

FOR LEASE



OFFERING SUMMARY

Lease Rate: \$12.00-\$14.00 SF/yr (Gross)

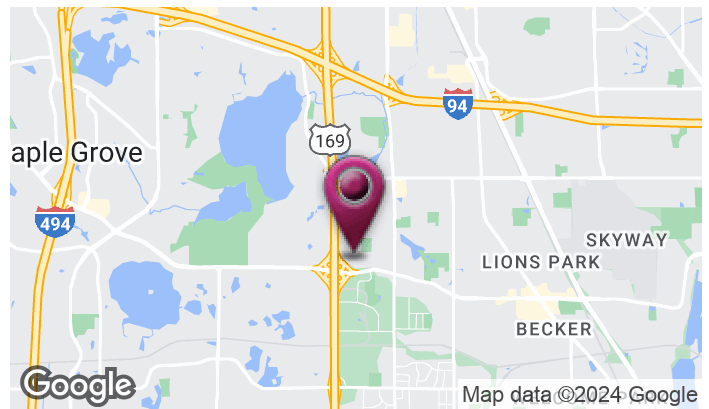
Space Size: 13,633 SF

Date Space Available: June 2024

Building Size: 109,704 SF

Renovated: 2024

Zoning: RO

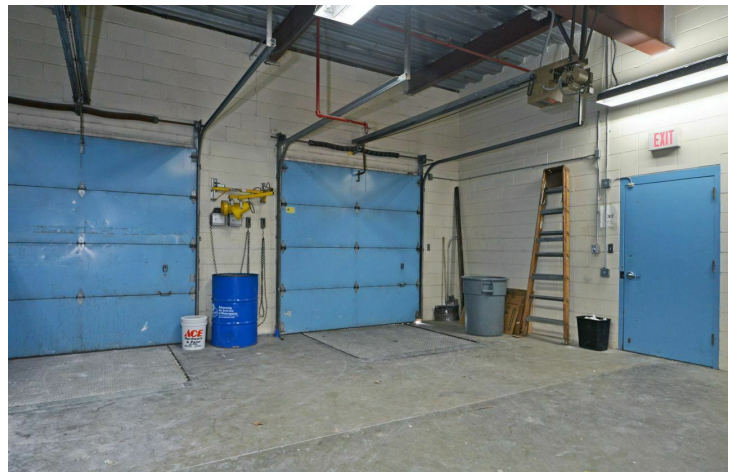


- Easy access to 169 & I-94
- Close to Plymouth, Maple Grove and Brooklyn Park
- Two drive-In doors - included in space
- Two dock doors - shared access
- 11'-12' clear height in most areas
- Free large conference meeting room onsite

JGM PROPERTIES
1224 W. 96 St.
Bloomington, MN 55431
612.290.1037
www.JGMproperties.com

For More Information Contact:
ELI RUSSELL
612.290.1037
elir@jgmproperties.com

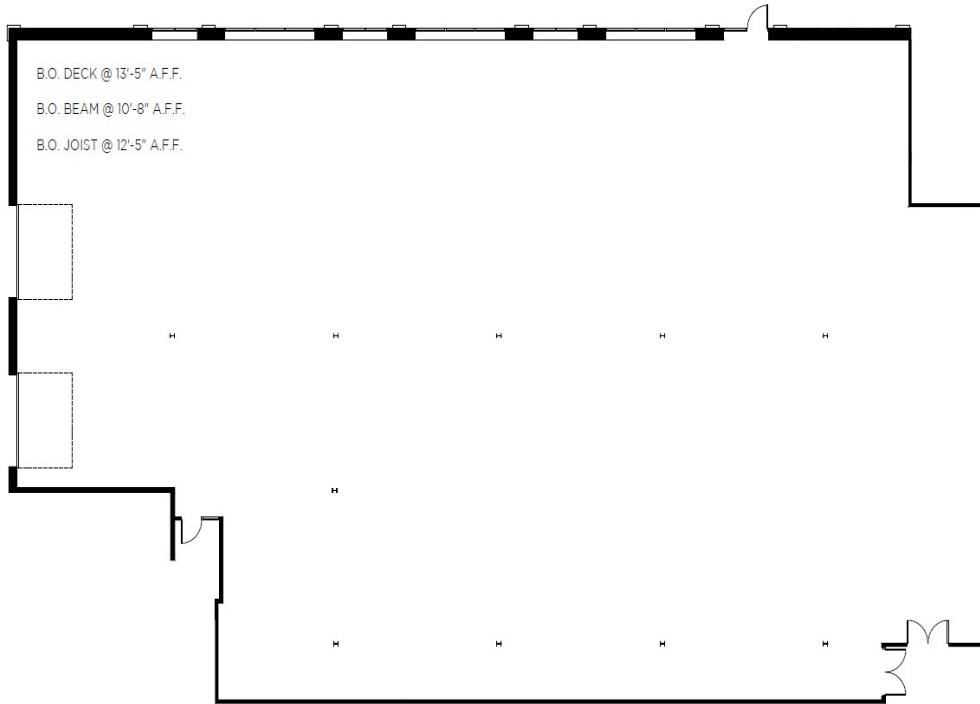
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PROPERTY DESCRIPTION

