

708 Cleveland Ave SW New Brighton



- Suite 150 Available for Sub-lease
- Option 1 - 3656sf Office
- Option 2 - 528sf Office
- Highly Visible on the NE Quadrant of I-35W & Co Rd D
- Easy Access to I-35W
- Ample Parking
- Lease Rate: \$11 psf NNN
- CAM and Tax Rate: \$11.20 psf

Contact:

Nik Anderson
COMMERCIAL AGENT

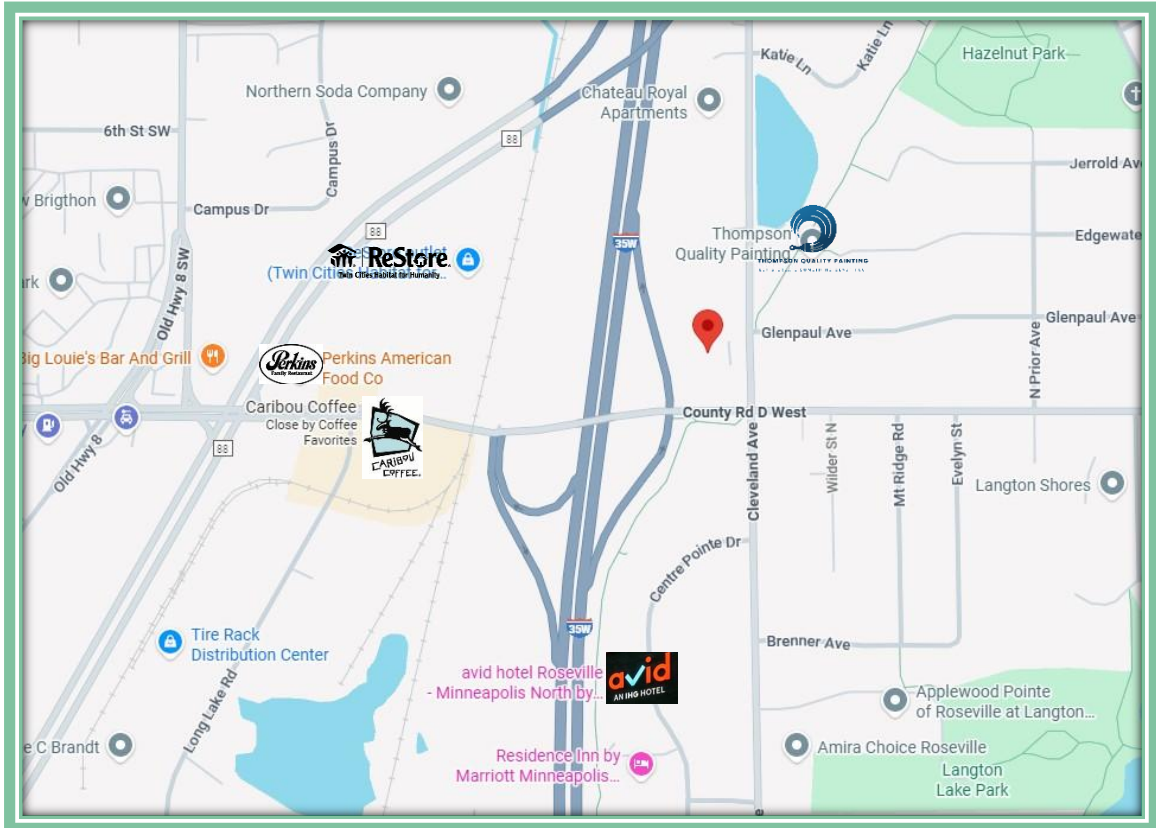
651.497.7222 direct 763.689.0349 office 763.552.5754 fax
Nik@ricproperty.com

Contact:

Matt Anderson
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax
Matt@ricproperty.com

Local Commerce



Contact:

