



OFFERING SUMMARY

Lease Rate: \$16.25-\$18.25 SF/yr Gross

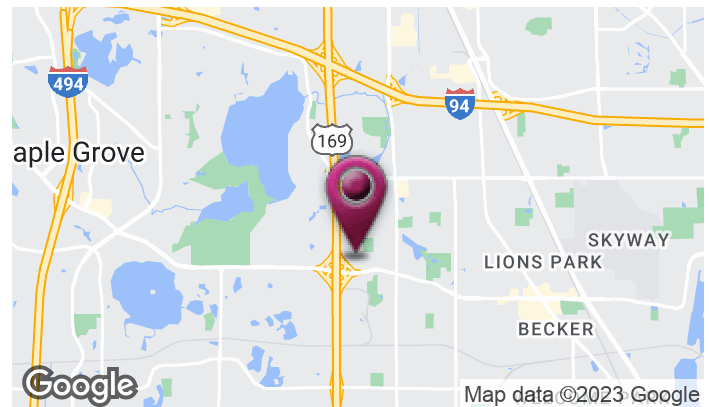
Lot Size: 6.98 Acres

Year Built: 1973

Building Size: 109,704 SF

Renovated: 2021

Zoning: RO



- Easy access to 169 & I-94
- Close to Plymouth, Maple Grove, Brooklyn Park, and Brooklyn Center
- Access to loading dock and freight elevator
- Free conference and board rooms
- High visibility area with 20,000+ daily traffic count

JGM PROPERTIES

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

For More Information Contact:

ELI RUSSELL

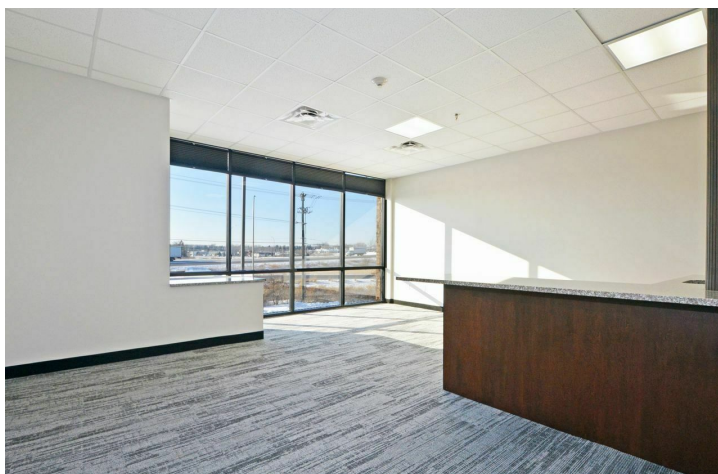
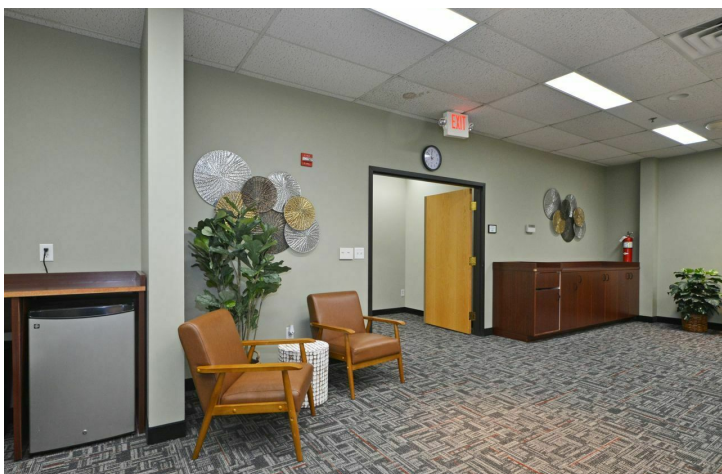
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New Hope Office Space

9220 BASS LAKE ROAD, NEW HOPE, MN 55428

FOR LEASE



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FOR LEASE



PROPERTY DESCRIPTION

Conveniently situated in New Hope off 169 and Bass Lake Road.

The property is located at 9220 Bass Lake Road, with close proximity to I-94.

Only a few miles in either direction will connect you to I-394 or I-694. Making this location easily accessible for your employees and clients.

This building offers available office spaces in the 150-10,000 SF size range.

The wide variety of size options available make this a versatile property for small, medium, or large businesses.

It also has a quasi-retail feel inside the building, making this location well suited for those with a customer facing business.

