

# 2901 Louisiana Ave N

## New Hope, MN 55427

### Space

Size (SF): 5,500  
Asking Rent (PSF/YR): \$8.00  
Lease Type: Absolute Net  
Term: Negotiable  
Date Available: Jun 1, 2016  
Parking Ratio: 4.09  
Clear Height: 13'

### Notes

4,000 sf office  
1,500 sf warehouse  
Drive-in-door: 1

### Property

Building Size (SF): 11,000  
Floors: 1  
Year Built: 1978

### Rate

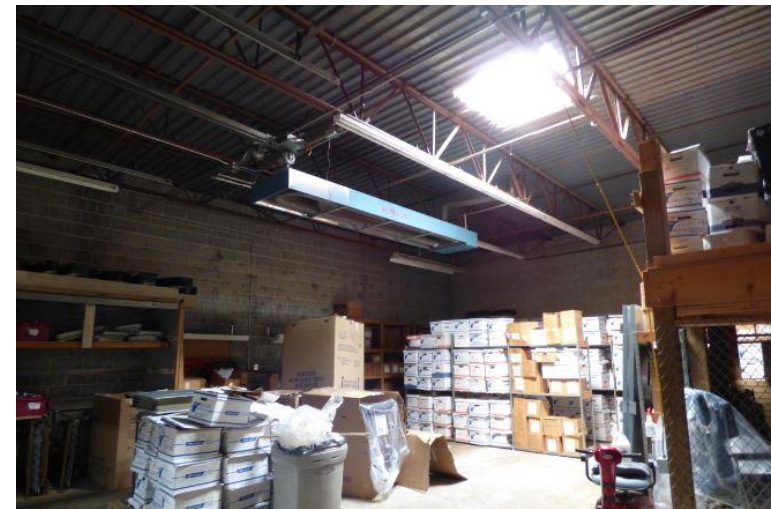
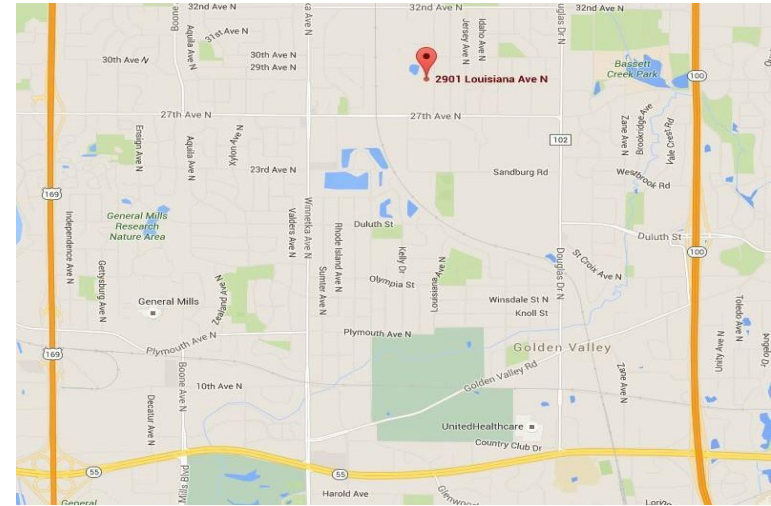
Net: \$8 office / \$4 warehouse  
CAM/Tax: \$3.40

- Attractive gross lease rates
- Minutes from Highway 100/169
- Great parking ratio
- Conference room



CALL FOR LEASING: (763) 231-0360

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