Nik Anderson
COMMERCIAL AGENT

651.497.7222 direct 763.689.0349 office 763.552.5754 fax

Nik@ricproperty.com

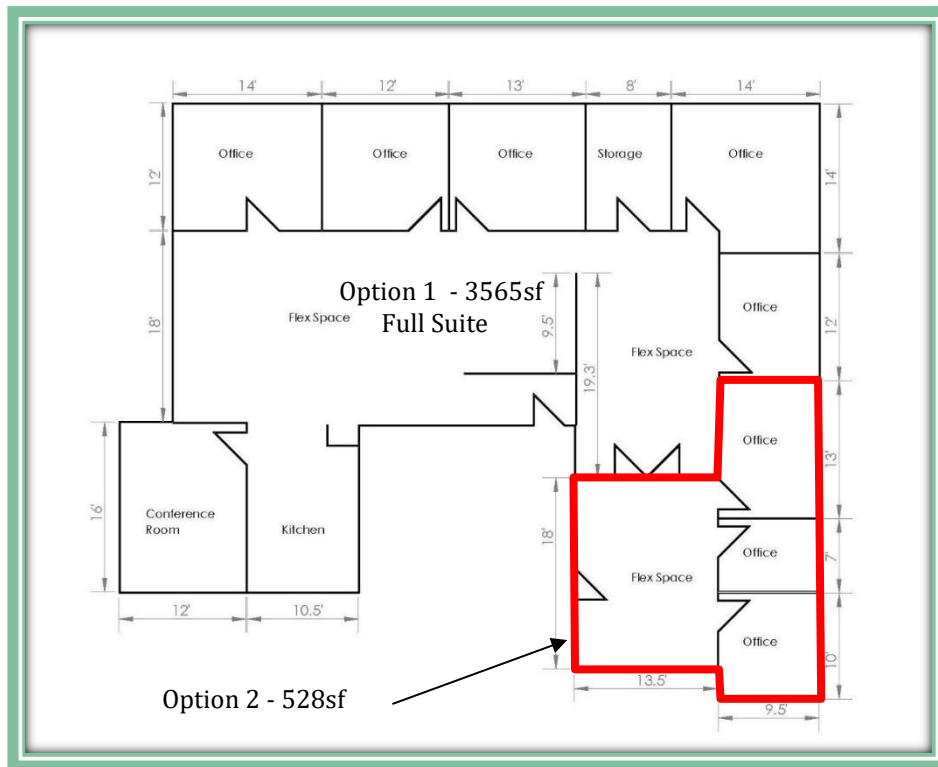
Contact:

Matt Anderson
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

Matt@ricproperty.com

Floor Plans



Contact:

Nik Anderson
COMMERCIAL AGENT

651.497.7222 direct 763.689.0349 office 763.552.5754 fax

Nik@ricproperty.com

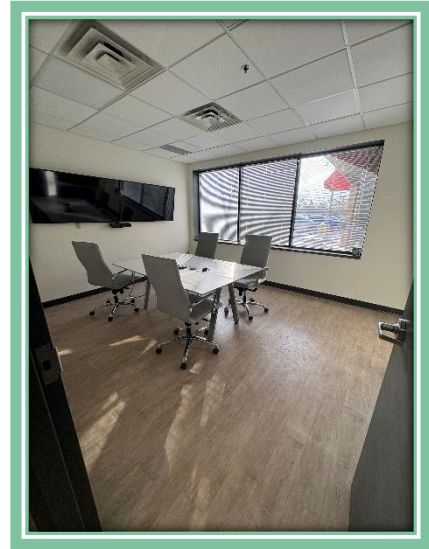
Contact:

Matt Anderson
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

Matt@ricproperty.com

Interior Photos



Contact:

Nik Anderson
COMMERCIAL AGENT

651.497.7222 direct 763.689.0349 office 763.552.5754 fax

Nik@ricproperty.com

Contact:

Matt Anderson
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

Matt@ricproperty.com



DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
POPULATION	3,091	39,901	125,971
MEDIAN HH INCOME	\$66,235	\$61,716	\$59,111

TRAFFIC COUNTS

CLEVELAND AVE & COUNTRY RD D	11,797 CARS PER DAY
COUNTY RD D & N PRIOR AVE	7,600 CARS PER DAY
I35W AT CLEVELAND EXIT	5,574 CARS PER DAY

Contact:

Nik Anderson

COMMERCIAL AGENT

651.497.7222 direct 763.689.0349 office 763.552.5754 fax

Nik@ricproperty.com

Contact:

Matt Anderson

COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

Matt@ricproperty.com