

# 1451 1ST AVENUE NW

NEW BRIGHTON | MN 55112



**FOR LEASE**



## **BUILDING SIZE:**

63,030 Sq. Ft.

## **AVAILABLE SPACE:**

18,506 Sq. Ft.

## **LEASE RATES:**

Market Rates

## **AVAILABLE:**

Now

## **2019 EST. TAX & CAM:**

\$2.81/SF

## **PROPERTY HIGHLIGHTS**

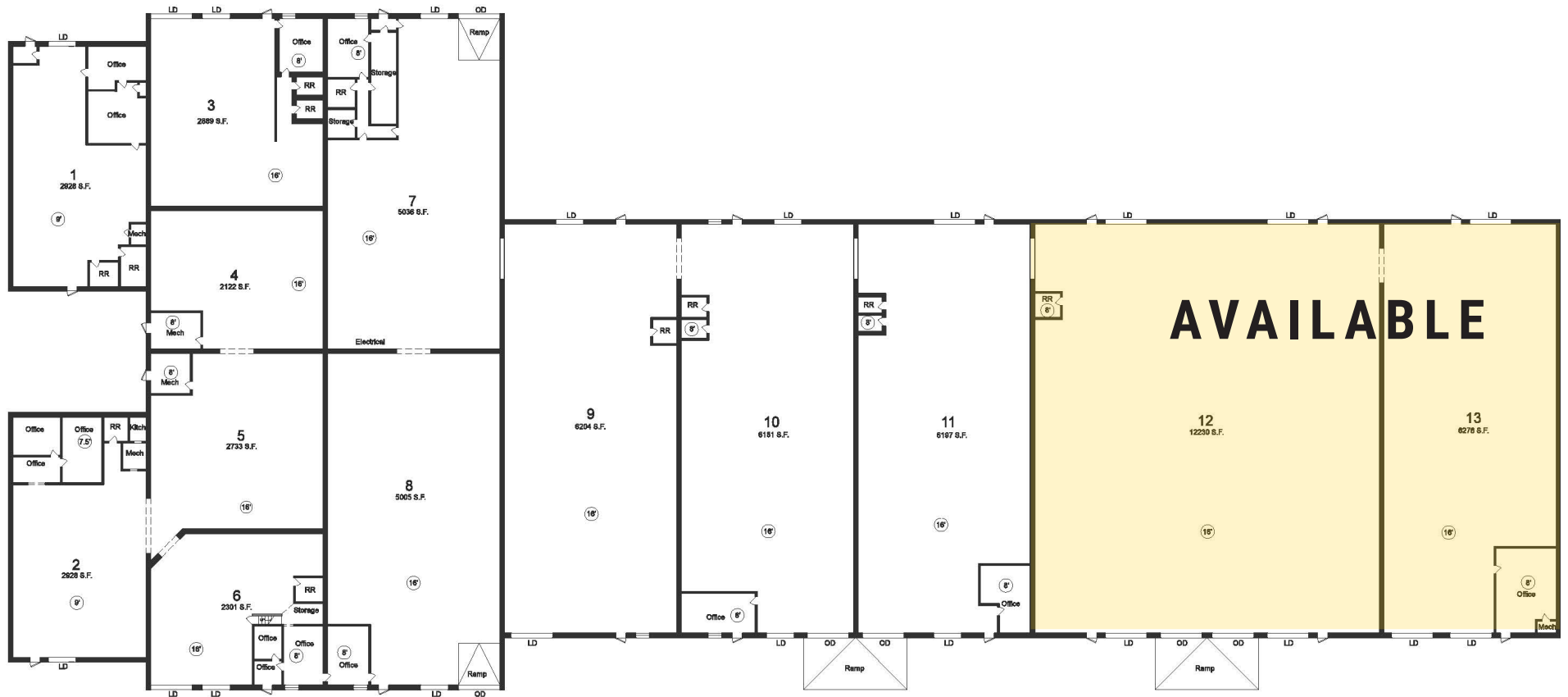
- Divisible to 6,276 sq. ft.
- 16' clear height
- Dock and drive-in loading
- Great access and visibility to 35W



