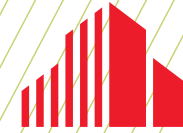


FOR LEASE

4,232 SF AVAILABLE



**CUSHMAN &
WAKEFIELD**



8550 HUDSON BLVD N

LAKE ELMO, MN

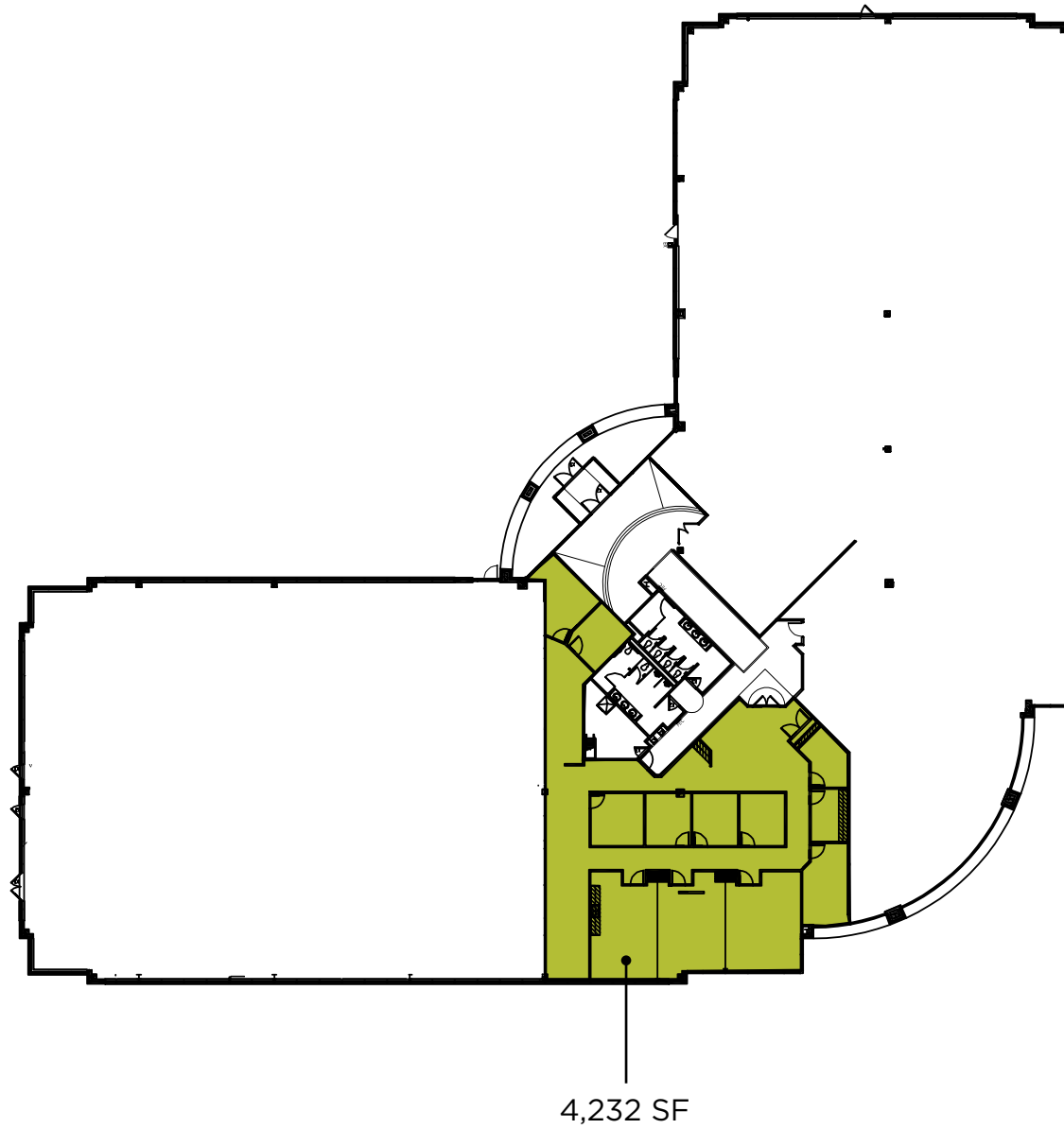
8550 Hudson Blvd N | Lake Elmo, MN

PROPERTY HIGHLIGHTS

- 120 acre master planned business park
- Fiber optics available
- Excellent labor base, including Wisconsin border
- Excellent freeway access both I-94 and I-494/694
- Close proximity to abundant restaurants, hotels, retail shopping, Prom Convention Center and banks
- Walking trail

BUILDING SIZE	31,039 SF
AVAILABLE SF	4,232 SF
LEASE RATES	\$16.50 - \$17.50 PSF (Net)
2025 TAX & OPEX	\$16.65 psf





FLOOR
PLAN



AERIAL MAP

CONTACT INFORMATION

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