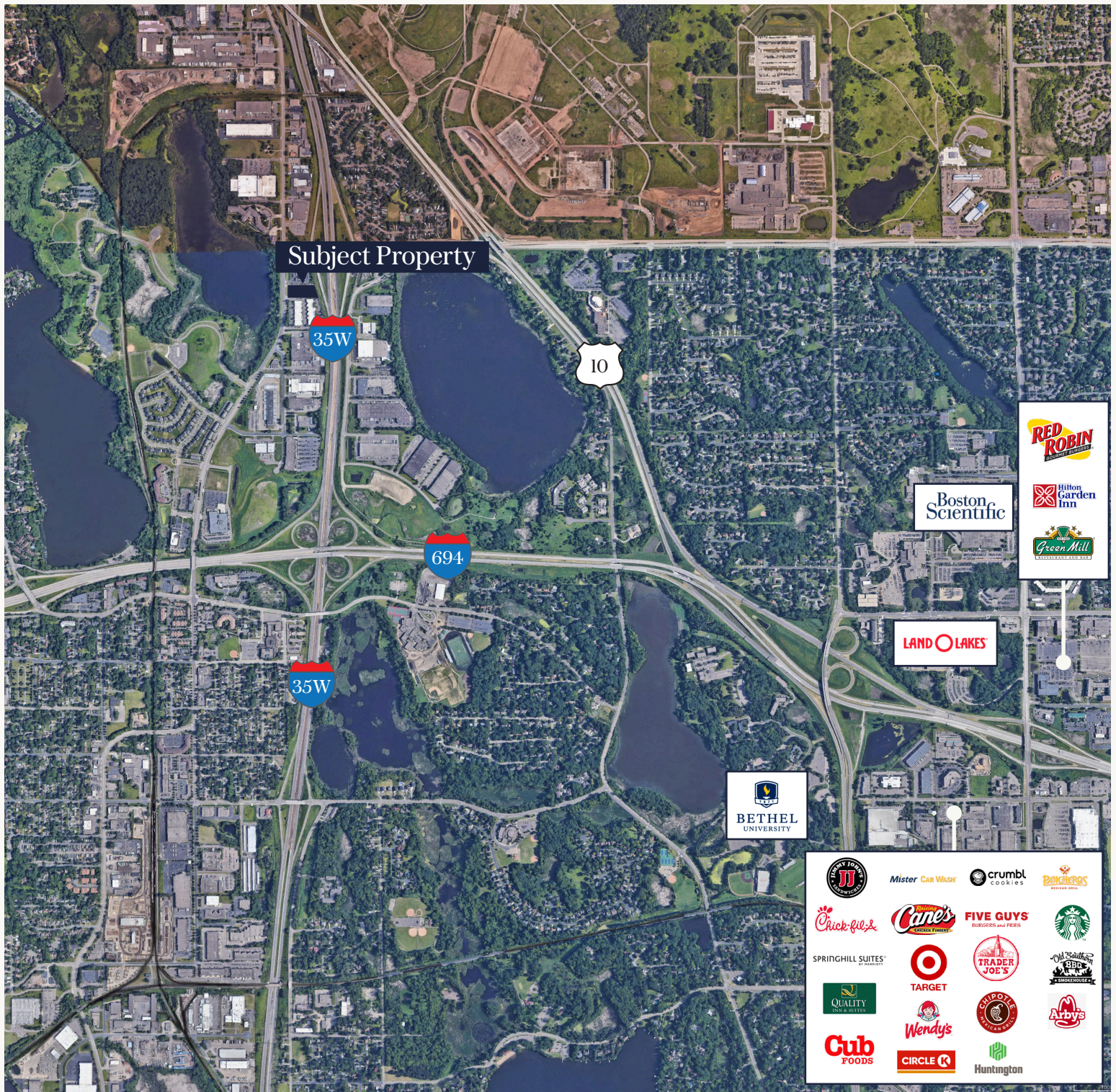
30,250 SF
Available

2.08
Acres

Office/
Warehouse

Established
Business Corridor





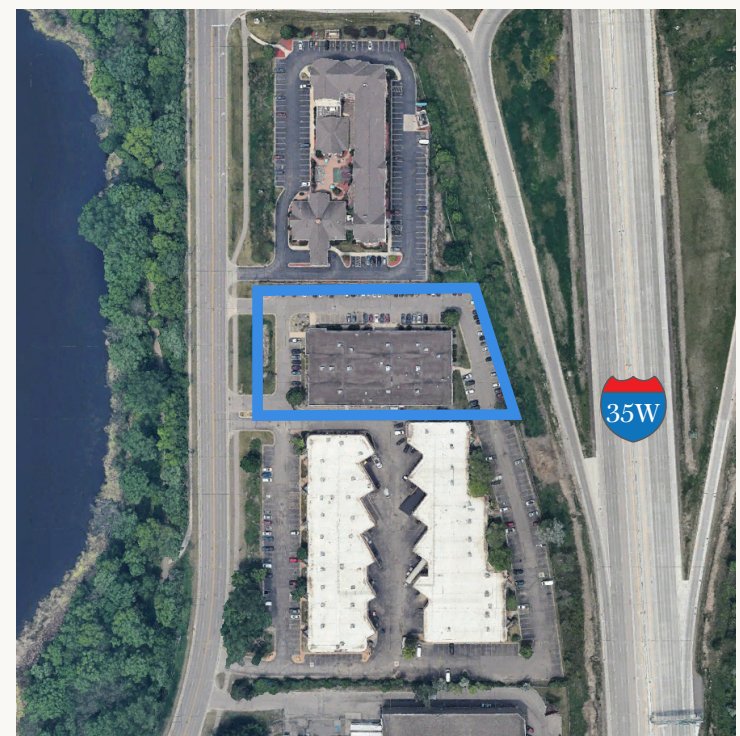


About 1811 Old Highway 8 NW

1811 Old Highway 8 NW is a well-located, single-story office/flex building totaling approximately 30,250 square feet on a 2.08-acre site in New Brighton, Minnesota. Constructed in 1994, the masonry property features a functional mix of office, production, and warehouse space, ample surface parking, and convenient access directly off I-35W at Highway 96 and Old Highway 8. Positioned between Minneapolis and St. Paul, the property offers excellent visibility and connectivity and is well-suited for medical, technology, biotech, office, or owner-user occupancy. The building has been well maintained and provides a flexible layout to accommodate a variety of users seeking a strategic Twin Cities location.

