

# Open Concept Office, Retail, Flex Space

9220 BASS LAKE ROAD, NEW HOPE, MN 55428

**FOR LEASE**



## OFFERING SUMMARY

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

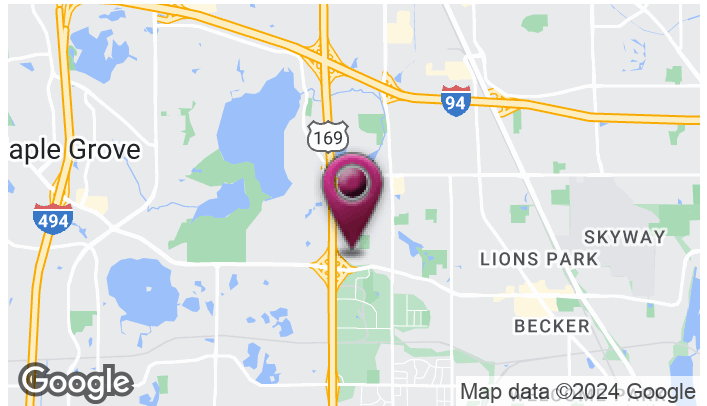
**Space Size:** 6,995 SF

**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, Brooklyn Park, and Brooklyn Center
- Two dock doors - shared access
- 9' clear ceilings, or ceiling grid can be fully removed
- 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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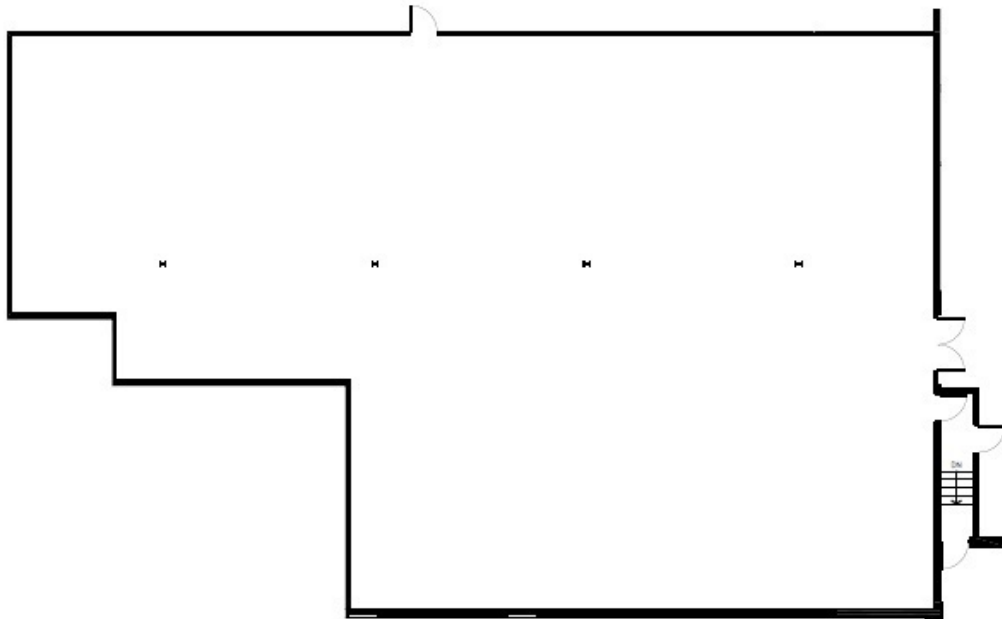
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## PROPERTY DESCRIPTION

6,995 SF that can be used as a quasi retail or fitness space, or open concept office or flex/ R&D space.

The space currently has 9' ceilings. If desired we can potentially remove the ceiling grid and have an open up ceiling concept with clear heights in most areas in the 11'-12' range.

