

FOR LEASE

# *SCIENCE CENTER BUSINESS PLAZA*

9401 Science Center Drive, New Hope, MN 55428



**CBRE**



## PROPERTY INFO

Building Size: 74,198 SF  
Year Built: 1989  
2020 Est. Tax/CAM: \$5.25 PSF  
Parking: 209 Stalls; 2.83/1,000 SF

## VACANCIES

### Suite 9401:

Total SF: 39,471 SF  
Office SF: 24,000 SF  
Lab/R&D SF: 12,500 SF  
Warehouse SF: 3,000 SF

#### Lease Rates:

Office/R&D SF: \$11.00 PSF  
Warehouse SF: \$5.00 PSF

Loading: 2 dock doors; ability to add 1 drive-in door

Clear Height: 15'

2017 Office Remodel

34 Private Offices

Active Shooter Alarm

### Suite 9433:

Total SF: 8,474 SF  
Office SF: 4,474 SF  
Warehouse SF: 4,000 SF

#### Lease Rates:

Office SF: \$10.00 PSF  
Warehouse SF: \$5.00 PSF

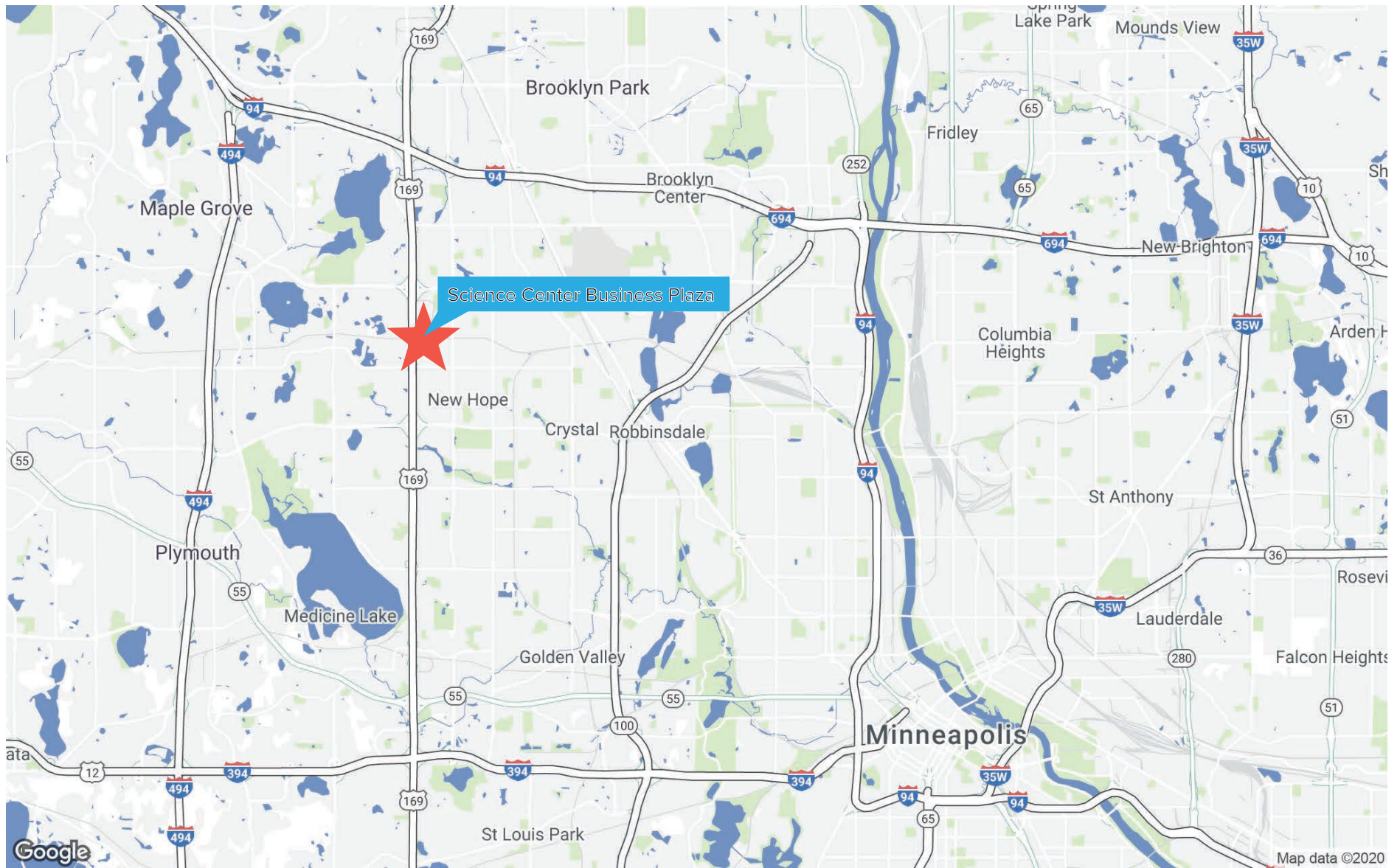
Loading: 1 Dock Door

Clear Height: 15'



