



CONTACT

Drew Bonjean
Associate

E: drew@caspianrealty.com
C: 952-412-0565

Sean Stark
Associate

E: sean@caspianrealty.com
C: 929-400-3347



FOR LEASE

12050-12080 Central Ave NE, Blaine MN

**RETAIL
SPACES**

from 800 – 2,370 SF

\$12 NNN

PROPERTY HIGHLIGHTS

- ▶ Flexible space sizes to accommodate for all retail types
- ▶ All suites may be contiguous/combined
- ▶ Locally owned & managed
- ▶ Competitive leasing rates
- ▶ Located directly off of Hwy 65 & East of US-10

7401 Bush Lake Rd Edina, MN 55439

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LEASE OVERVIEW

12050-12080 Central Ave NE,
Blaine MN

Asking Rent	\$12 NNN
CAM/Tax	Estimated \$6.00
Available Suites	
Unit 3	838 SF
Unit 4	838 SF
Unit 5	831 SF
Unit 6	825 SF
Unit 7	824 SF
Unit 8	800 SF
Unit 9	1,646 SF
Unit 10	826 SF
Unit 11	2,370 SF Commercial Kitchen
PID	08-31-23-31-0001
County	Anoka
Property Type	Retail Neighborhood Center
Total Square Footage	12,800 SF
Year Built	1978
Parking Spaces	30



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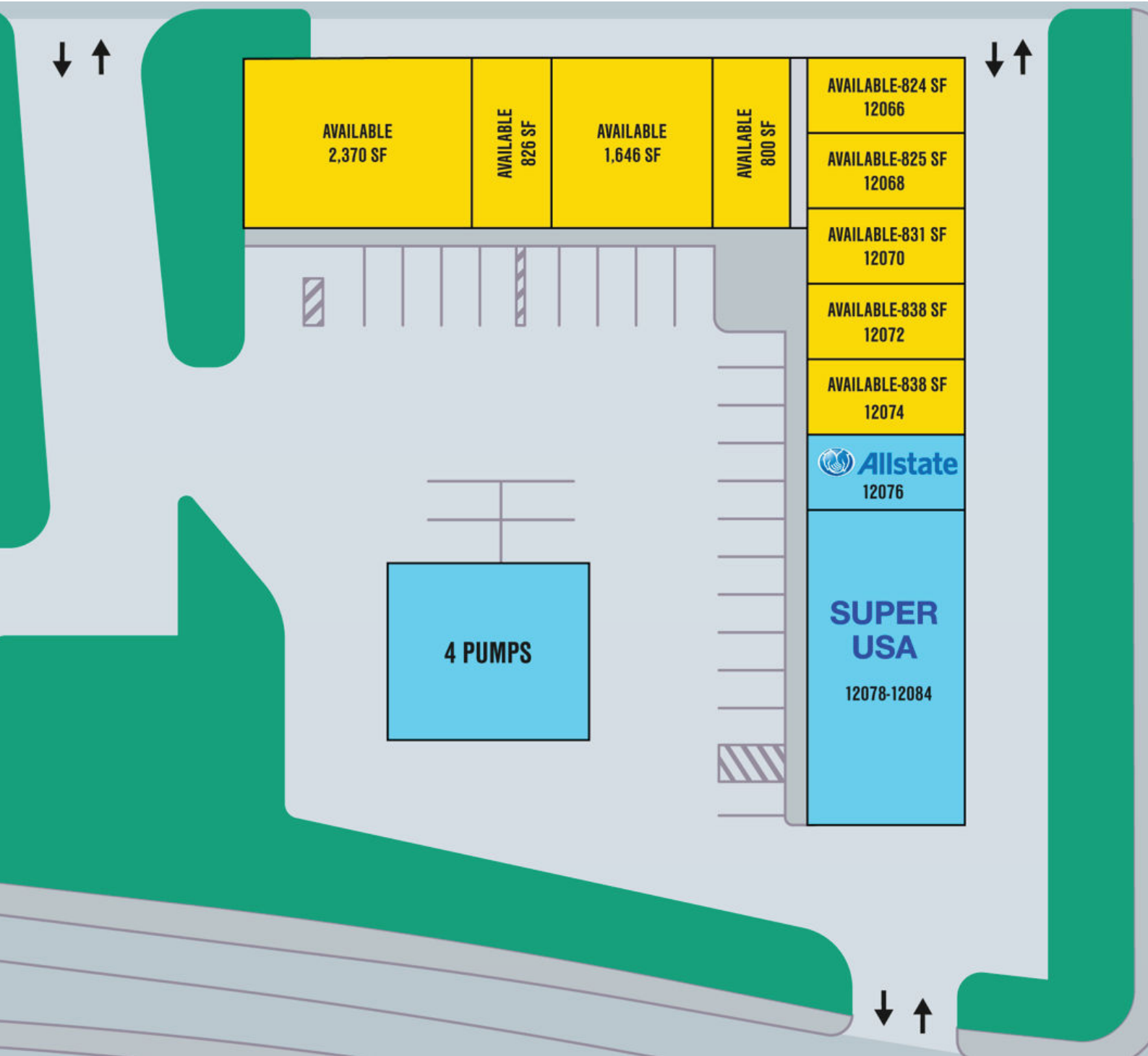
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FLOOR PLAN

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PROPERTY LOCATION

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Whether you're looking to buy, sell, lease, or rent; our agents will work hard to find what you need. Our team becomes your team when you choose to do business with us, because our business wouldn't work without you.

At Caspian we strive to provide the best service possible and our group of talented brokers is enthusiastic about getting the best deal for our clients. Our brokers are specialized in retail, industrial, and office spaces and know the local market conditions needed to negotiate the best terms for our clients.

Our client relationships are the most important part of our business and through consistent communication and updates we ensure that our clients are always aware of what is going on and are in front of the transaction.

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 12050-12080 Central Ave NE, Blaine MN. It has been prepared by Caspian Group. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective tenant may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective tenant of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of the Owner and Caspian Group. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto.

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