

FOR SUBLEASE - 12,970 SF



CVS PHARMACY

5801 BROOKLYN BLVD, BROOKLYN CENTER, MN 55429

Bloom Commercial Real Estate
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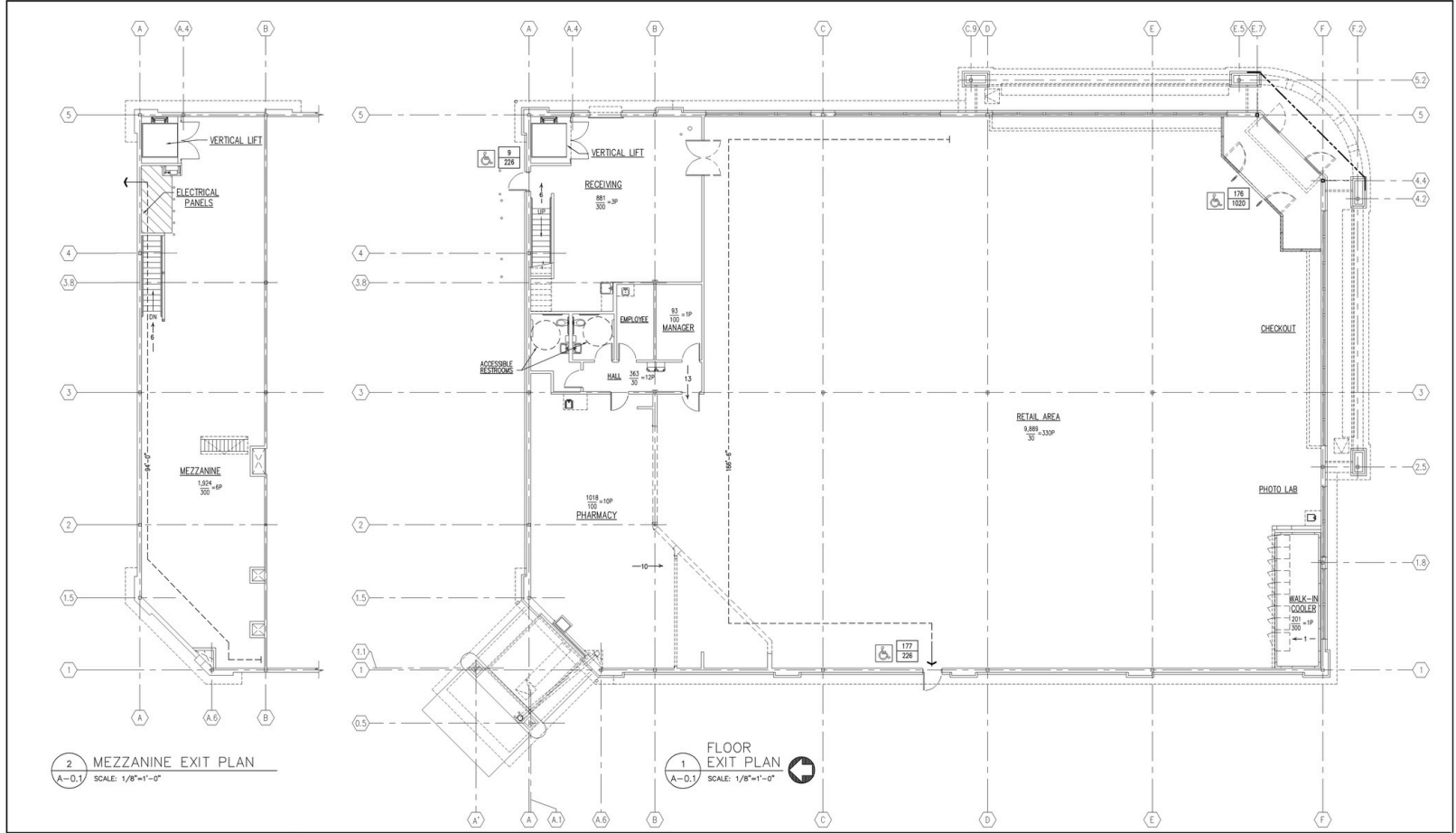


AERIAL VIEW



BLOOM COMMERCIAL
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SITE PLAN



2 MEZZANINE EXIT PLAN
A-0.1 SCALE: 1/8"=1'-0"

1 FLOOR EXIT PLAN
A-0.1 SCALE: 1/8"=1'-0"

SYMBOL LEGEND

- ACCESSIBLE AREA OR EXIT
- ROOM OCCUPANCY LOAD
- EXIT CAPACITY
- DIRECTION OF TRAVEL WITH ACCUMULATED OCCUPANCY LOAD
- MAXIMUM TRAVEL DISTANCE FROM FURTHEST POINT (200 FEET MAXIMUM ALLOWABLE TRAVEL DISTANCE IN SPRINKLERED BUILDING)

