

New Brighton Professional Building

MEDICAL OFFICE FOR SALE

1900 Silver Lake Road NW, New Brighton, MN 55112



Sale Offering

Transwestern is pleased to present 1900 Silver Lake Road NW for sale, a 50,292 square-foot medical office property located in New Brighton, Minnesota. Situated on a 5.15 acre site, the three-story building was constructed in 1987 and offers efficient floor plates averaging 12,794 square feet. The property provides abundant parking with 202 total stalls, including 194 surface spaces and 8 covered spaces. Currently vacant, the asset presents a rare opportunity for an owner-user, investor, or developer to acquire a substantial office property with immediate occupancy and significant repositioning potential. Located along Silver Lake Road with convenient access to Interstate 694 and Interstate 35W, the property benefits from proximity to the Twin Cities' major employment centers.



BUILDING HIGHLIGHTS

- Ample parking
- Immediate access to I-694 and I-35W
- Excellent visibility along Silver Lake Road
- Flexible owner-user and investment opportunity
- Minutes from retail, dining, and amenities
- Strong Twin Cities metro location
- Flexible floor plates

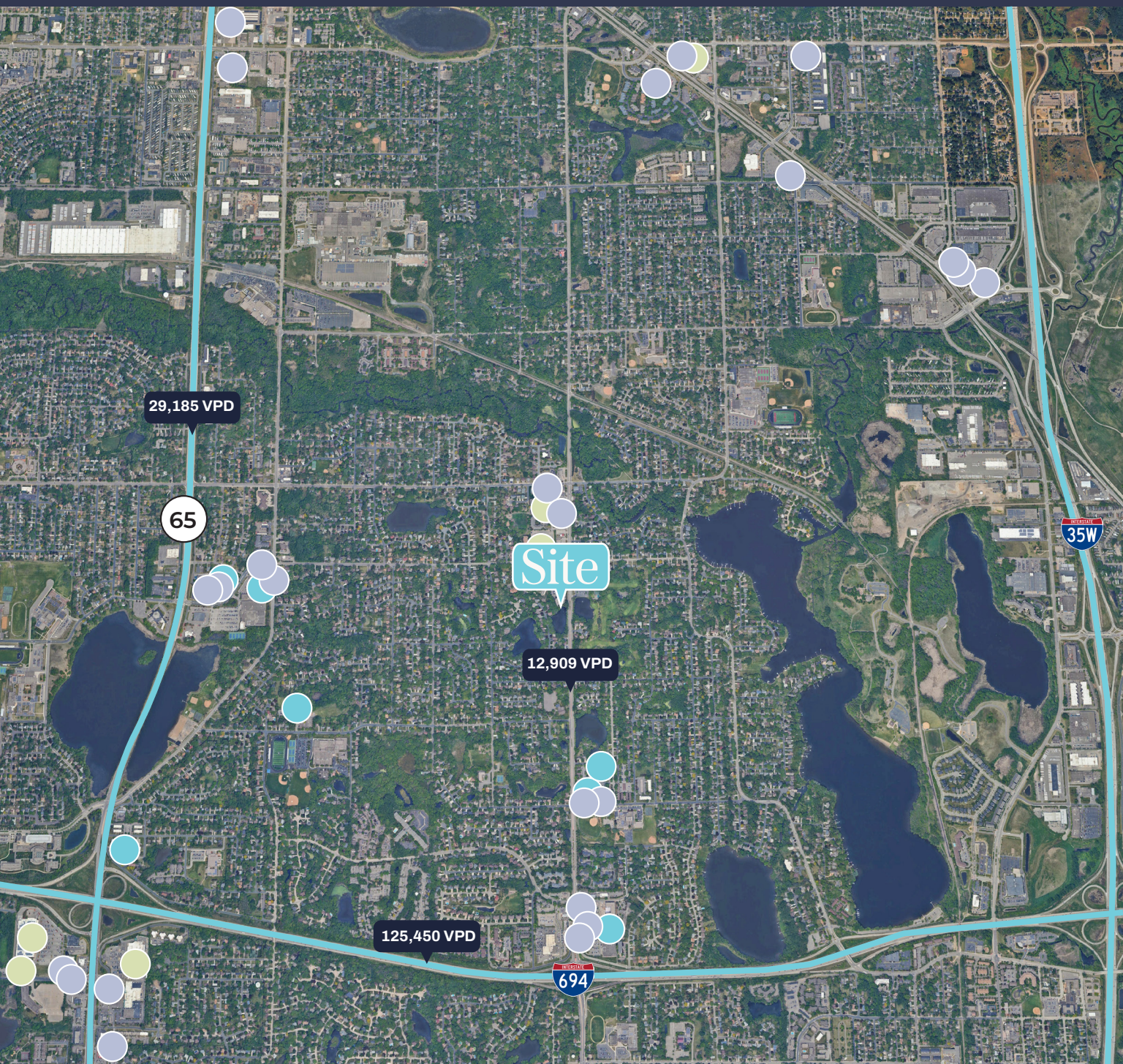


SALE PRICE	NEGOTIABLE
ADDRESS	1900 SILVER LAKE ROAD NW NEW BRIGHTON, MN 55112
YEAR BUILT	1987
BUILDING SIZE	50,292 SF
TYPICAL FLOOR	12,794 SF
STORIES	3
TOTAL SITE AREA	5.15 AC
PARKING	194 SURFACE 18 COVERED IN PARKING GARAGE
COUNTY	RAMSEY COUNTY
ZONING	MUN-MIXED USE NEIGHBORHOOD
PIDS	183023340076 183023340078