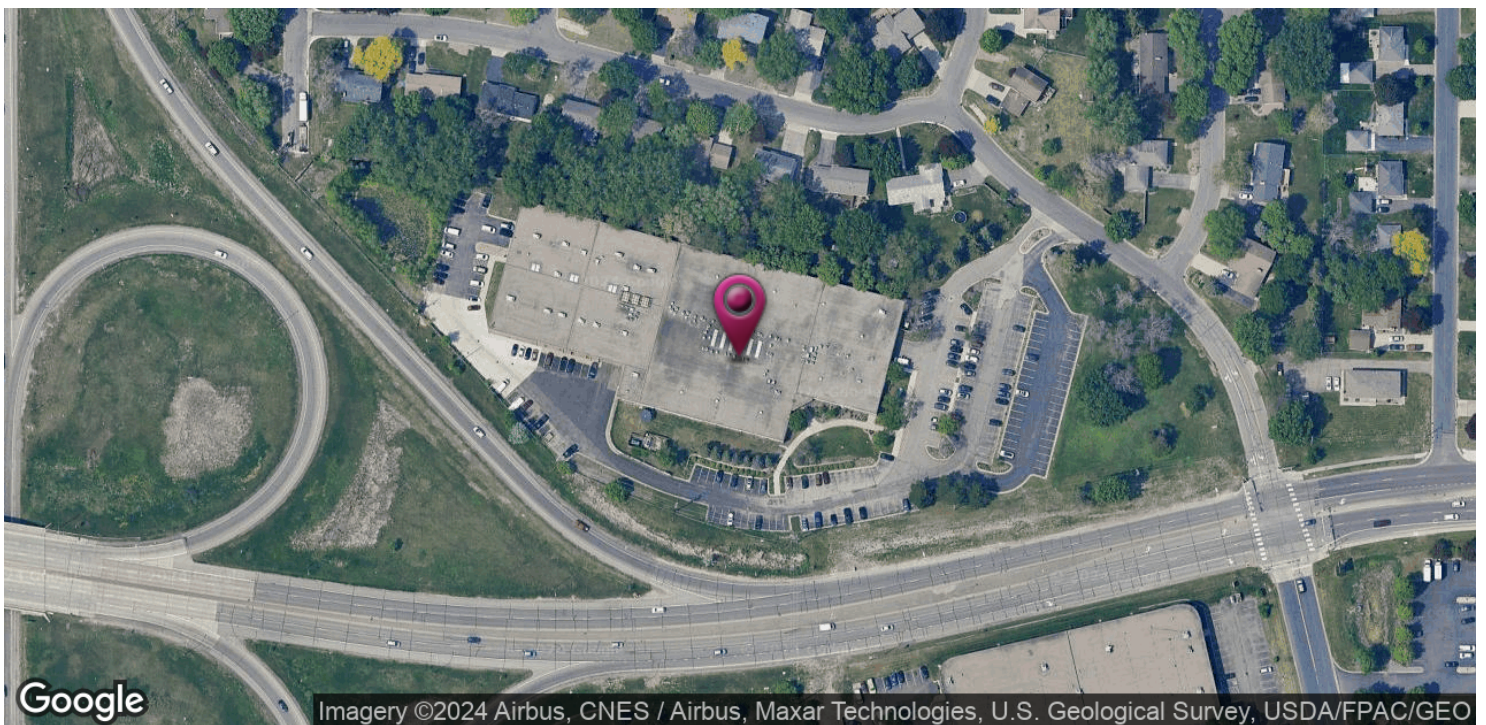
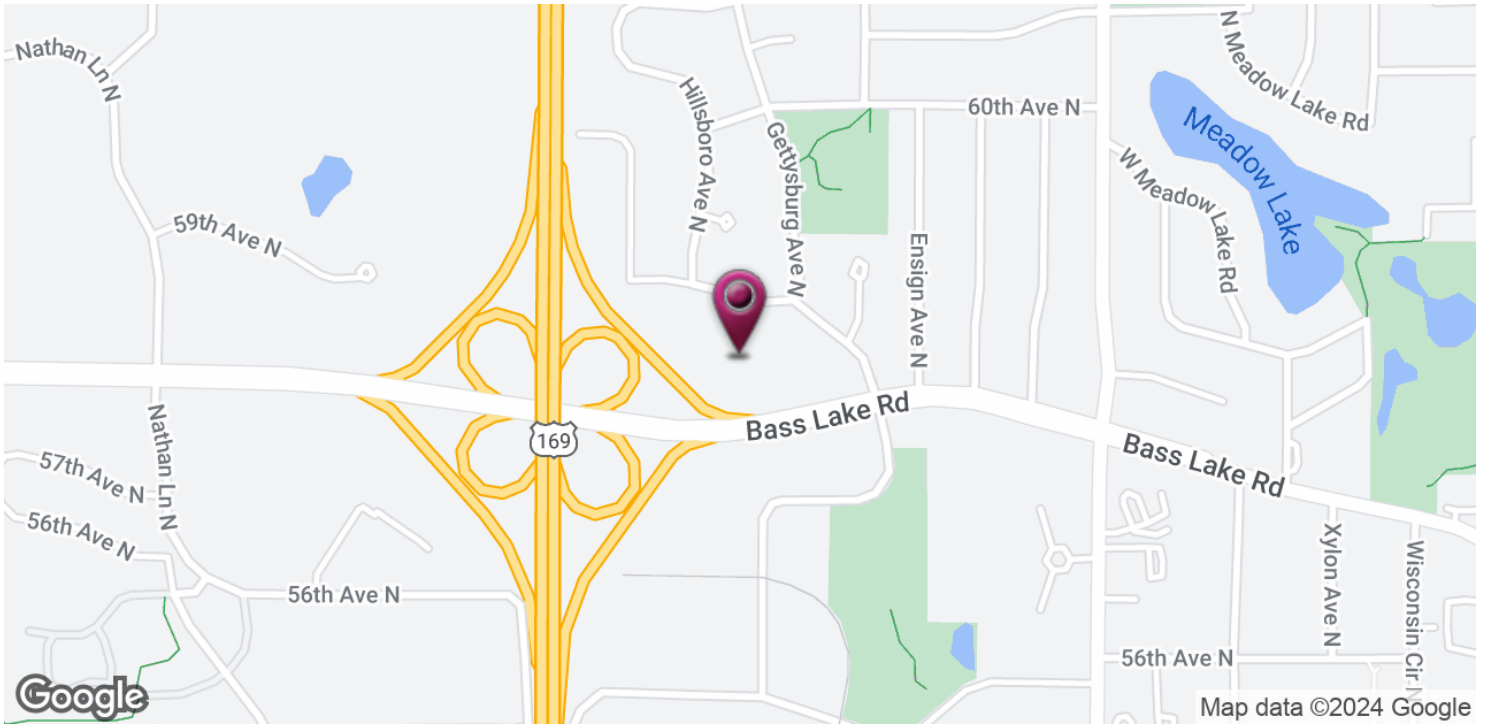
The floors will be brought to concrete and then polished. If a user needs a different type of flooring in all or a portion of the space that can be accommodated.