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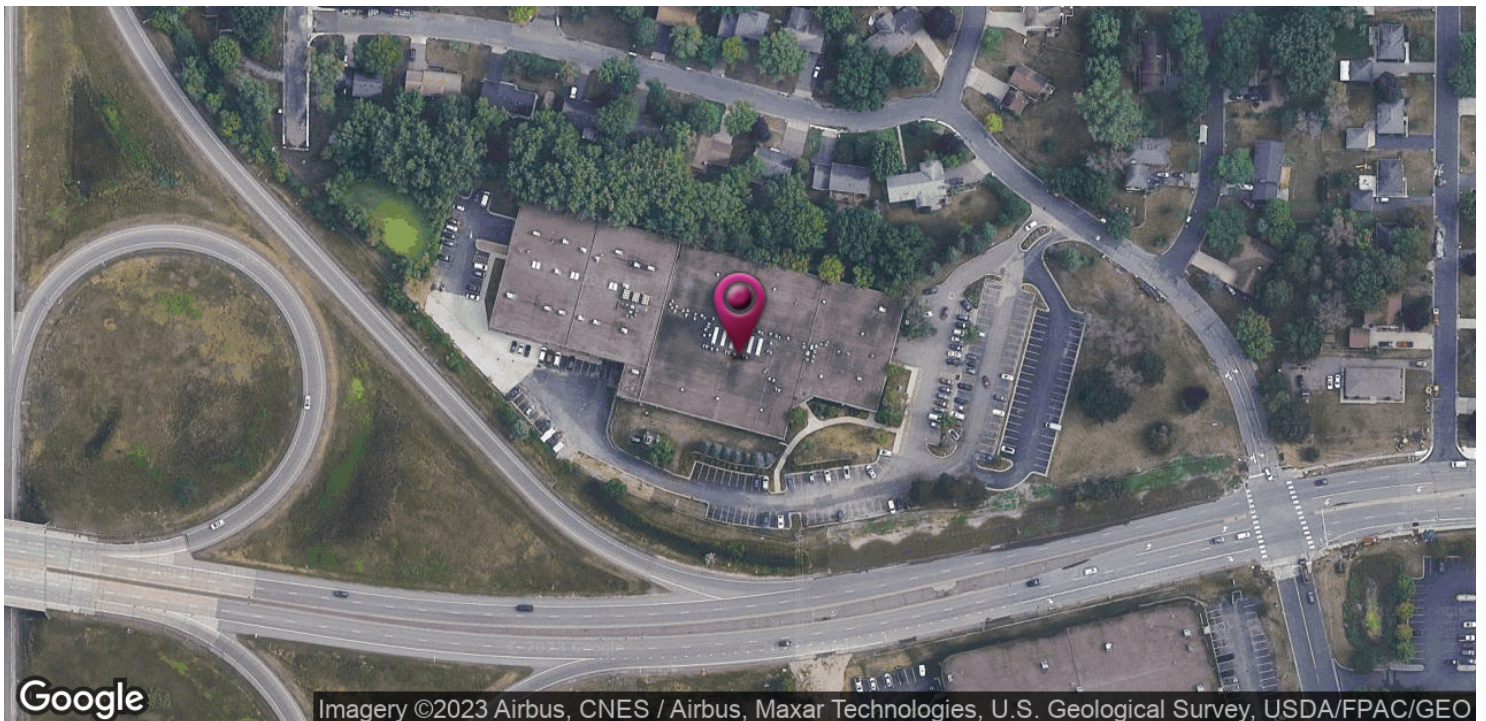
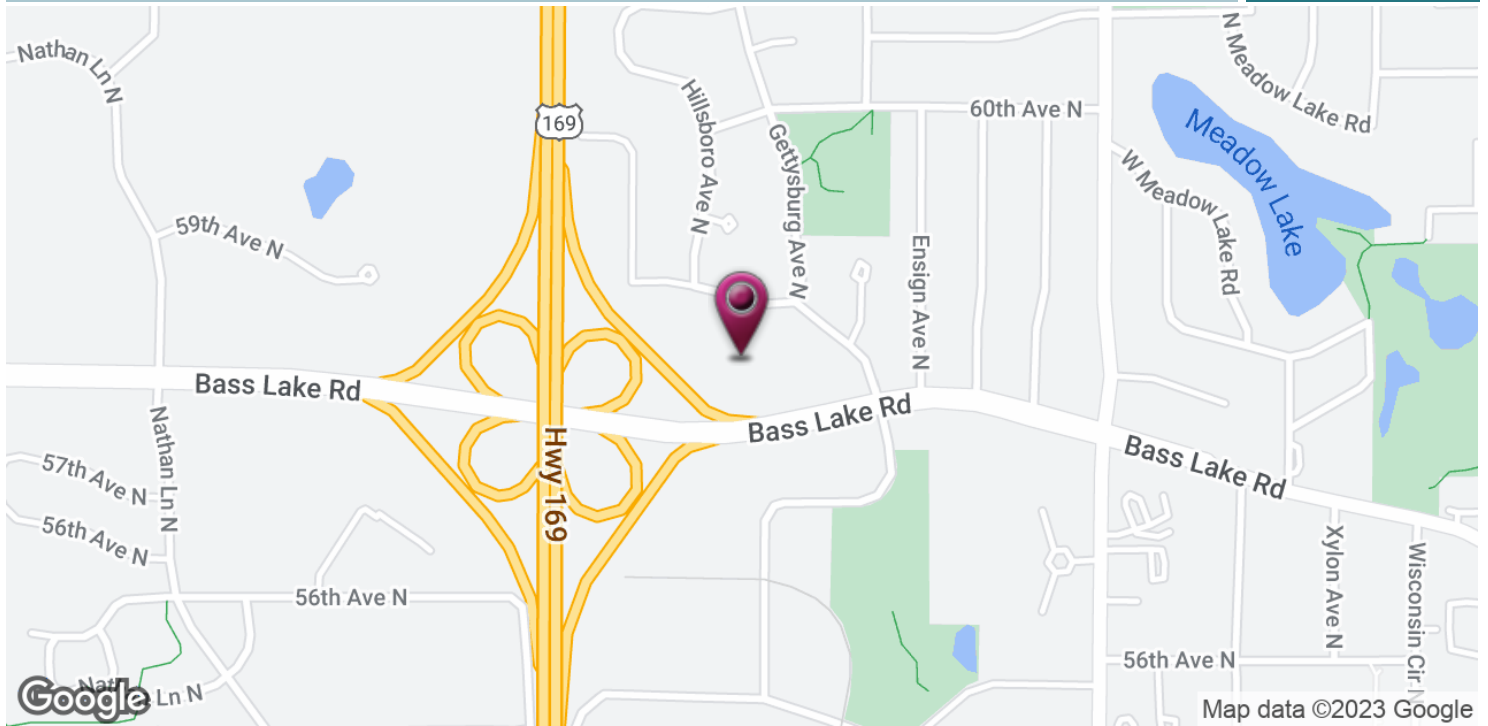
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