

OFFICE SPACE FOR SALE OR LEASE >

# New Brighton Exchange

NWQ I-694 and I-35W | New Brighton, MN 55112



Accelerating success.



## NEW BRIGHTON EXCHANGE

New Brighton Exchange is a professional business park developed by the City of New Brighton and Ryan Companies. It is situated in the Northwest Quadrant of a major freeway interchange in the northern Twin Cities. Area amenities include the Long Lake Regional Park, nearby dining and shopping, and the mixed use City Center area. Numerous major corporate facilities are located within five miles of the park.

### BUILD TO SUIT FOR SALE OR LEASE

- > Three story building
- > 150,000 SF
- > 50,400 SF footprint
- > 13.54 acres
- > 897 parking stalls

### LAND FOR SALE

- > Perfect site for hotel

## CONTACT US >

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Developed by



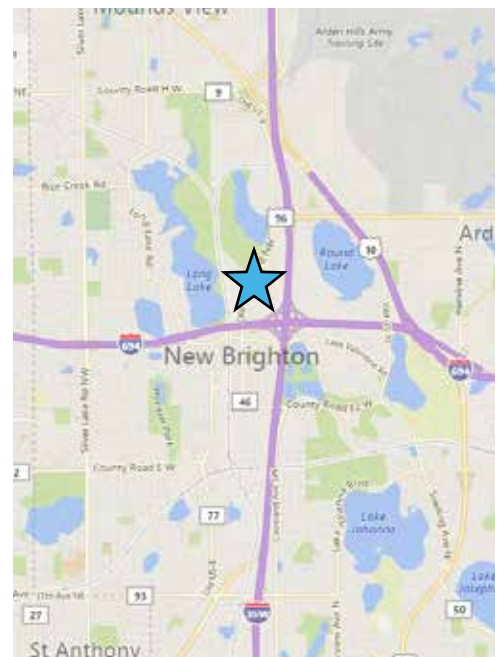
## NEW BRIGHTON EXCHANGE > AERIAL VIEW



### ADVANTAGES

- > 100 acre master planned development
- > Strategic infill location along I-694 and I-35W
- > Over 230,000\* vehicles passing by each day
- > Extensive parks & trail system
- > Convenient interchange access
- > Excellent visibility to I-35W & I-694
- > Easy access to the entire metro area
- > Local amenities include restaurants, hotels, fitness centers, etc.
- > Join Cardiovascular Systems, Inc. (CSI), APi, TÜV SÜD, VMware, Inc., The View Apartments at Long Lake (124-unit apartment building), Data Sciences International and more!

\*MNDOT Traffic Volume Data, 2016



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