

# FOR LEASE

4900 Highway 169 | New Hope, MN 55428

**637-1,519 SF AVAILABLE**



**Joe Jetland**  
Vice President  
(952) 525-3339  
Joe.Jetland@ForteREP.com  
www.ForteREP.com



**Erik Nordstrom**  
Senior Associate  
(952) 854-7425  
Erik.Nordstrom@ForteREP.com  
www.ForteREP.com



**FORTE**  
REAL ESTATE PARTNERS

# SPACE FEATURES

4900 Highway 169 N | New Hope, MN 55428

## Building Information

Building Size 28,236 rsf

Year Built 1980

## Lease Terms

Net Rental Rate \$12.00/sf

Space Available

<b>First Floor</b>	
Suite 106:	748 rsf
Suite 109:	637 rsf
<b>Second Floor</b>	
Suite 235:	1,519 rsf
<b>Third Floor</b>	
Suite 307:	1,373 rsf

2026 Taxes & Operating Expenses \$10.63 psf

This well-established, three-story office building offers a range of flexible suite sizes to accommodate businesses of all sizes — from boutique professional practices to growing organizations in need of room to expand. The building's well designed common areas create a welcoming first impression for clients and visitors alike. Surrounded by an established base of retailers, restaurants, and services, employees enjoy exceptional convenience for daily amenities.

### Property Highlights:

- Easy access to Hwy 169
- Full roof replacement in 2025
- Building conference room
- Controlled entry/access
- Office/medical use
- Remodeled corridors
- Recently replaced HVAC units
- Elevator renovation completed in 2023
- Five (5) minutes from Maple Grove & Plymouth

