



**CUSHMAN &  
WAKEFIELD**



**FOR LEASE**

**BLAINE PRESERVE I  
BLAINE, MN**

**19,949 SF FOR LEASE**

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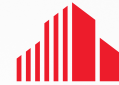
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FOR LEASE

# Blaine Preserve I

3787 NE 95th Ave, Blaine, Minnesota



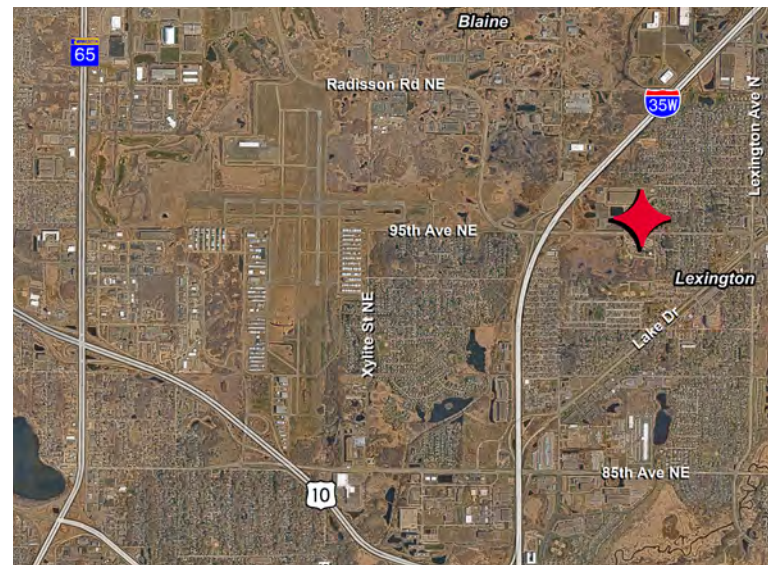
CUSHMAN &  
WAKEFIELD



## 19,949 SF AVAILABLE

### Property Highlights

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



### Contact

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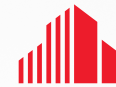
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FOR LEASE

# Blaine Preserve I

3787 NE 95th Ave, Blaine, Minnesota



CUSHMAN &  
WAKEFIELD

## Building Features

**BUILDING SIZE** 98,973 SF

**LEASE RATES** Negotiable

**AVAILABLE  
SQUARE FEET** 19,949 SF Total

**ESTIMATED  
2026 TAX/CAM** \$2.87 CAM  
\$3.41 Tax  
\$6.28 PSF Total

**LOADING** 4 docks

**CLEAR HEIGHT** 24'



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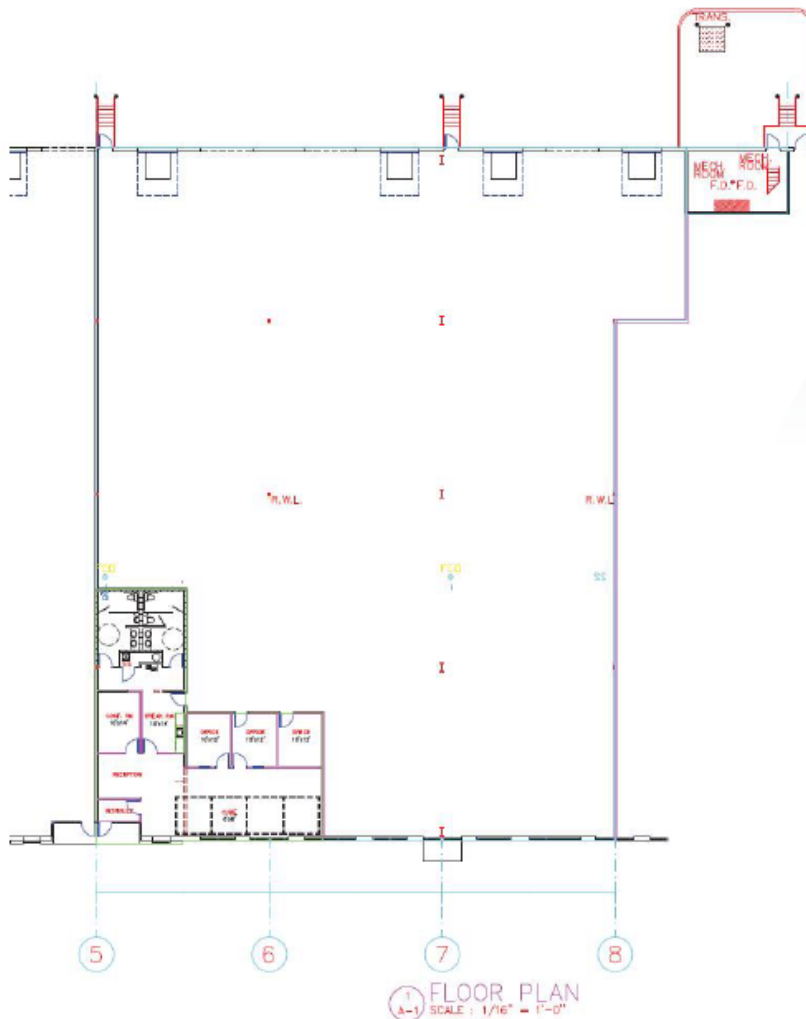
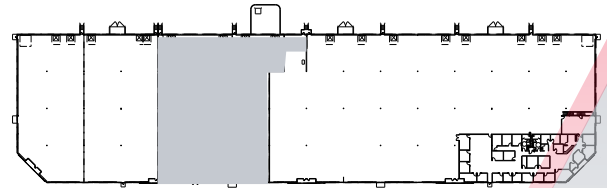


# Floor Plan



2,141 SF OFFICE  
17,808 SF WAREHOUSE  
19,949 SF TOTAL

4 DOCKS



## Contact

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