

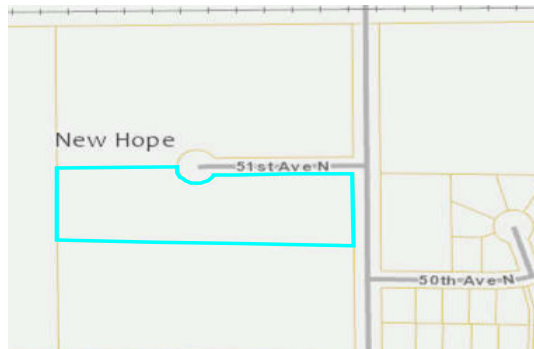


Office / Warehouse Available For Sale or Lease

**5017 BOONE AVENUE NORTH
NEW HOPE, MN 55428**

Property Highlights

- Office/warehouse space available for sale or lease
- Easy access to Highway 169 via 49th Avenue
- 18' clear height
- Heavy power
- Excellent corporate image



SALE DETAILS:

Building Size:
83,634 Total Sq. Ft.

Site Size:
5.14 Acres

Sale Price:
\$5,975,000
(\$71.43 Per Sq. Ft.)

2021 Est. RE Taxes:
\$141,325.70

2021 Est. CAM/Tax:
\$2.64 Per Sq. Ft.

LEASE DETAILS:

Available Space (Vacant Now):
5,092 Sq. Ft. - Office
23,986 Sq. Ft. - Warehouse
29,078 Sq. Ft. - Total
Two (2) Dock Doors
(Additional Docks & Drive-Ins
can be added)

**Suites 150 & 200
(Available April 1, 2022):**
3,720 Sq. Ft. - Office
37,485 Sq. Ft. - Warehouse
41,205 Sq. Ft. - Total

Lease Rates:
\$9.00 Per Sq. Ft. - Office
\$4.50 Per Sq. Ft. - Warehouse

For information, please contact:

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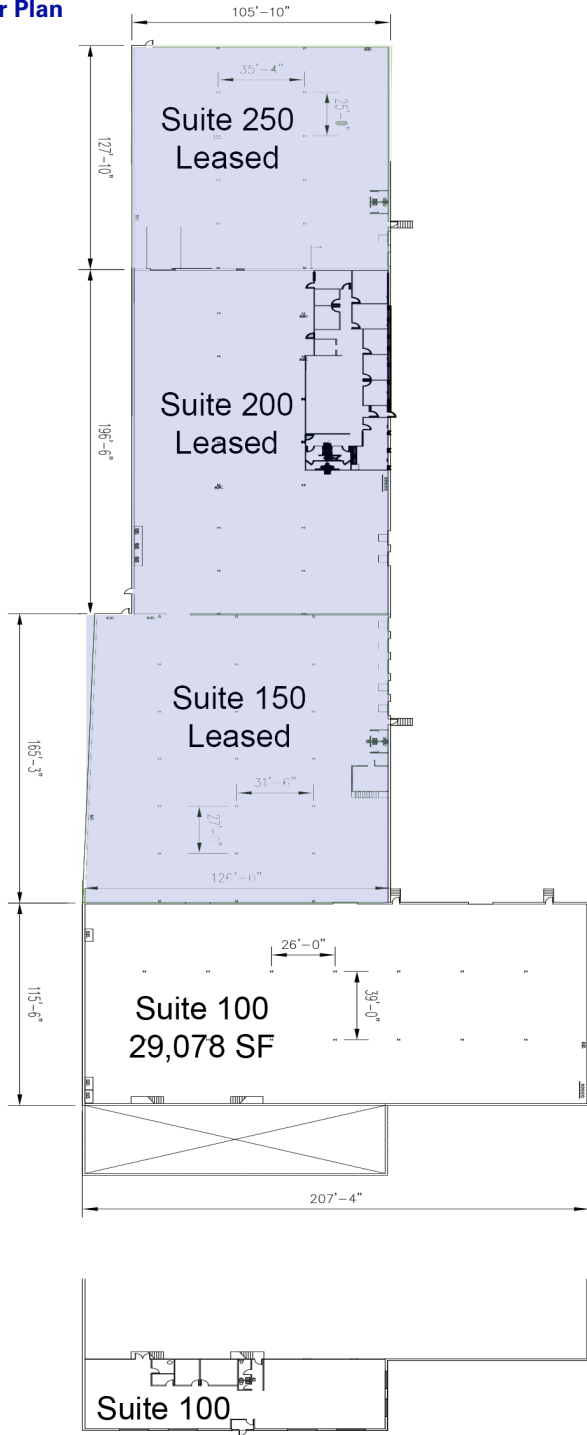
100 South Fifth Street, Suite 2100
Minneapolis, MN 55402

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nmrk.com

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Floor Plan



Suite	Size
100	5,092 Sq. Ft. - Office 23,986 Sq. Ft. - Warehouse 29,078 Sq. Ft. - Total
150	20,359 Sq. Ft. Available 4/1/2022
200	Approx. 3,720 Sq. Ft. - Office Approx. 17,126 Sq. Ft. - Warehouse 20,846 Sq. Ft. - Total Available 4/1/2022
250	13,351 Sq. Ft. Long Term Lease



CONTACT

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Aerial View



Demographics:	1 Mile	3 Miles	5 Miles
Total Population	11,246	95,961	249,925
Total Households	4,545	38,675	98,376
Average HH Income	\$74,942	\$94,047	\$95,468



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Map Views



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