Area Map

Healthcare Offices Restaurants Large Box Retail



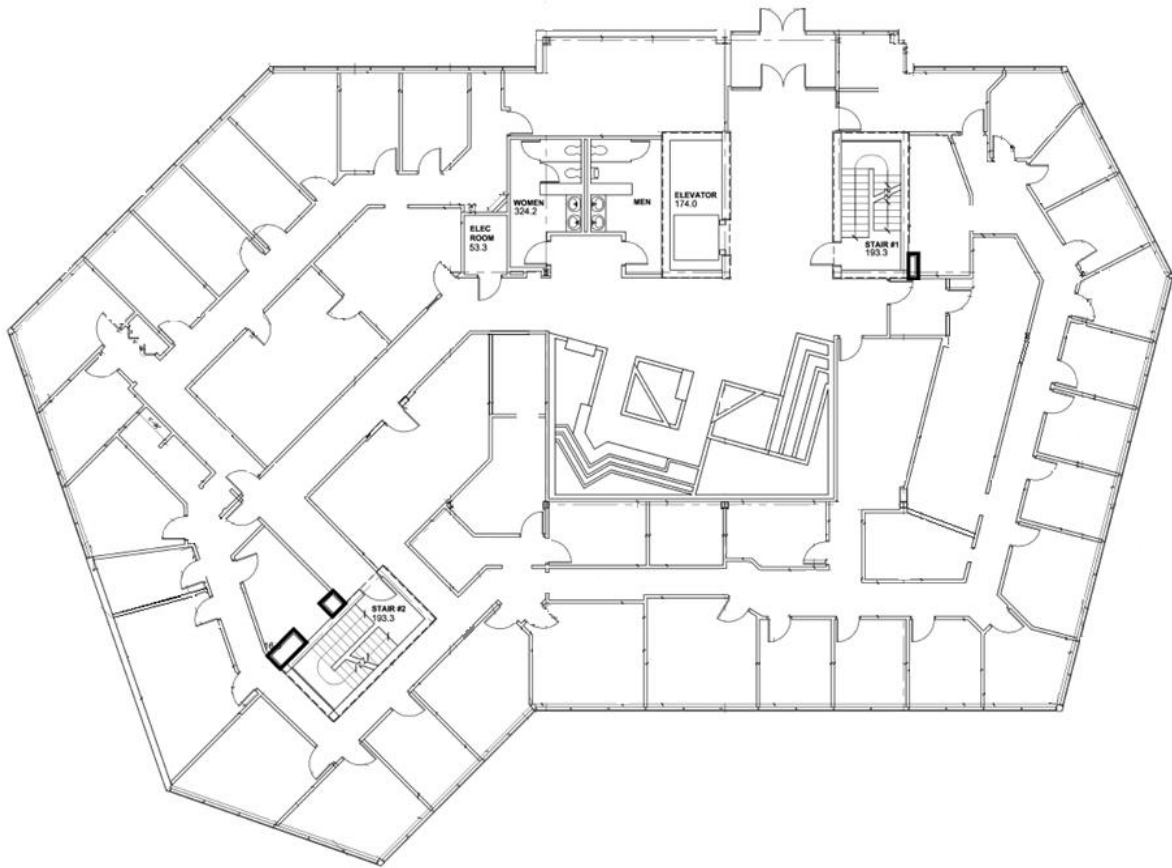
New Brighton Overview

New Brighton, Minnesota, is a suburb of the Twin Cities located approximately 10 miles north of downtown Minneapolis and Saint Paul. The city benefits from connectivity via Interstate 35W and Interstate 694, providing quick access to major employment centers, transportation networks, and commercial hubs throughout the metropolitan area. The area is supported by a diverse economic base that includes manufacturing, healthcare, technology, professional services, and retail. New Brighton offers a strong business climate and highly skilled workforce, continuing to attract both employers and residents seeking a well-connected community within the Twin Cities region.

Demographics				
One Mile	10.8K	210	2.4K	\$108.7K
	Population	Total Businesses	Total Employees	Median Household Income
Three Mile	89.6K	2.4K	41.3K	\$83.6K
	Population	Total Businesses	Total Employees	Median Household Income
Five Mile	225.9K	7.3K	115.8K	\$87.8K
	Population	Total Businesses	Total Employees	Median Household Income



Floor Plan



RARE MEDICAL OFFICE OPPORTUNITY

1900 Silver Lake Road NW presents the opportunity to acquire a substantial suburban medical office asset in a strategic Twin Cities location. With flexible floor plates, abundant parking, and significant upside potential, the property is well-positioned for owner-user occupancy or future repositioning.





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