The space has access to two shared loading docks.

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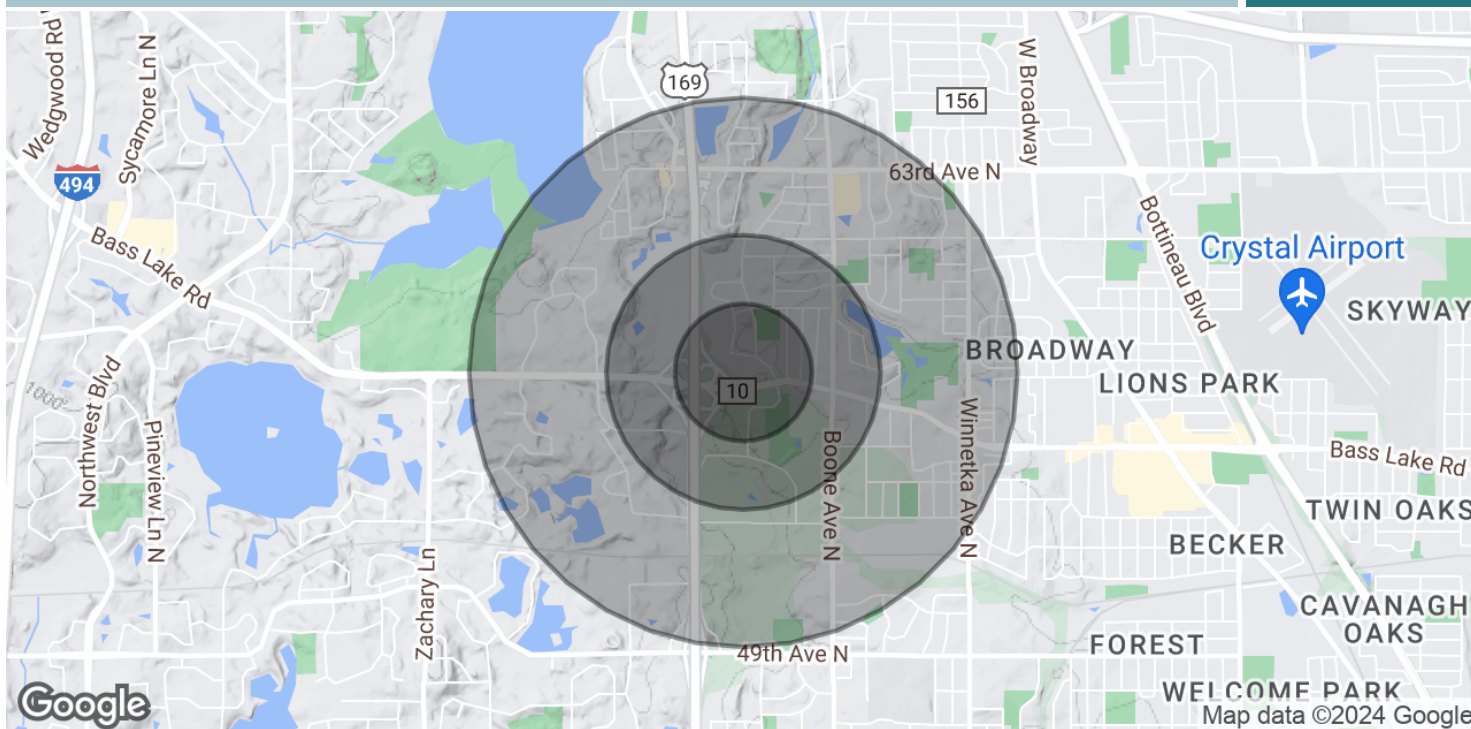
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	699	2,626	10,371
Average Age	39.2	41.5	44.3
Average Age (Male)	39.7	41.9	44.2
Average Age (Female)	37.0	39.8	43.5

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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