

OFFICE/WAREHOUSE SPACE FOR LEASE >

# 7600 49th Avenue North

New Hope, MN 55428

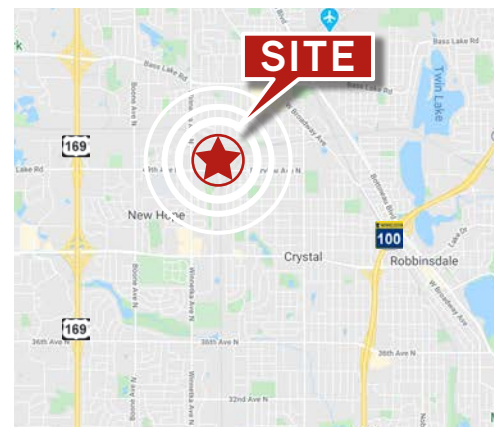


Accelerating success.



## BUILDING AMENITIES

- > Convenient location
- > Easy access to highways 169 and 100
- > Building features tilt-up concrete panels and glass
- > Two story office atrium
- > Full floor available (office)
- > Numerous area retail amenities
- > Excellent glass line



## CONTACT US >

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## 7600 49TH AVENUE NORTH > FOR LEASE



### BUILDING HIGHLIGHTS

#### PROPERTY ADDRESS:

7600 49th Avenue North  
New Hope, MN 55428

#### YEAR BUILT:

2003

#### NET LEASE RATES:

\$9.00 - Office

#### REAL ESTATE TAXES (2020):

\$1.86 PSF

#### AVAILABLE:

Floor 2: 9,554 SF (office)

#### CLEAR HEIGHT:

9' (office)

#### PARKING:

Ample parking

#### ROOF:

Ballasted EPDM membrane, flat roof

#### HVAC:

Roof mounted and ceiling hung

#### SPRINKLER:

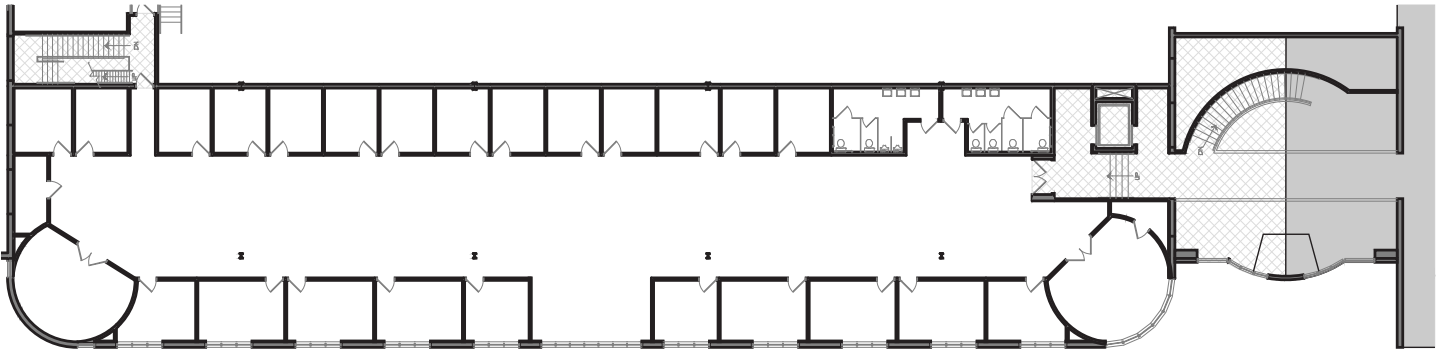
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#### BAY SIZE:

42' x 43'





FLOOR PLAN >

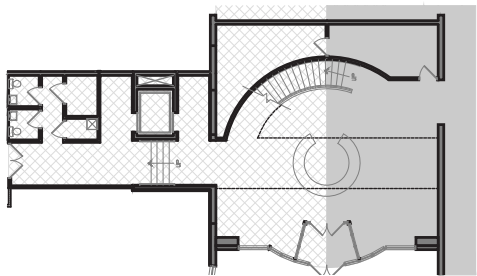


**2nd Level Office Floor Plan:**

9,554 sq. ft.

Common Area:   
Not Included: 

Main Level Common Area







## 7600 49TH AVENUE NORTH > AMENITIES AERIAL



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