



BUILD TO SUIT OPPORTUNITY AT I-694 & I-35W

VISIBILITY. ACCESSIBILITY. SUCCESS.

The unique, build to suit opportunities at New Brighton Exchange represents the last availabilities for development in this strategically located, urban-suburban hub, surrounded by some of the best and brightest companies in the Twin Cities. The unrivaled visibility, incredible accessibility and customization potential makes New Brighton Exchange a successful investment option for company headquarters or expansion.



LOCATION IS EVERYTHING

- 100-acre master planned development
- Strategic infill location along I-694 & I-35W
- Over 230,000 vehicles passing by each day
- Extensive parks & trail systems nearby
- Short drive times to the entire metro area
- Expansive views of both downtowns
- Local amenities include restaurants, hotels, retail, fitness centers, etc.



BUILD TO SUIT FOR SALE OR LEASE

- Flexible building design
- Office, tech or warehouse
- Perfect for corporate headquarters, medtech & specialty users
- 4 to 13 acres
- Up to 24' clear height
- Corner lot with high visibility from both I-694 & I-35W
- 4 acre corner lot at Old Highway 8 & 14th St NW
- Convenient drive times to both downtown Minneapolis & St. Paul

CUSTOMIZABLE CONVENIENCE

New Brighton Exchange is a professional business park in the heart of the Twin Cities, developed by the City of New Brighton and Ryan Companies. Ideally situated between both downtowns at the northwest quadrant of I-35W & I-694, the location allows for short commutes and unbeatable ease of access.

The signature 6 acre corner site is available for build to suit or sale. The site is perfect for a corporate headquarters, medtech or any specialty user. Also available is a highly visible and accessible site at the corner of Old Hwy 8 and 14th Street NW. Area amenities include the Long Lake Regional Park, nearby dining, shopping and the mixed-use City Center area.





TRANSWESTERN

ERIC RAPP, SIOR

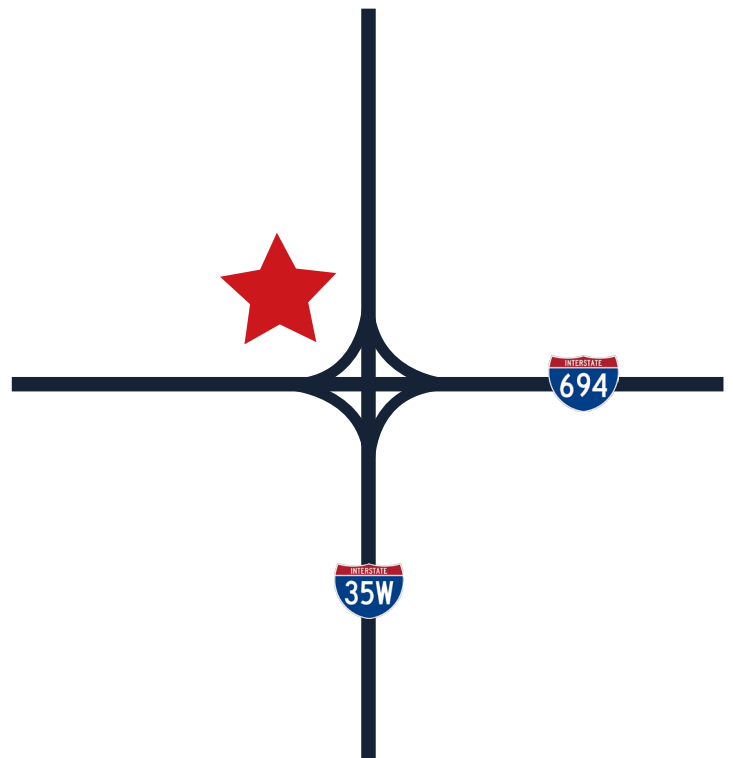
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NW Quadrant of I-694 and I-35W
New Brighton, Minnesota