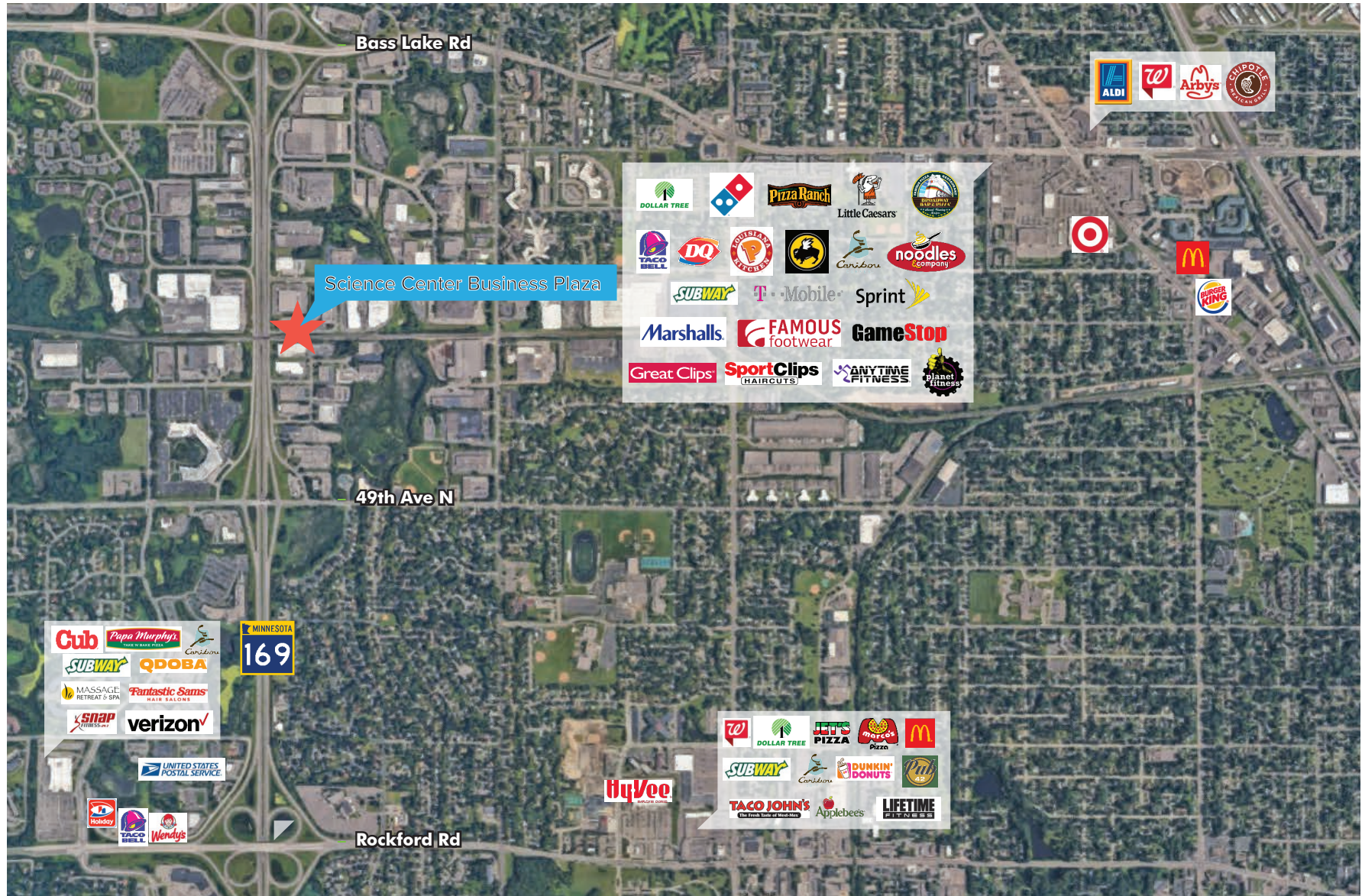


# PROPERTY LOCATION

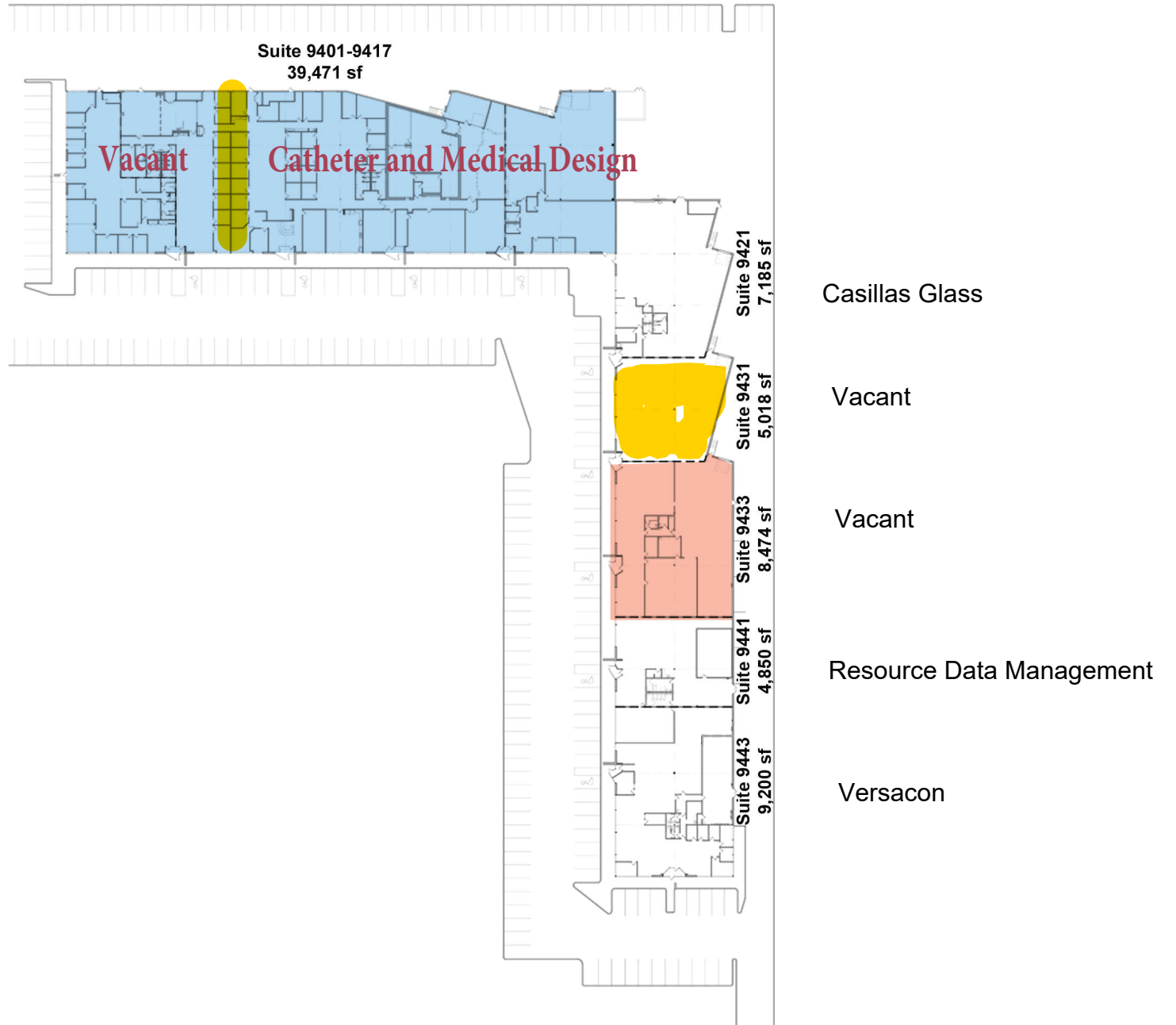




# AMENITIES

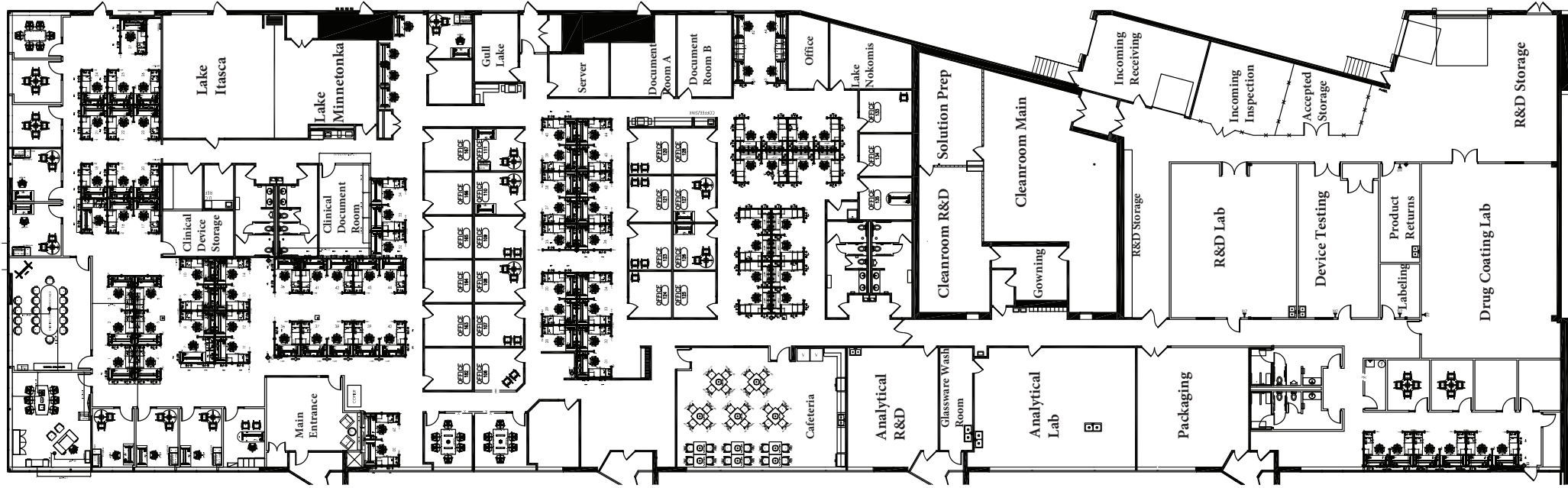