### Joe Jetland

Vice President  
(952) 525-3339  
Joe.Jetland@ForteREP.com  
www.ForteREP.com

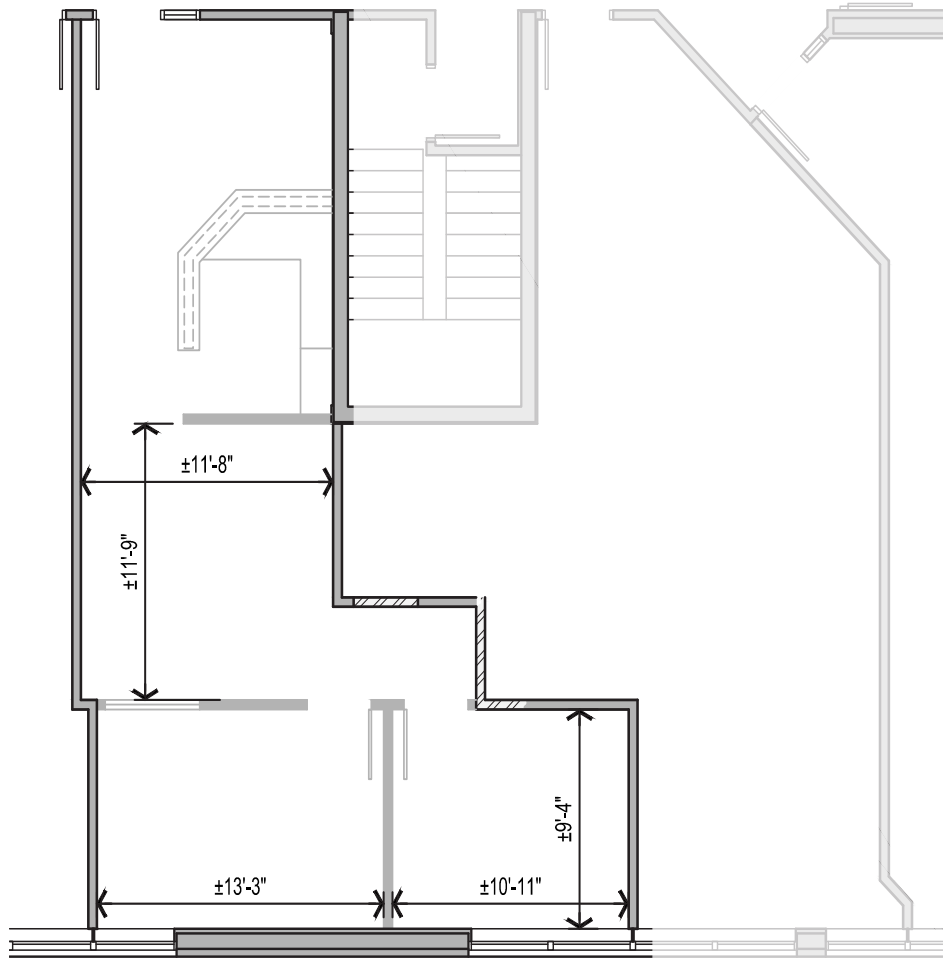
### Erik Nordstrom

Senior Associate  
(952) 854-7425  
Erik.Nordstrom@ForteREP.com  
www.ForteREP.com



# FLOOR PLAN - SUITE 106

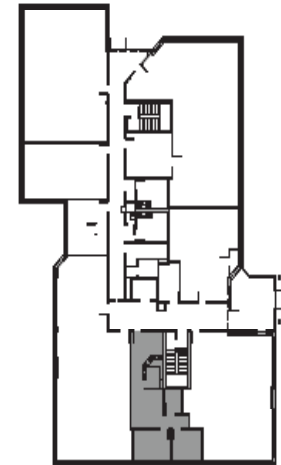
4900 Highway 169 N | New Hope, MN 55428



SUITE 106

OFFICE SPACE	748 RSF
TOTAL SPACE	748 RSF

BLDG PLAN



**Joe Jetland**

Vice President  
(952) 525-3339  
Joe.Jetland@ForteREP.com  
www.ForteREP.com

**Erik Nordstrom**

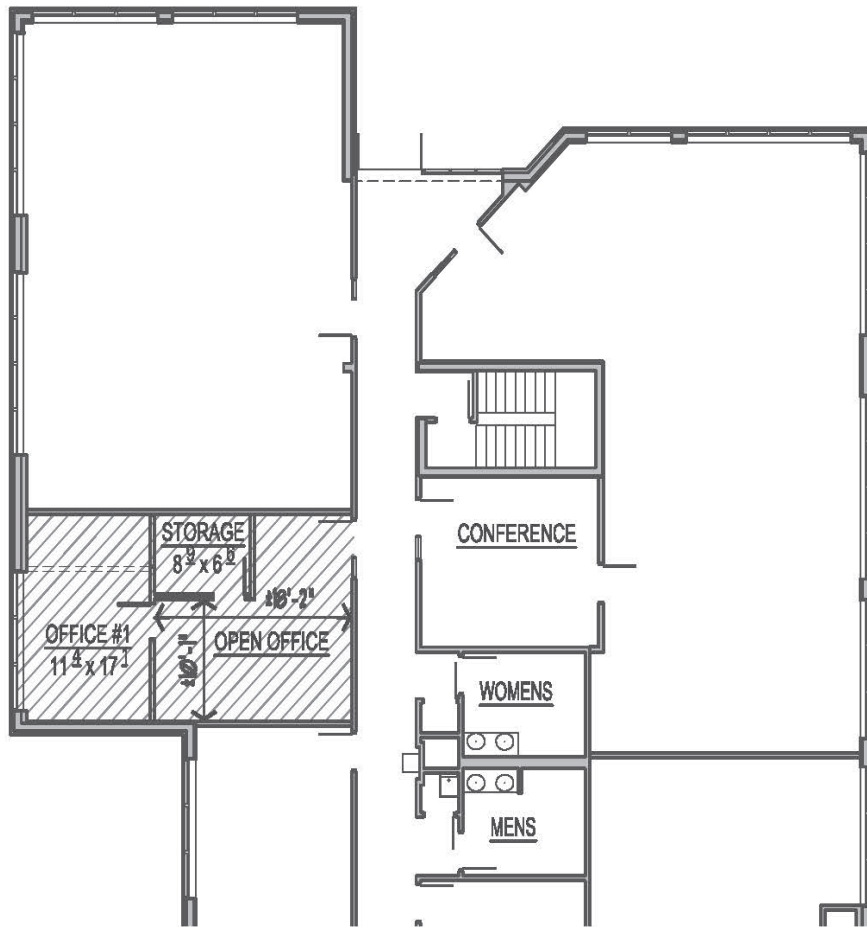
Senior Associate  
(952) 854-7425  
Erik.Nordstrom@ForteREP.com  
www.ForteREP.com



