

Excelsior Crossings



9320 EXCELSIOR CROSSINGS
9320 Excelsior Blvd,
Hopkins, MN 55343

LEASING TEAM

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BUILDING 9320

PROPERTY ADDRESS
9320 Excelsior Blvd,
Hopkins, MN 55343

FLOORS:
Seven (7)

BUILDING SIZE:
275,490 RSF

FLOOR PLATES:
40,000 - 44,000 RSF

EXTERIOR:
The exterior of the building consists of a combination of precast panels, composite metal panels, and storefront and curtainwall systems. The storefronts and curtainwall are painted aluminum.

PARKING:
1,197 covered, ramp & surface parking spaces

PASSENGER ELEVATORS:
Three (3)

SERVICE ELEVATORS:
One (1)

LOADING DOCK:
One (1) dock level

SECURITY:
24/7 on-site security

NET RENTAL RATES:
\$36.00 PSF

2026 EST. CAM & REAL ESTATE TAX:
\$14.97 PSF

HVAC:
The building is served by two built-up rooftop air handling units that provide cooled, conditioned air to all floors. Return air is mixed with outdoor air, filtered, cooled, and humidified as needed. Each unit utilizes an internal water-cooled condenser system and distributes air through 24 VFD-controlled supply fans, with two return/relief fans drawing air back from the building. Perimeter zones on each floor are served by fan-powered VAV terminal units with electric reheat coils, while interior zones are served by non-fan-powered VAV terminal units without reheat.

FIRE/LIFE SAFETY:
The building is protected by an addressable voice fire alarm system manufactured by Notifier (Model 3030). The main fire alarm control panel is in the Fire Command Room on the main level. Fire department connections (FDC) are located outside the building on the east elevation, north of the main entrance, and on the north elevation near the loading docks. An additional FDC is located on the west elevation adjacent to the parking ramp stair tower.



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ELECTRICAL:

The building receives electrical service through two 3,000-amp utility services connected to AMP-manufactured main switchgear. Electrical power is distributed vertically throughout the building utilizing 2,500-amp bus duct risers feeding two electrical rooms on each floor.

Each floor is served by two 112.5 kVA transformers that provide stepped-down voltage for tenant and building loads.

Emergency electrical power is provided by a Generac 400 kW diesel emergency generator. The generator supplies life safety and other designated emergency loads, including fire alarm equipment, elevators, emergency lighting, and other critical building systems in accordance with the building's emergency power design.

TELECOMMUNICATION:

Current providers are AT&T DAS, Comcast & Century Link

AMENITIES:

Superior onsite campus amenities include:

- Cafeteria / Grab-N-Go options
- Fireplace Lounge
- Large and small meeting rooms
- Phone rooms
- Multiple tenant lounges
- 350 seat auditorium
- Outdoor courtyard
- State-of-the-art conference and training center
- Fitness Center with showers and locker rooms
- On-site management

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