



 **JLL** SEE A BRIGHTER WAY

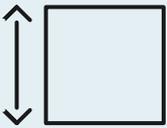
# For sublease

## Shingle Creek Business Center

10,283 SF available  
6801 Shingle Creek Parkway,  
Brooklyn Center, MN

# Building specifications

Shingle Creek Business Center is a 84,500 SF high image office/warehouse building located in Brooklyn Center with immediate access to I-694, I-94 & Highway 100.



10,283 SF Available



Term Through 02/28/2027

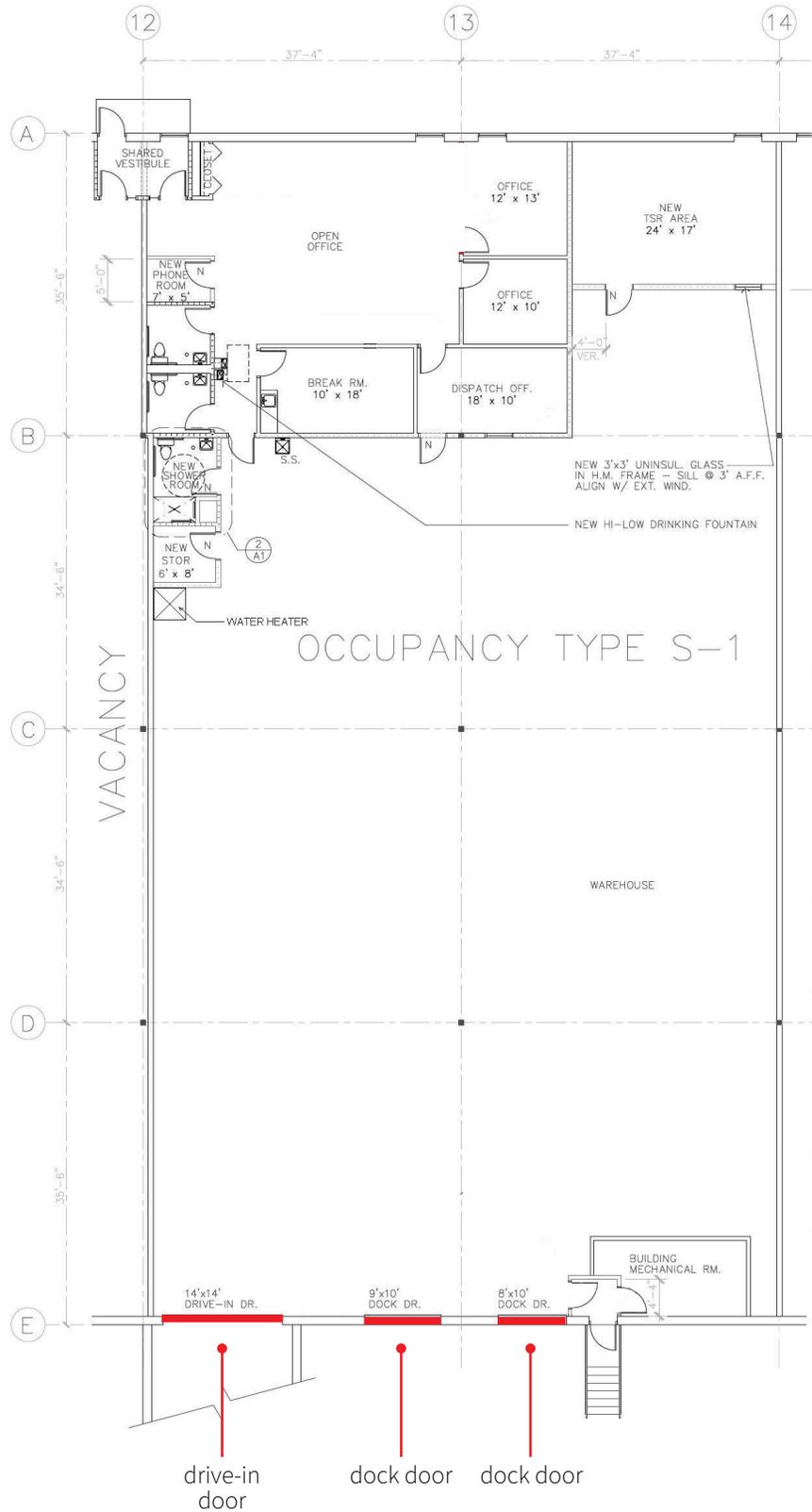
<b>Building Size</b>	84,500 SF	<b>Year Built</b>	1980
<b>Space Available</b>	10,283 SF	<b>Parking</b>	15 stalls
<b>Office</b>	2,348 SF	<b>Lighting</b>	LED
<b>Warehouse</b>	7,935 SF	<b>Sprinkler</b>	ESFR
<b>Clear Height</b>	20'	<b>Lease Rate</b>	Negotiable
<b>Loading</b>	Two (2) dock doors (9' x 10' & 8' x 10') One (1) drive-in door (14' x 14')	<b>Term</b>	Through 02/28/2027