**FORTE**  
REAL ESTATE PARTNERS

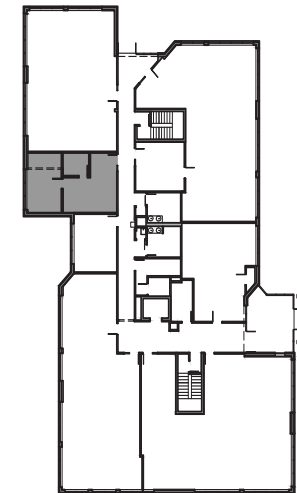
# FLOOR PLAN - SUITE 109

4900 Highway 169 N | New Hope, MN 55428



SUITE 109	
OFFICE SPACE	637 RSF
TOTAL SPACE	637 RSF

BLDG PLAN



**Joe Jetland**

Vice President  
(952) 525-3339  
Joe.Jetland@ForteREP.com  
www.ForteREP.com

**Erik Nordstrom**

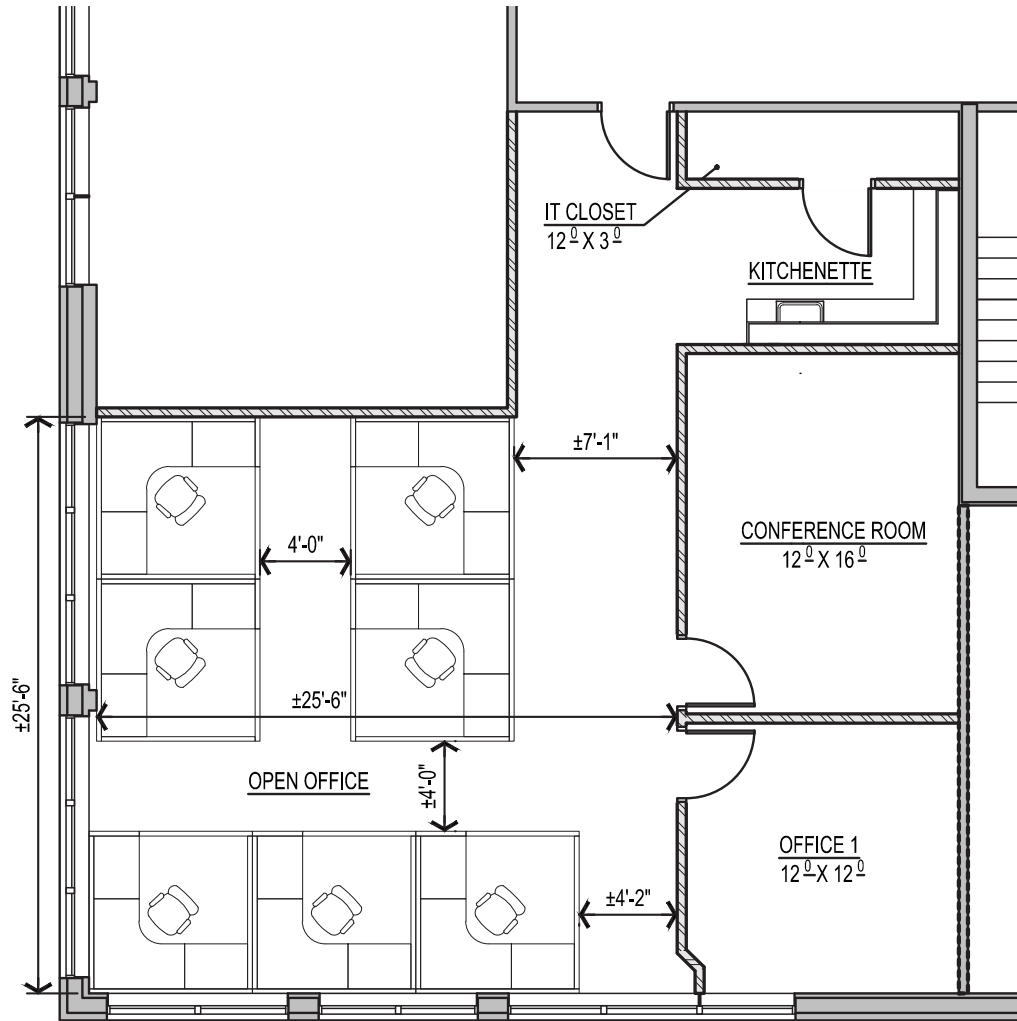
Senior Associate  
(952) 854-7425  
Erik.Nordstrom@ForteREP.com  
www.ForteREP.com