# 1451 1ST AVENUE NW

NEW BRIGHTON | MN 55112

## FLOOR PLAN



AS BUILTS  
1/32

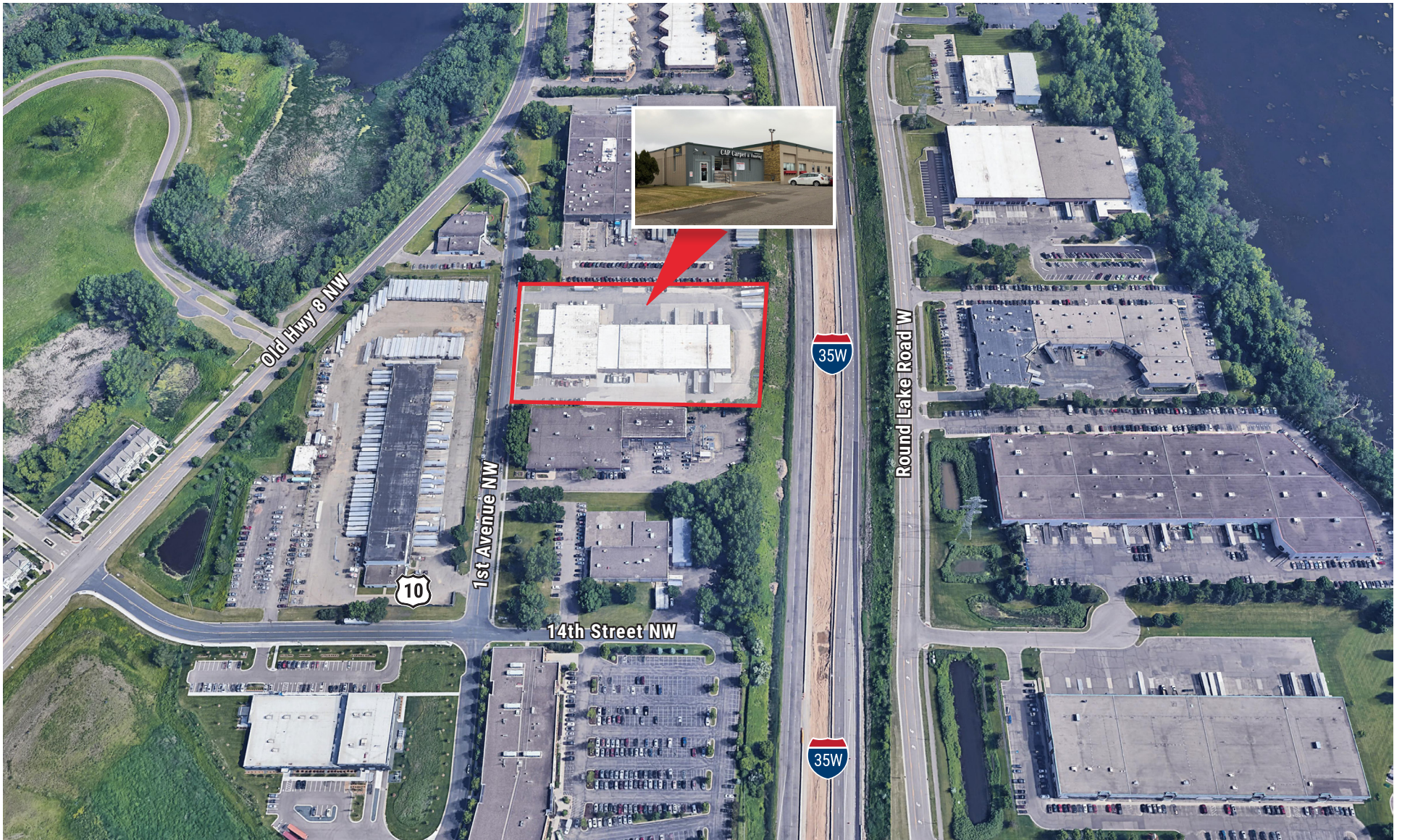
Tenant	R.SF
1	2928
2	2928
3	2889
4	2122
5	2733
6	2301
7	5036
8	5005
9	6204
10	6181
11	6197
12	12,230
13	6276

