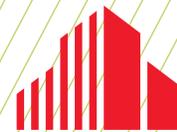


FOR LEASE



CUSHMAN &
WAKEFIELD

12,043 CONTIGUOUS RSF AVAILABLE



8530 EAGLE POINT BLVD.

LAKE ELMO, MN

8530 Eagle Point Blvd. | Lake Elmo, MN

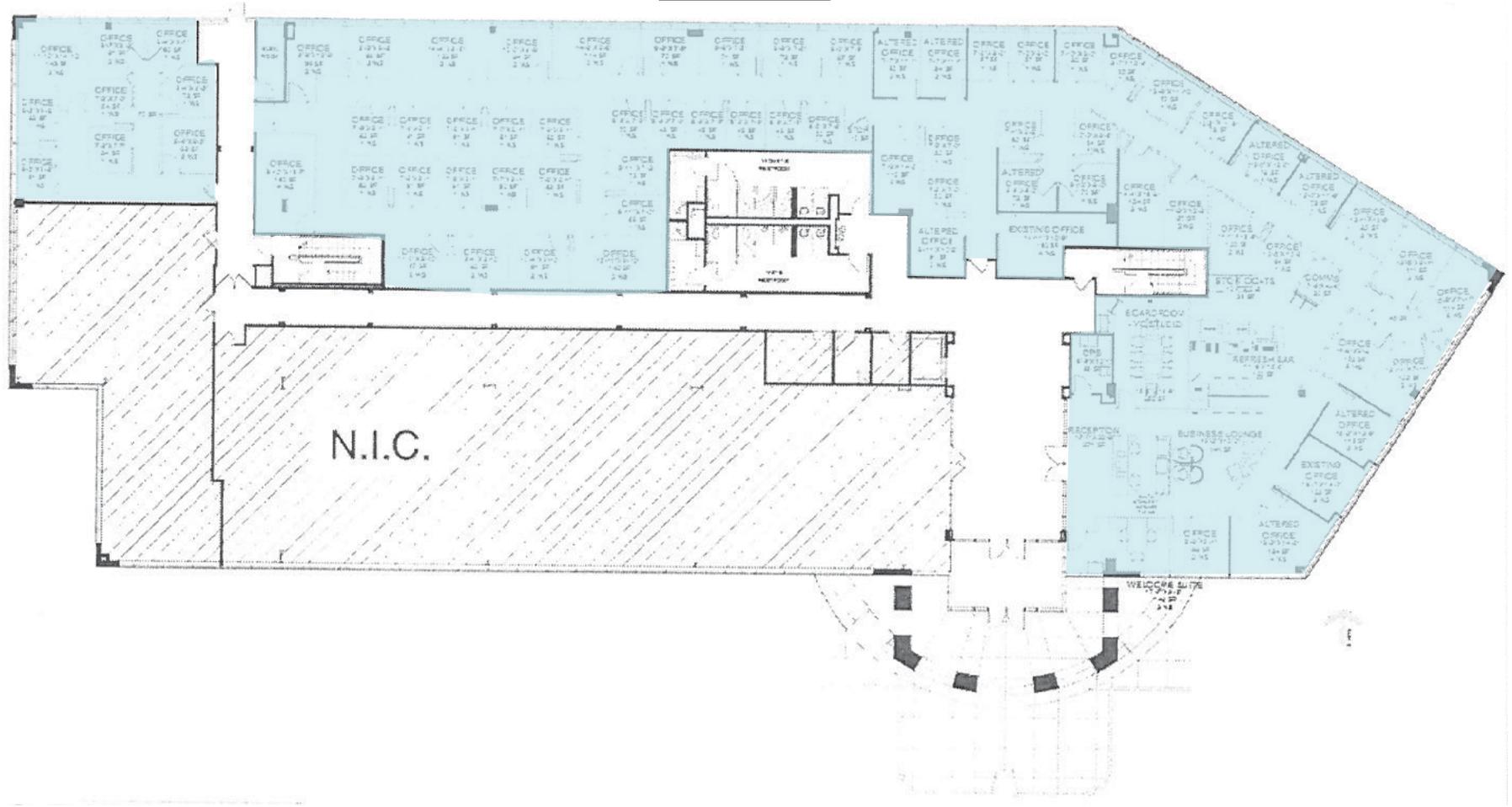
PROPERTY HIGHLIGHTS

- 120 acre master planned business park
- Two-story 40,000 square foot building
- 20,000 square foot floor plates
- State-of-the-art mechanical systems
- Fiber optics available
- Building and monument signage available
- Excellent labor base, including Wisconsin border
- Excellent visibility along I-94 with great freeway access to both I-94 and I-494/694
- Close proximity to abundant restaurants, hotels, retail shopping, Prom Convention Center and banks
- Shower facilities
- Walking trail