**FORTE**  
REAL ESTATE PARTNERS

# FLOOR PLAN - SUITE 235

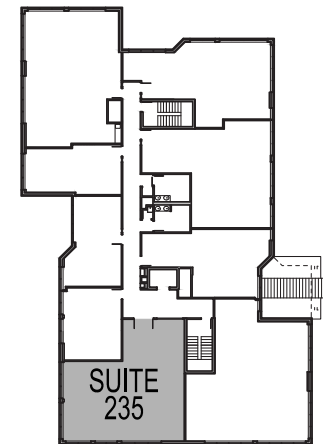
4900 Highway 169 N | New Hope, MN 55428



## SUITE 235

OFFICE SPACE	1,519 RSF
TOTAL SPACE	1,519 RSF

## BLDG PLAN



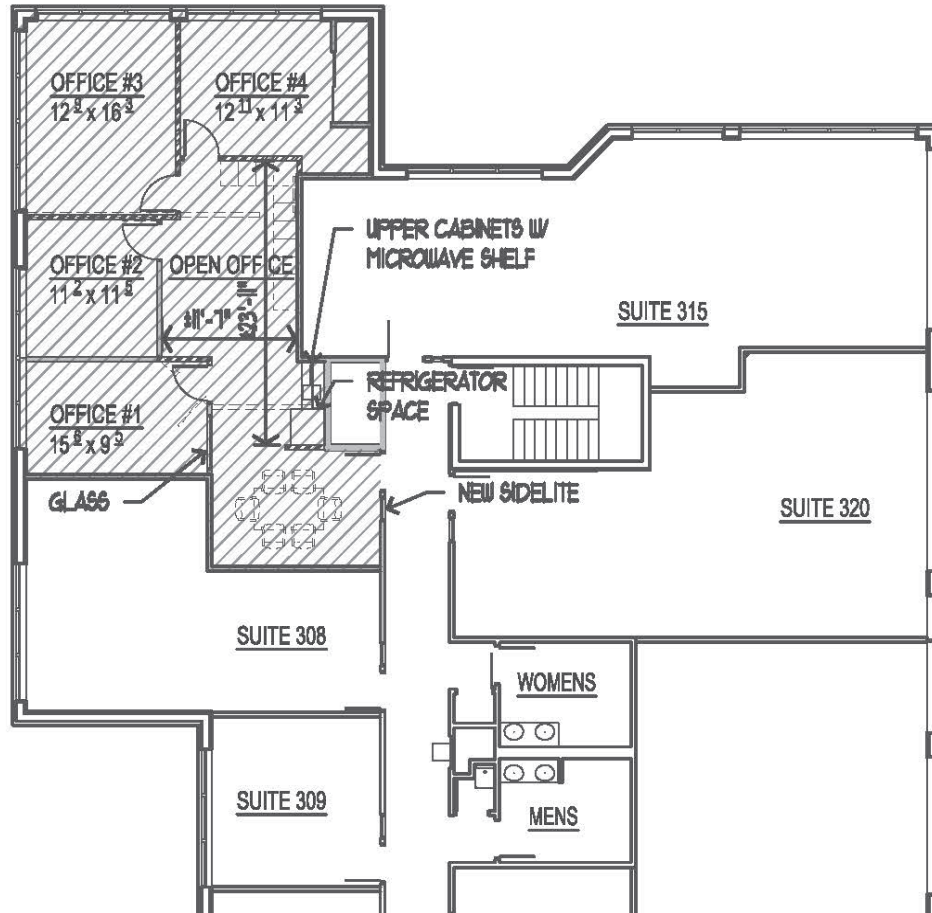
**Joe Jetland**  
 Vice President  
 (952) 525-3339  
 Joe.Jetland@ForteREP.com  
 www.ForteREP.com

