

HILLCREST

DEVELOPMENT, LLLP



475 OLD HIGHWAY 8 | NEW BRIGHTON, MN

HIGHWAY 8 BUSINESS CENTER

NOW LEASING

DISCOVER THE NEWEST LIGHT-INDUSTRIAL & OFFICE/FLEX
REDEVELOPMENT & ADAPTIVE REUSE PROJECT
FROM THE TEAM AT HILLCREST DEVELOPMENT



THE BEFORE



THE VISION



THE AFTER

**DIVISIBLE FROM
1,000 SF - 7,000 SF**

**FULLY CUSTOMIZABLE
LIGHT-INDUSTRIAL & OFFICE**

- Three building campus, single or multi-tenant
- On-building & monument signage options
- Four (4) existing loading docks (with ability to add more)
- Two (2) drive-in doors (with ability to add more)
- Heavy power available
- Fully sprinkled
- Free on-site parking
- Quick occupancy

**EASY, ACCESSIBLE LOCATION
IN NEW BRIGHTON**

- Less than a mile from intersection of I-35W and I-694
- Minutes drive from downtown Minneapolis & St. Paul
- Near the heart of the North East MedTech corridor
- Great access to employment base of the Northern suburbs
- Short walk or drive to Downtown New Brighton, which boasts restaurant and grab-and-go dining, medical services, postal and salon services

**NEAR THE INTERSECTION
OF I-35W & I-694**

FULLY RENOVATED



- Vanilla shell space, ready for TIs
- New electrical, HVAC & restrooms



- Parking lot & landscaping enhancements
- New windows and signage upgrades



- Flexible floor plates available
- 3 buildings totaling 63,000 SF

NEARBY AMENITIES



Downtown New Brighton features dining, retail & commercial services and new housing



Minutes drive to NE & DTWN Minneapolis, as well as the University of Minnesota



Near the intersection of I-694 & I-35W & close to nearby parks, trails & golf courses

UP TO 1.5 ACRES OF OUTDOOR STORAGE





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FOR LEASING INFORMATION & FLOOR PLANS PLEASE VISIT

WWW.HIGHWAY8BUSINESSCENTER.COM

OR CONTACT OUR DEVELOPMENT & LEASING TEAM

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