# Floor plan

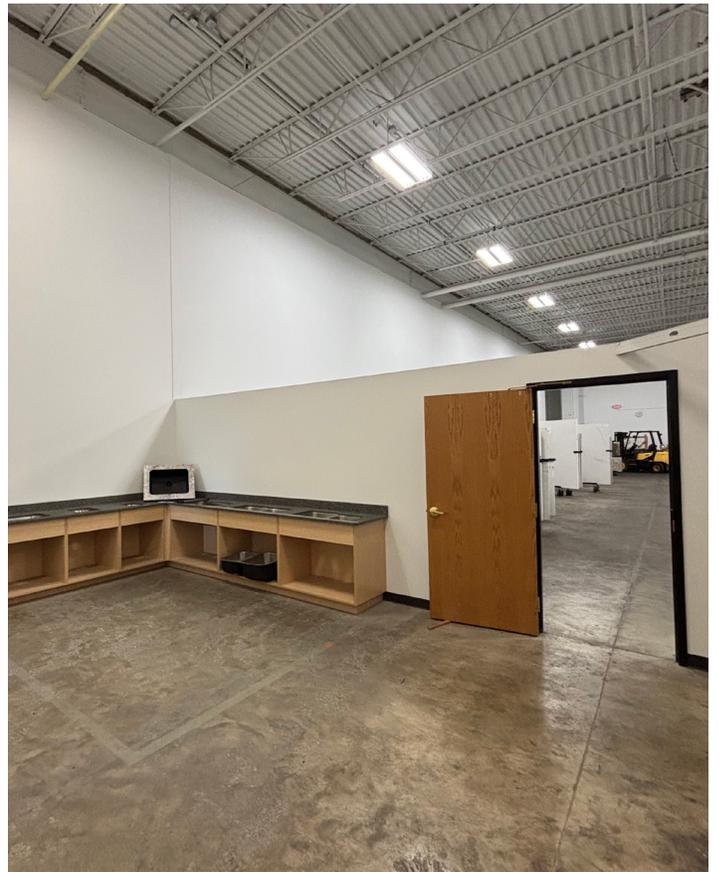
2,348 SF Office  
7,935 SF Warehouse  
 10,283 SF Total

Two (2) dock doors  
 (9' x 10' & 8' x 10')

One (1) drive-in door  
 (14' x 14')

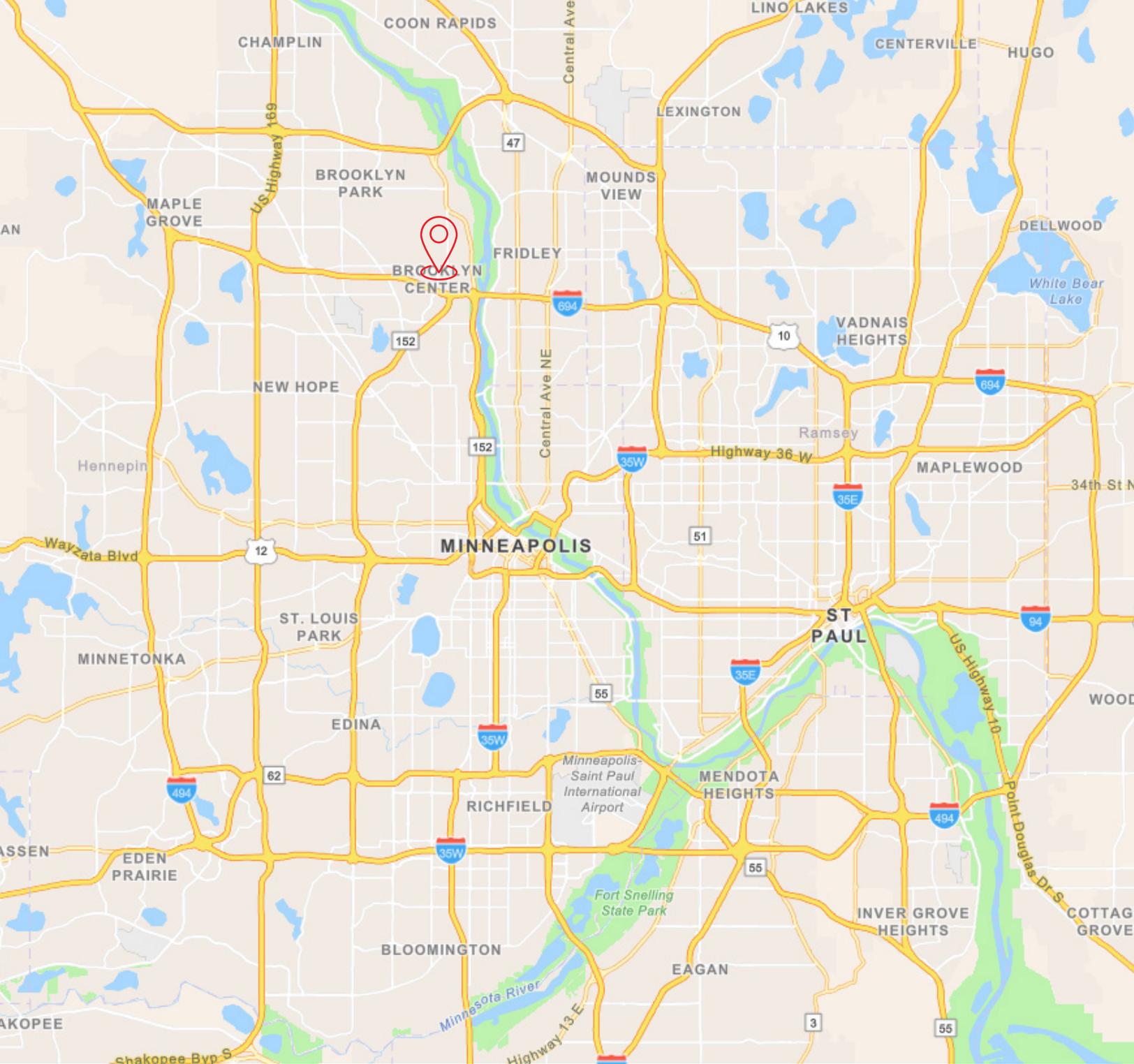


# Building photos



# Building photos





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