**Erik Nordstrom**  
 Senior Associate  
 (952) 854-7425  
 Erik.Nordstrom@ForteREP.com  
 www.ForteREP.com



# FLOOR PLAN - SUITE 307

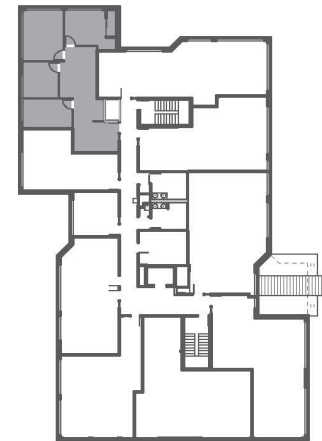
4900 Highway 169 N | New Hope, MN 55428



## SUITE 307

OFFICE SPACE	1,373 RSF
TOTAL SPACE	1,373 RSF

## BLDG PLAN



### Joe Jetland

Vice President  
 (952) 525-3339  
 Joe.Jetland@ForteREP.com  
 www.ForteREP.com

### Erik Nordstrom

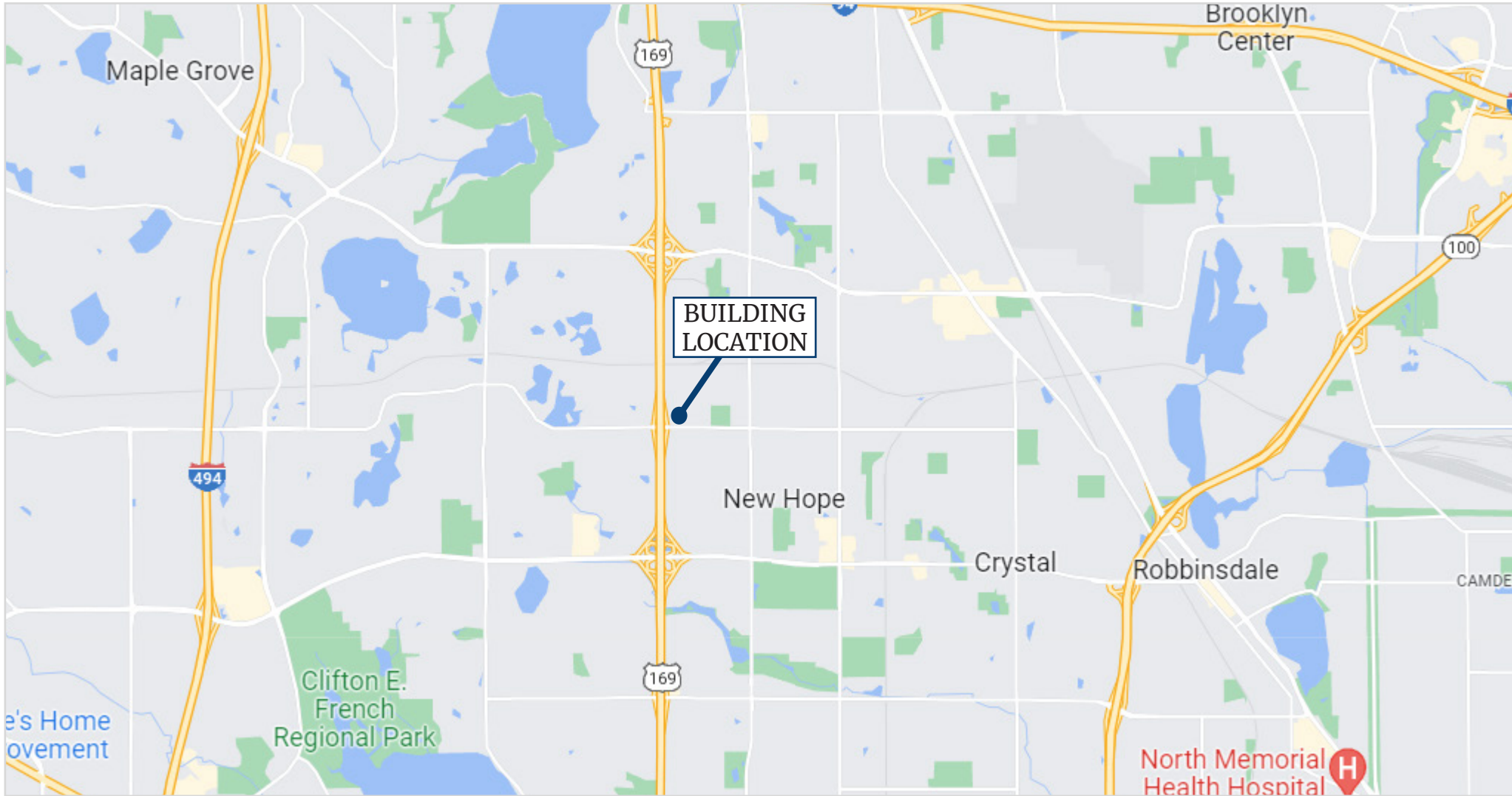
Senior Associate  
 (952) 854-7425  
 Erik.Nordstrom@ForteREP.com  
 www.ForteREP.com



