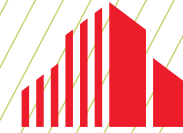


FOR LEASE

1,109 SF AVAILABLE



**CUSHMAN &
WAKEFIELD**



8530 EAGLE POINT BLVD.

LAKE ELMO, MN

8530 Eagle Point Blvd. | Lake Elmo, MN

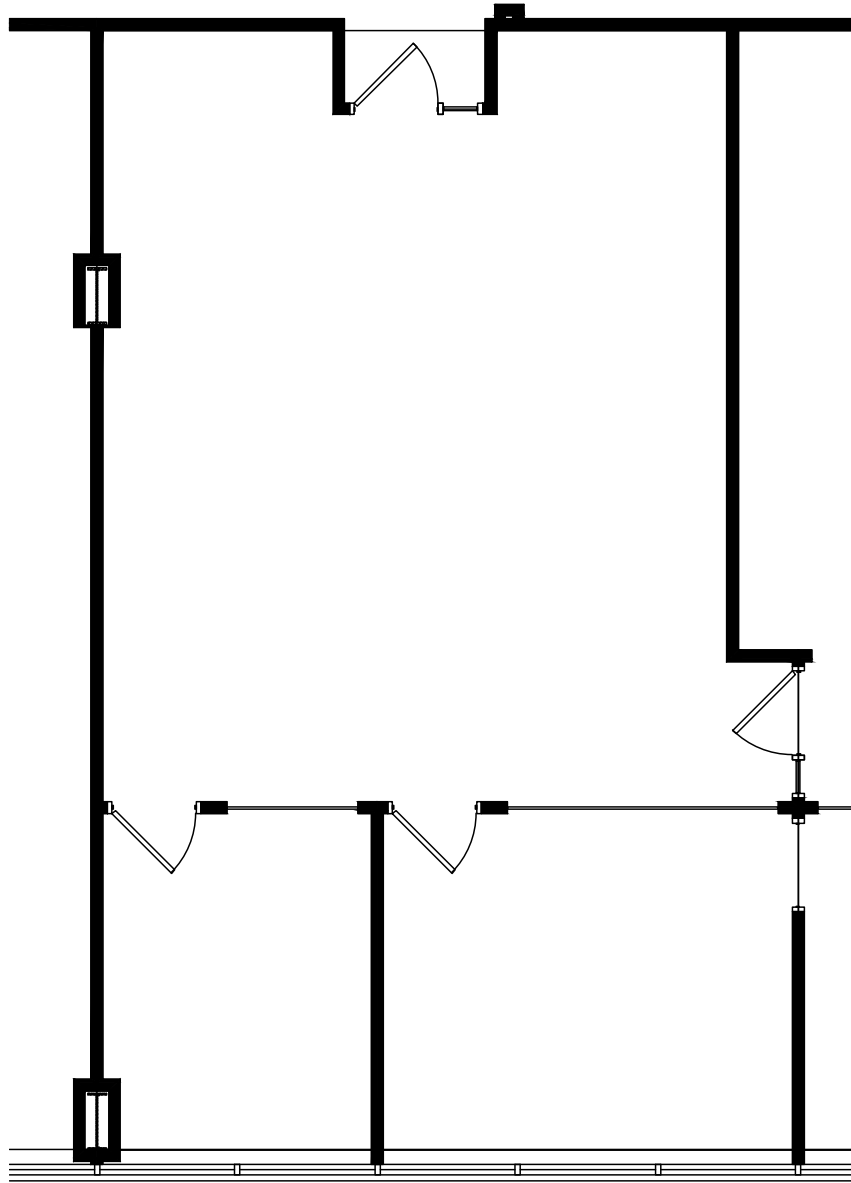
PROPERTY HIGHLIGHTS

- 120 acre master planned business park
- Two-story 40,000 square foot building
- 20,000 square foot floor plates
- State-of-the-art mechanical systems
- Fiber optics available
- Building and monument signage available
- Excellent labor base, including Wisconsin border
- Excellent visibility along I-94 with great freeway access to both I-94 and I-494/694
- Close proximity to abundant restaurants, hotels, retail shopping, Prom Convention Center and banks
- Shower facilities
- Walking trail

BUILDING SIZE	40,384 SF
AVAILABLE SF	1,109 SF
LEASE RATES	\$16.00 - \$18.00 PSF (Net)
2024 TAX & OPEX	\$15.26 psf



Suite 255
1,109 RSF



FLOOR
PLAN



AERIAL MAP



AMENITIES MAP



LOCATION MAP

CONTACT INFORMATION

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