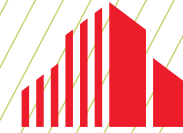


FOR LEASE

**4,232 SF AVAILABLE**



**CUSHMAN &  
WAKEFIELD**



8550 HUDSON BLVD N

**LAKE ELMO, MN**

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8550 Hudson Blvd N | Lake Elmo, MN

# PROPERTY HIGHLIGHTS

- 120 acre master planned business park
- Fiber optics available
- Excellent labor base, including Wisconsin border
- Excellent freeway access both I-94 and I-494/694
- Close proximity to abundant restaurants, hotels, retail shopping, Prom Convention Center and banks
- Walking trail

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BUILDING SIZE 31,039 SF

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AVAILABLE SF 4,232 SF

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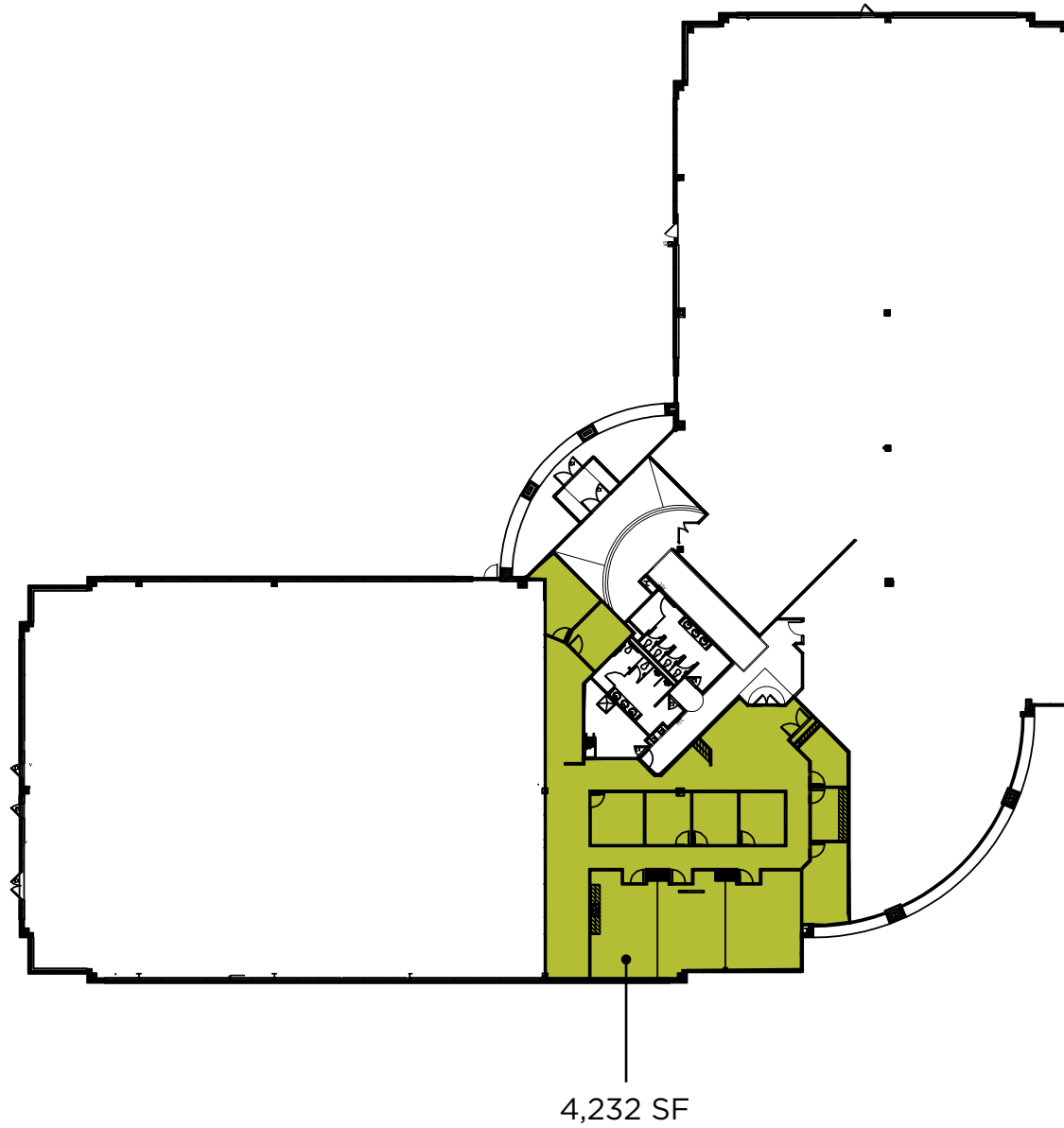
LEASE RATES \$16.50 - \$17.50 PSF (Net)

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2024 TAX & OPEX \$14.60 psf

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4,232 SF

# FLOOR PLAN





\\P\O\ArcMap\Brokers\Office\_Eng\_King\_EaglePoint\MapCenter\WorkSpace\EaglePoint\1147MID.mxd  
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# AERIAL MAP



# CONTACT INFORMATION

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