**FORTE**  
 REAL ESTATE PARTNERS

# MAP

4900 Highway 169 N | New Hope, MN 55428



**Joe Jetland**

Vice President  
(952) 525-3339  
Joe.Jetland@ForteREP.com  
www.ForteREP.com

**Erik Nordstrom**

Senior Associate  
(952) 854-7425  
Erik.Nordstrom@ForteREP.com  
www.ForteREP.com



**FORTE**

REAL ESTATE PARTNERS

# DEMOGRAPHICS

4900 Highway 169 N | New Hope, MN 55428



**8,982**

Total Businesses



**148,772**

Total Employees

## KEY FACTS

**242,027**

Population

**37.9**

Median Age

**2.5**

Average Household Size

**\$89,007**

Median Household Income

This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2024, 2029.

© 2025 Esri

Data reported within 5 mile radius

*The information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.*

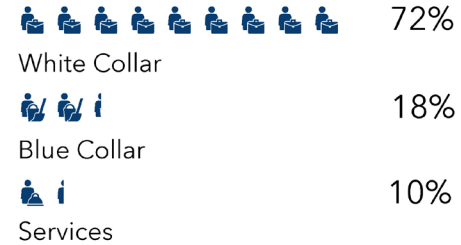
## AGE PYRAMID



**The largest group:** 2024 Males Age 30-34  
**The smallest group:** 2024 Males Age 85+

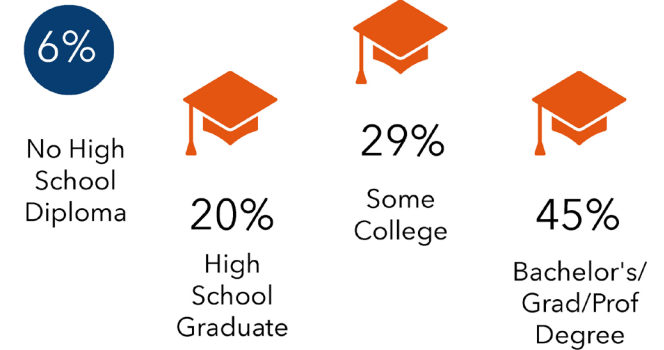
## EMPLOYMENT & EDUCATION

### EMPLOYMENT



**3.6%**  
Unemployment Rate

### EDUCATION



Datasource: ESRI

**Joe Jetland**  
 Vice President  
 (952) 525-3339  
 Joe.Jetland@ForteREP.com  
 www.ForteREP.com

**Erik Nordstrom**  
 Senior Associate  
 (952) 854-7425  
 Erik.Nordstrom@ForteREP.com  
 www.ForteREP.com