13,633 SF that can be used as flex/ R&D space, a light manufacturing space, a quasi retail or fitness space, or open concept office.

The space has an open ceiling concept with clear heights in most areas in the 11'-12' range.

The lighting is hanging LED, the ceilings are sprayed white, and the HVAC ducting (full heat and AC) has been changed to tubular, giving the space that open/finished ceiling look and feel, making this a versatile space for many different types of uses.

Several windows have also been added to bring in natural light.

The floors have been brought to concrete and then polished. If a user needs a different type of flooring in all or a portion of the space that can be accommodated.

The space has two grade level drive-in doors, and access to two shared loading docks.

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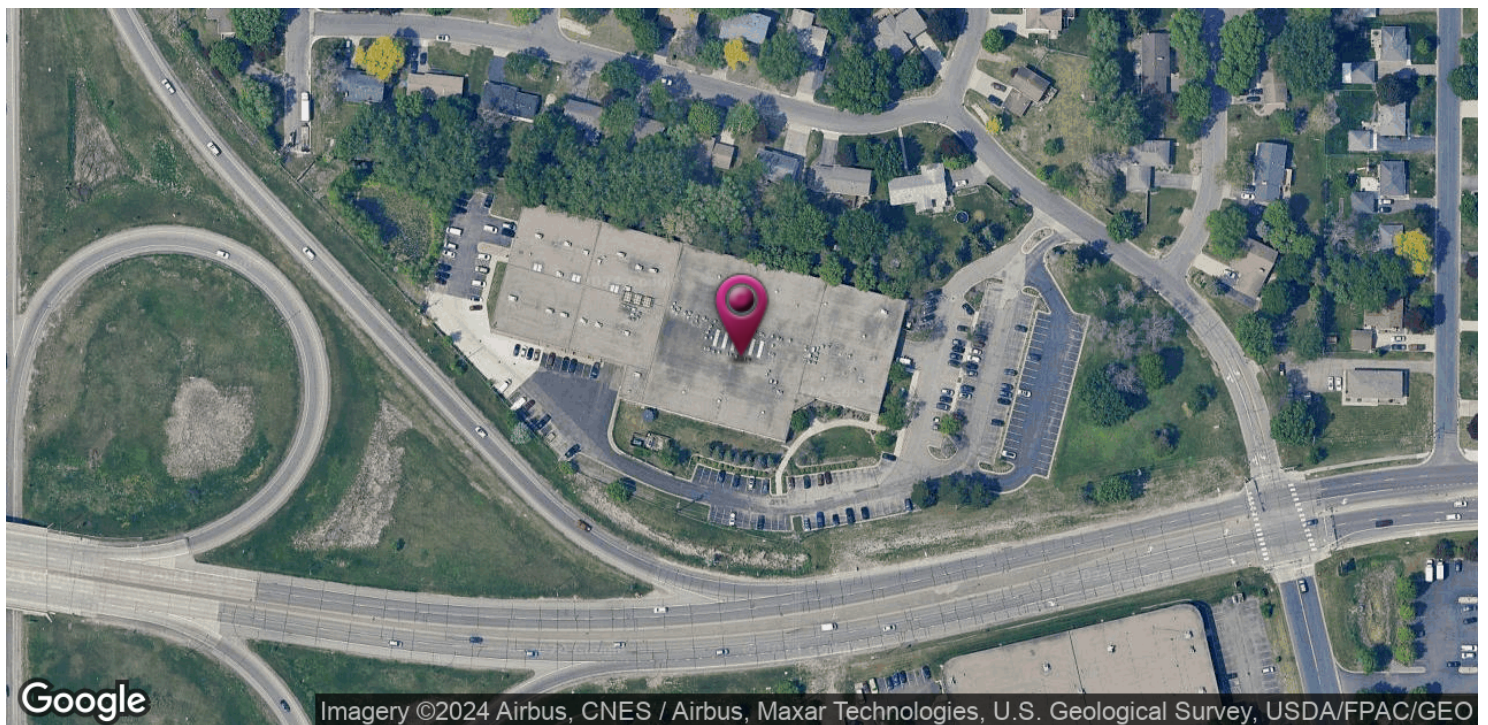
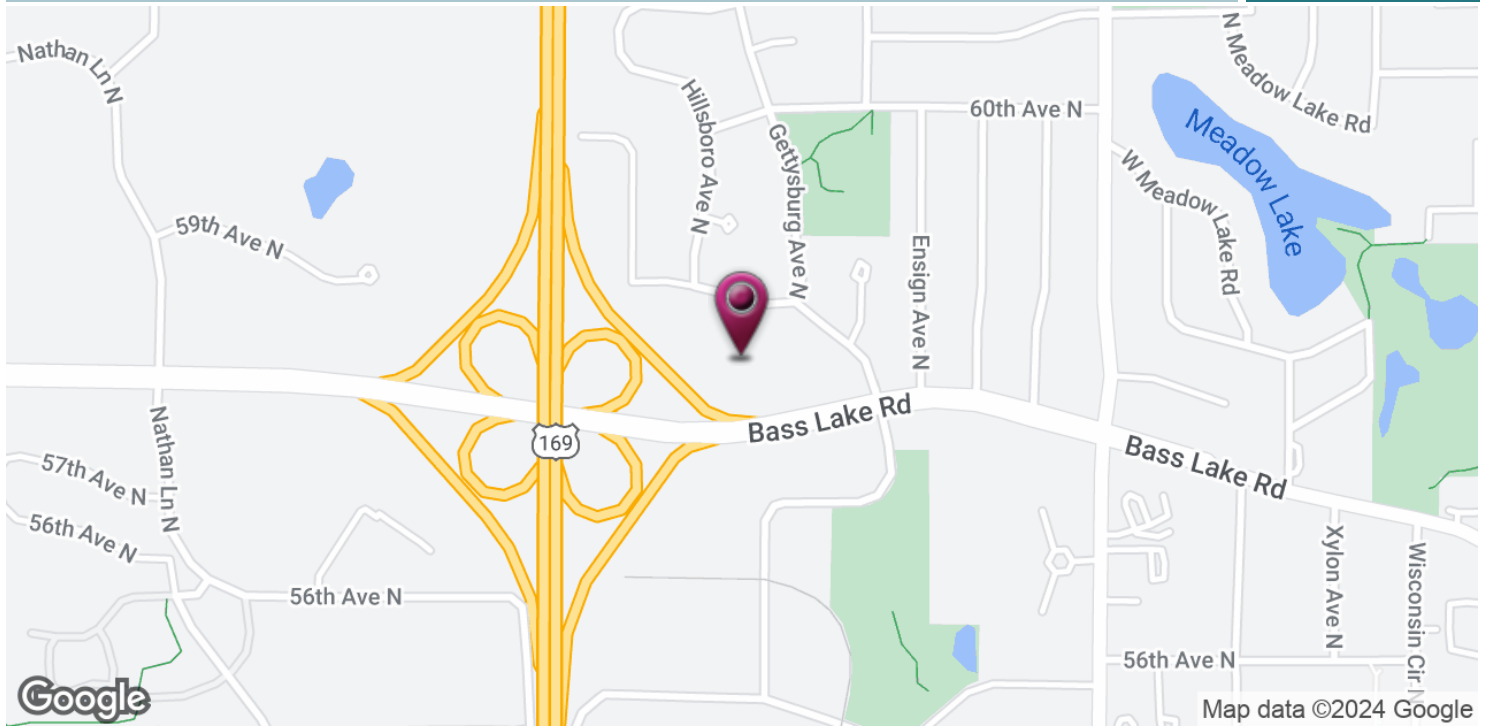
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9220 BASS LAKE ROAD, NEW HOPE, MN 55428