PROPERTY FEATURES

- Established business corridor
- Close to medical, research and technology hubs
- Ideal for MedTech and Biotech users
- Flexible Owner-user opportunity
- Great for headquarters, medical office, laboratory, engineering, and technology focused users
- Convenient access to I-35W, Hwy 96 and centrally located between downtown Minneapolis and St. Paul.
- Accessible via Metro Transit Bus Services



BUILDING AREA	
OFFICE SF	16,500 SF
PRODUCTION SF	12,500 SF
WAREHOUSE SF	1,250 SF
TOTAL SF	30,250 SF RENTABLE (EST)

LAND SIZE	2.08 AC / 90,474 SF
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ZONING	MUR, MIXED USE REGIONAL
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YEAR BUILT/ REMODEL	1994/2007
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CLEAR HEIGHT	14' IN PRODUCTION/WHSE AREAS
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CONSTRUCTION	STEEL/MASONRY
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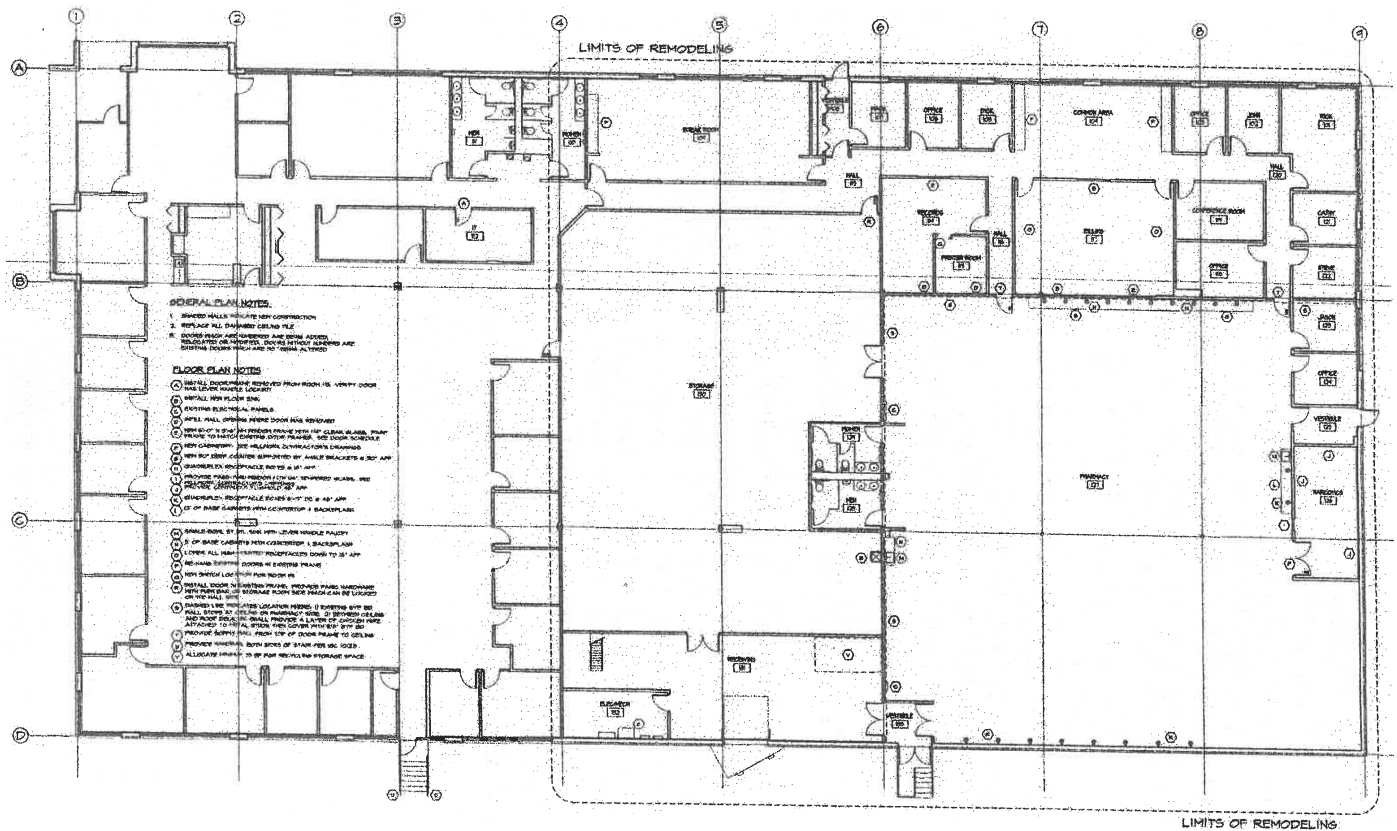
SPRINKLERS	FULLY SPRINKLERED
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PARKING	3.39/1,000
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NET LEASING RATE	\$12.00 - \$14.00 PSF
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SALE PRICE	\$4,250,000.00
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Building Area



Office SF - 16,500 SF

Production SF - 12,500 SF

Warehouse SF - 1,250 SF

Total SF - 30,250 SF Est



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