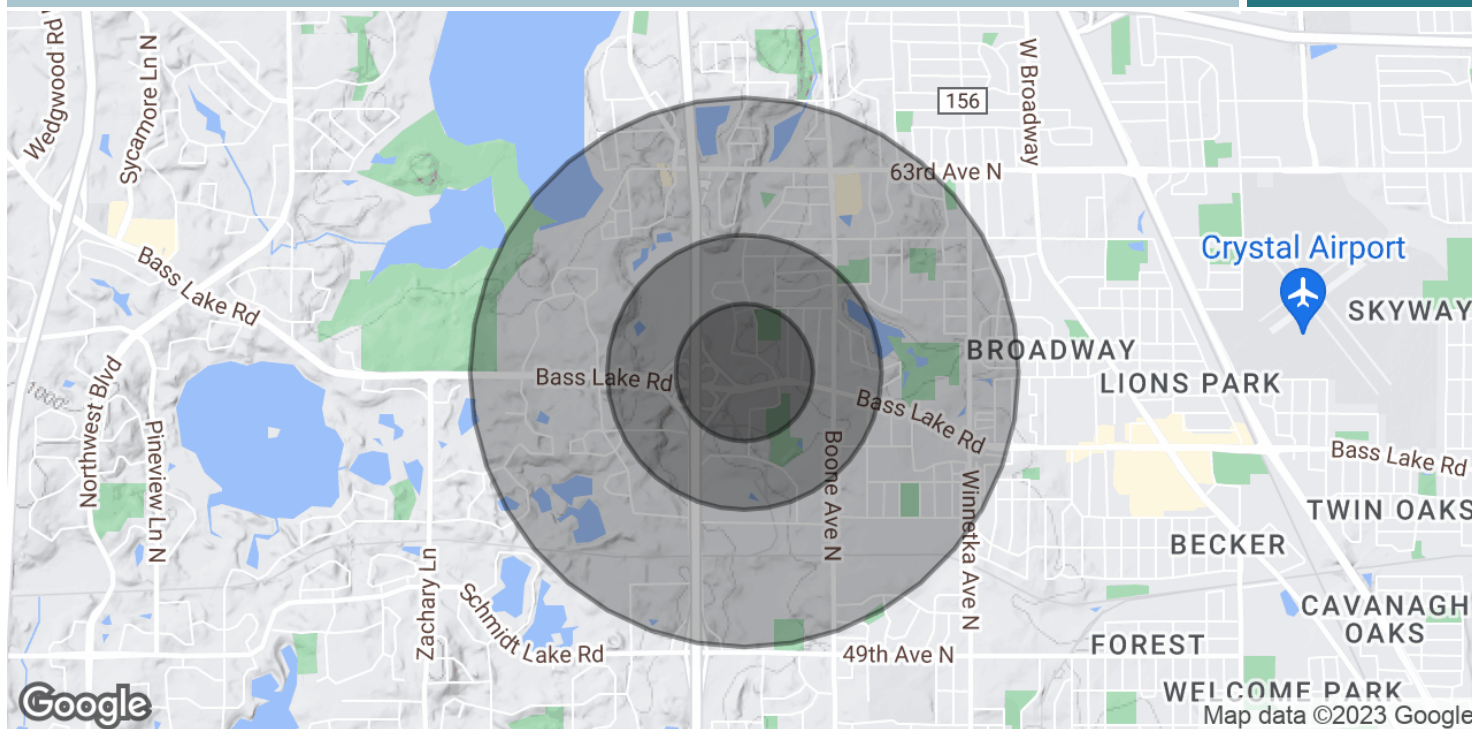
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FOR LEASE



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