



**CUSHMAN &
WAKEFIELD**



FOR SUBLEASE

**BLAINE PRESERVE I
BLAINE, MN**

55,089 SF SUBLEASE

AVAILABLE Q1 2024

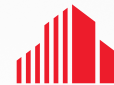
SUBLEASE THROUGH 2/28/2025

3500 American Blvd W, Suite 200
Minneapolis, MN
Main +1 952 831 1000
cushmanwakefield.com

FOR SUBLEASE

Blaine Preserve I

3787 NE 95th Ave, Blaine, Minnesota



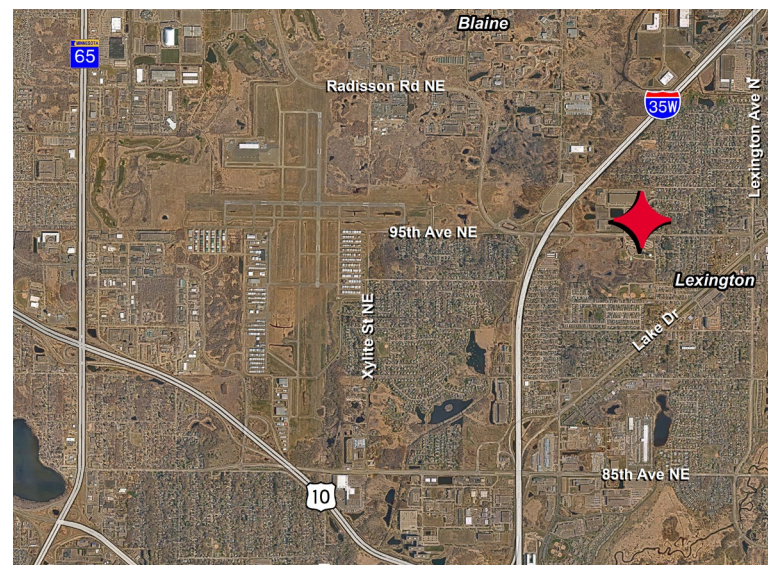
CUSHMAN &
WAKEFIELD



55,089 SF AVAILABLE

Property Highlights

- Beautifully designed office space
- Clean end cap with ample parking
- Located directly off a full interchange (35W & 95th Ave)
- 20 minutes to downtown Minneapolis



Contact

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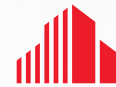
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FOR SUBLEASE

Blaine Preserve I

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Building Features

BUILDING SIZE 98,973 SF

CLEAR HEIGHT 24'

AVAILABLE SQUARE FEET 7,523 SF Office
47,566 SF Warehouse
55,089 SF Total

DATE AVAILABLE Q1 2024

LEASE RATES Negotiable

LOADING 8 docks
2 drive ins

ESTIMATED 2023 TAX/CAM \$4.08 psf Total



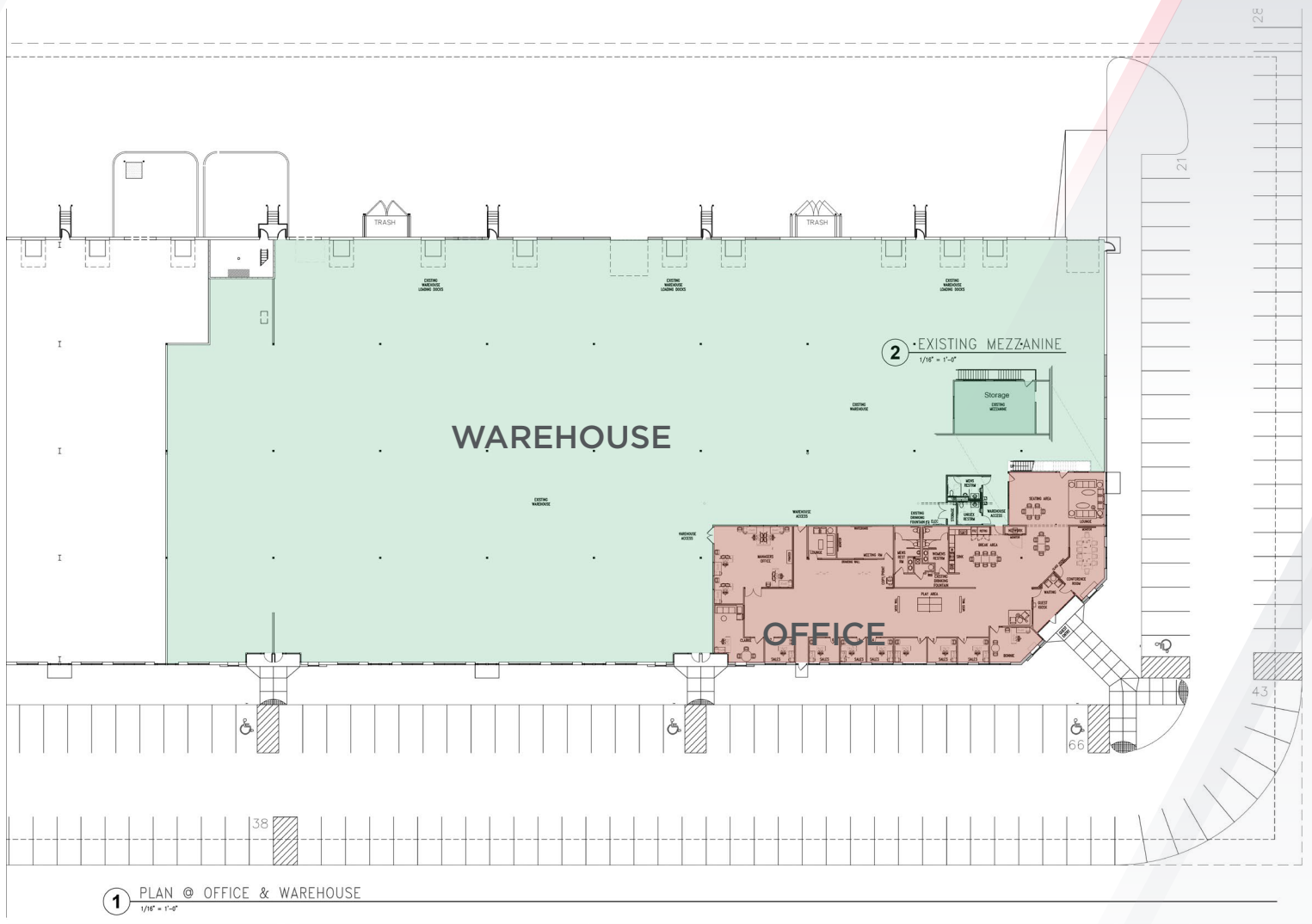
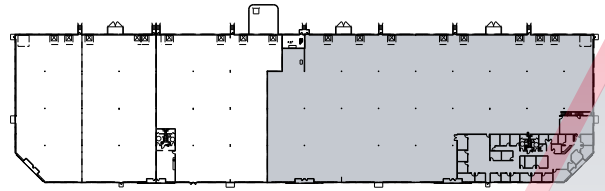
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Floor Plan



7,523 SF OFFICE
47,566 SF WAREHOUSE
55,089 SF TOTAL

8 DOCKS
2 DRIVE-INS



Contact

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