Key  
LD loading dock  
OD overhead door  
16' clear height

# 1451 1ST AVENUE NW

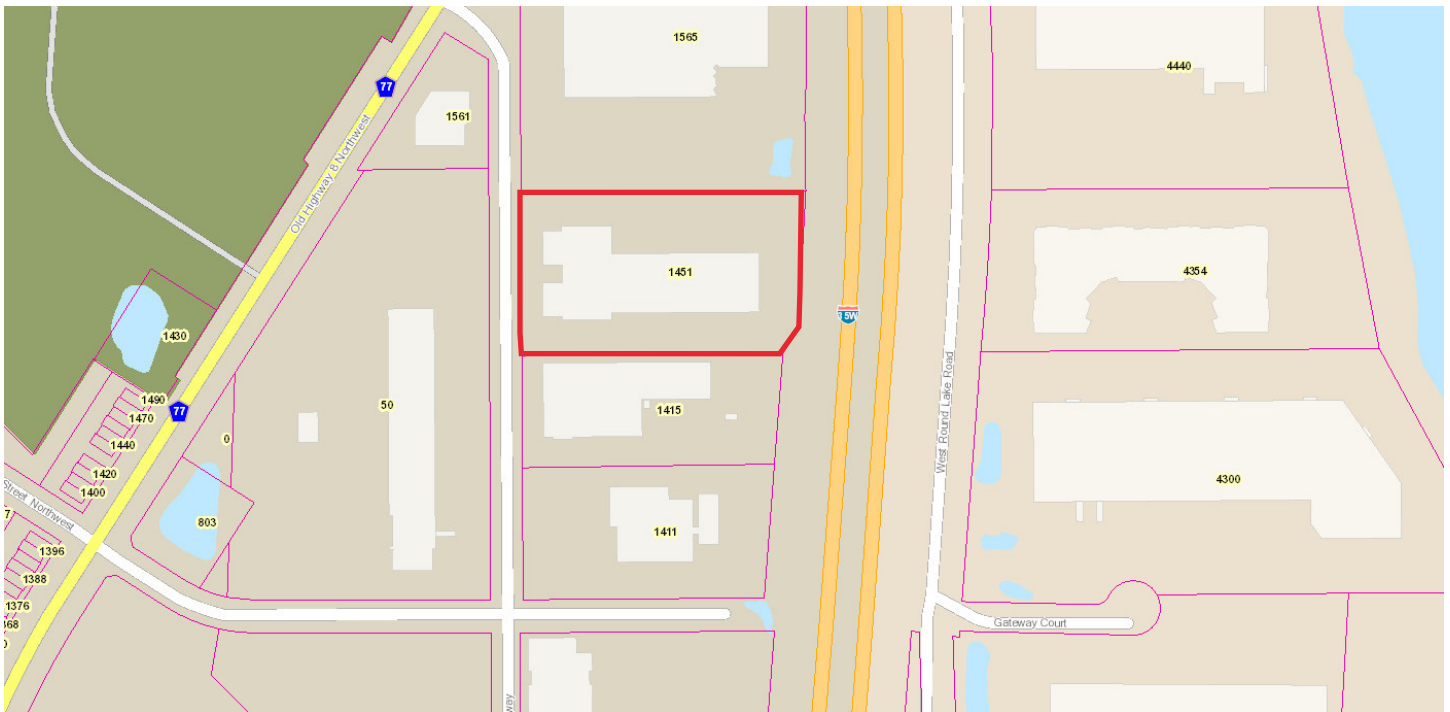
NEW BRIGHTON | MN 55112

## AERIAL MAP



# 1451 1ST AVENUE NW

NEW BRIGHTON | MN 55112



**DAN FRIEDNER**  
Managing Director

D +1 612 430 9991  
M +1 612 599 7864  
dan.friedner@ngkf.com

**JAY CHMIELESKI**  
Managing Director

D +1 612 430 9982  
M +1 612 275 3772  
jay.chmielecki@ngkf.com

**PATRICK CULLEN**  
Associate

D +1 612 430 9995  
M +1 651 308 4271  
patrick.cullen@ngkf.com

[www.ngkf.com](http://www.ngkf.com)

*The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.*