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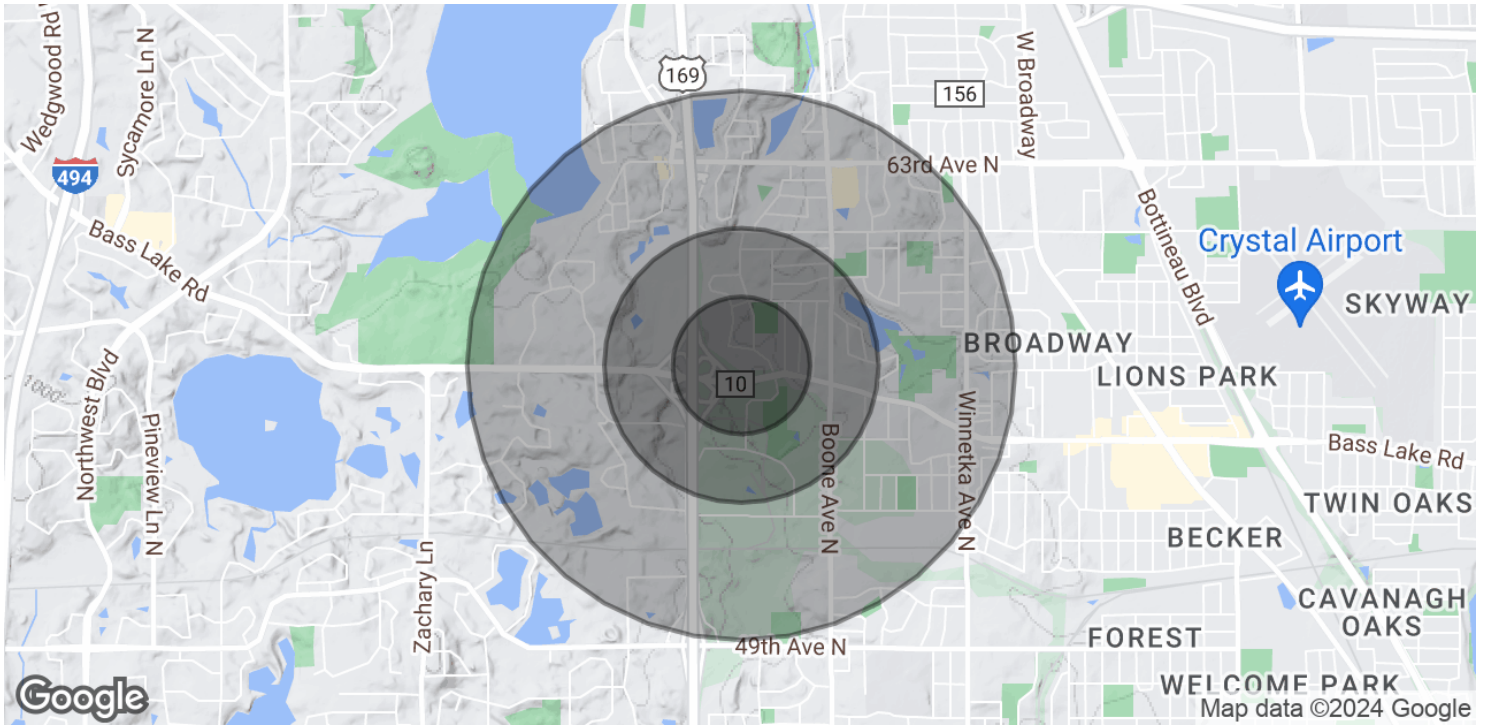
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	699	2,626	10,371
Average Age	39.2	41.5	44.3
Average Age (Male)	39.7	41.9	44.2
Average Age (Female)	37.0	39.8	43.5

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	296	1,141	4,571
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$84,171	\$86,923	\$79,526
Average House Value	\$204,253	\$221,251	\$236,103

* Demographic data derived from 2020 ACS - US Census

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