## CUSHMAN & WAKEFIELD

**Jefferson Business Center** 9500 85th Ave N, Maple Grove, MN



### **AVAILABLE JAN 2025**

### **Property Highlights**

- Excellent visibility
- Direct access to Hwy 169
- Dock loading
- Heavy power
- Close proximity to amenities



#### **Brent Masica**

Executive Managing Director +1 952 893 8231

**Jason Meyer Executive Director** +1 952 820 8735 brent.masica@cushwake.com jason.j.meyer@cushwake.com

**Hudson Brothen Executive Director** +1 952 893 8261 hudson.brothen@cushwake.com

3500 American Blvd W Suite 200 Minneapolis, MN 55431 +1 952 831 1000 Main cushmanwakefield.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

# CUSHMAN & WAKEFIELD

## Jefferson Business Center

9500 85th Ave N, Maple Grove, MN

### **Building Features**

Building Size	46,875 sf
Site	3.43 acres
Clear Height	14'
Power	Heavy
Taxes & CAM	\$3.69 psf
Lease Rates	\$9.00 psf



### Space Available

Suite	Total SF	Office SF	Warehouse SF	Loading	Available
9600	4,979 SF	70 SF	4,909 SF	1 dock	January 1, 2025



# CUSHMAN & WAKEFIELD

## Jefferson Business Center 9500 85th Ave N, Maple Grove, MN

Suite 9600