BUILDING SIZE	40,384 SF
AVAILABLE SF	1,109 - 12,043 RSF
LEASE RATES	\$16.00 - \$18.00 PSF (Net)
2025 TAX & OPEX	\$15.96 psf

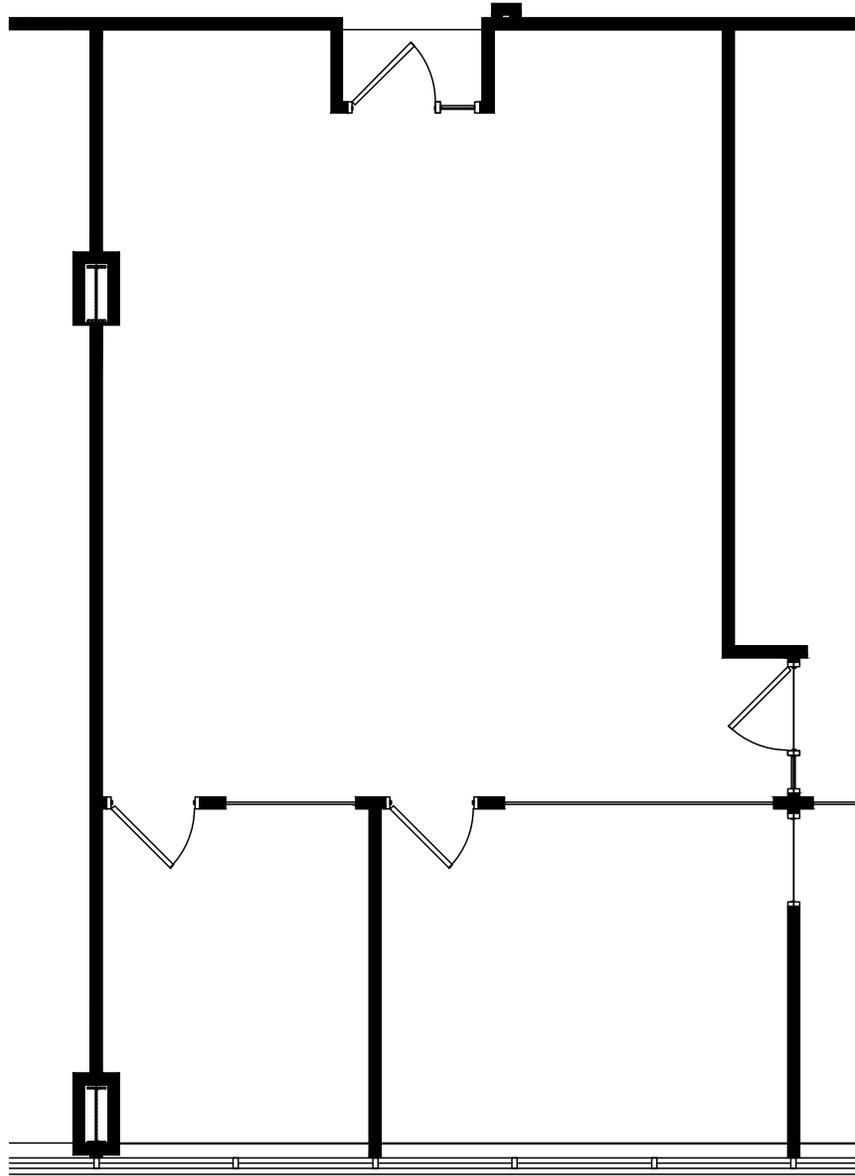


1st Floor
12,043 RSF
Available
11/1/25



FLOOR PLAN

Suite 255
1,109 RSF



FLOOR
PLAN



AERIAL MAP



AMENITIES MAP



LOCATION MAP

CONTACT INFORMATION

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