CODE INFORMATION

(BASED ON 2000 IBC W/ MINNESOTA AMENDMENTS)
1. USE AND OCCUPANCY CLASSIFICATION (302.0)
MERCHANDISE GROUP - S - M (309)
STORAGE GROUP - S - M (311)
Nonresidential uses (302.3.2)
2. CONSTRUCTION TYPE
TYPE II-B CONSTRUCTION (SPRINKLED)
3. BUILDING HEIGHT (503.0)
Allowable Height (story/feet) 1 STORY/ 40'-0"
Height Modification w/ sprinkler system (504.2)
Allowable height increased by 20' 60'-0"
Allowable stories increased by one 2 STORIES
Actual Height (stories/feet) ONE + MEZZ
4. BUILDING AREA (503.0)
Allowable Building Area per Floor 12,500
Allowable Total Building Area 25,000

4. BUILDING AREA (Continued)
Building Floor Area 12,467
Canopies and Overhangs Area 1,146
Total Ground Floor Area 13,613
Upper Floor Area 1,824
Total Building Area 15,537
Allowable Area Increases w/ sprinkler system (506.3)
Allowable Area Increased per Floor + 200% 25,000
Allowable Increase Total Building Area 50,000
5. FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (703)
A. Structural frame (including columns, girders, trusses) 0 hr(x)
B. Bearing walls (interior & exterior) 0 hr(x)
C. Nonbearing walls & partitions (interior & exterior) 0 hr(x)
D. Floor construction (including supporting beams & joists) 0 hr(x)
E. Roof construction (including supporting beams & joists) 0 hr(x)

6. DESIGN OCCUPANT LOAD (1003.2.2)
Retail/Sales (30 sf/occ.) 9,889 sf / 330 occ.
Pharmacy (100 sf/occ.) 1018 sf / 10 occ.
Receiving/ Cooler (300 sf/occ.) 1,082 sf / 4 occ.
Manager (100 sf/occ.) 93 sf / 1 occ.
Restrooms/Employees (30 sf/occ.) 363 sf / 12 occ.
Mezzanine Storage (300 sf/occ.) 1,824 sf / 6 occ.
TOTAL OCCUPANT LOAD 363 occ.
7. EXITS
A. Doors (1003.2.3):
Required 363 x 0.15' = 55'
Provided 221'
B. Min. Door Width (1003.3.1.1):
Required 36'
Provided 32' Clear
C. Stairway Min. Width (1003.3.1.1):
Required 36'
Provided 36'
D. Number of Exits (1004)
From each floor No. Required No. Provided
Ground Floor 2 3
Mezzanine 1 1

E. Travel Distance (1004.2.4)
Allowable 250'-0" L.F.
Provided 165'-6" L.F.
Mezz Travel Distance 100'-0" L.F.
Provided 94'-0" L.F.
F. Min. Corridor Width (1004.3.2):
4'-0"
G. Max. Dead End Corridor Distance (1004.3.2.3):
20'-0"

9. MINIMUM NUMBER OF PLUMBING FACILITIES (Table 2902.1):
Total Occupancy Load 363 (182 Men/181 Women)
Required: 363
Water Closets (1 per 500): 1 Men's / 1 Women's
Lavatories (1 per 750): 1 Men's / 1 Women's
Drinking Fountains (1 per 1,000): 2 Drinking Fountains
Service Sink (1 required): 1 Service Sink
10. ACCESSIBILITY (1106.12.2):
Required Number of Checkered Tiles to be Accessible
Total No. Min. No. No. Provided
Customer Service 6 2 6
Pharmacy 4 1 4



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CONSULTANT:

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ARCHITECT

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Print Name: Dennis J. O'Beirne
Signature: _____
Date: _____ License #: 42995

NORTHERN - 13K-RIGHT
STORE NUMBER: 1683
BROOKLYN BLVD & 56TH AVE
BROOKLYN CENTER, MN

DEVELOPER:

BEAR CREEK CAPITAL
5640 MONTGOMERY ROAD 3RD FLOOR
CHICAGO, ILL 60648
TEL: (312) 790-1540
FAX: (312) 790-5800

REVISIONS:

04-08-2005	PROGRESS SET
04-25-2005	PERMIT SET

GIFFELS JOB NUMBER: SFB05C10.1683

CVS PROJECT MGR: B BESUDEN

DRAWING BY: AMBAKER

PERMIT DATE: 04-25-2005

JOB NUMBER: 35648

TITLE: CODE INFORMATION & EXIT PLANS

SHEET NUMBER: A-0.1

COMMENTS:

PROPERTY HIGHLIGHTS

- Rare opportunity on busy Corner
- Freestanding Building with Pylon sign at Signalized corner
- Building very well cared for
- Shadow anchored by Cub Foods and Empire Foods Grocery

DEMOGRAPHICS

Radius	1 Mile	3 Miles	5 Miles
POPULATION	13,207	124,092	314,136
MEDIAN HH INCOME	\$79,907	\$79,84	\$85,770



FOR MORE INFORMATION:

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