Rent Roll:





# SUITE 9401



SUITE 9401



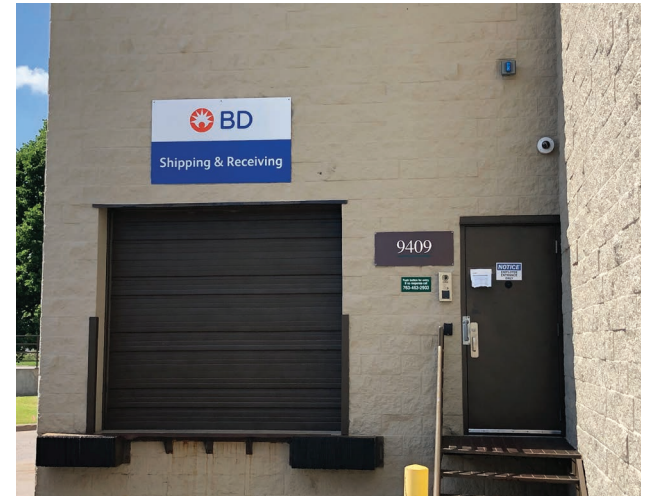


SUITE 9401



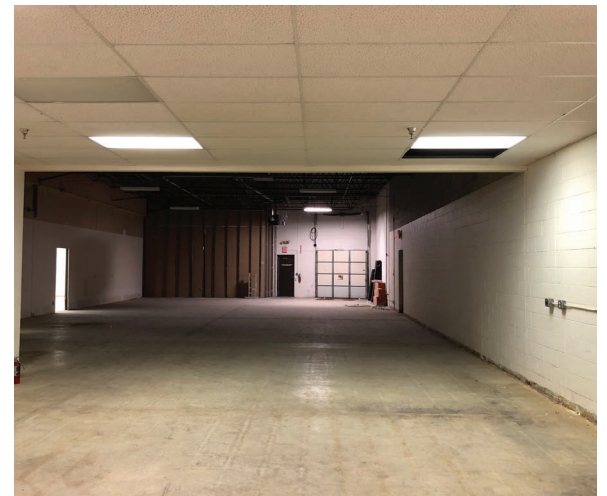


# SUITE 9401





SUITE 9433





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## PLEASE CONTACT:

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