

BROOKDALE CORPORATE CENTER I & II

BROOKLYN CENTER
MINNESOTA
5 5 4 3 0



BROOKDALE
CORPORATE
CENTER I & II

Property SPECIFICATIONS

PROPERTY NAME:	Brookdale Corporate Center I & II
ADDRESS:	6200 & 6300 Shingle Creek PKWY
LOCATION:	Conveniently located at the intersections of I-94/694 and Hwy 100
CLASS:	B



BCC I

YEAR BUILT:	1981
SQUARE FOOTAGE:	116,000 SF
FLOORS:	6
QUOTED NET RATE:	\$10.00-\$12.00 PSF per year
TAX/OPS:	\$9.17 PSF
PARKING:	3.75/1,000 SF 435 surface stalls

BCC II

YEAR BUILT:	1985
SQUARE FOOTAGE:	116,000 SF
FLOORS:	6
QUOTED NET RATE:	\$10.00-\$12.00 PSF per year
TAX/OPS:	\$9.25 PSF
PARKING:	4.00/1,000 SF 464 surface stalls



BROOKDALE CORPORATE CENTER I & II

LOCATION VISIBILITY & ACCESS

LOCATION

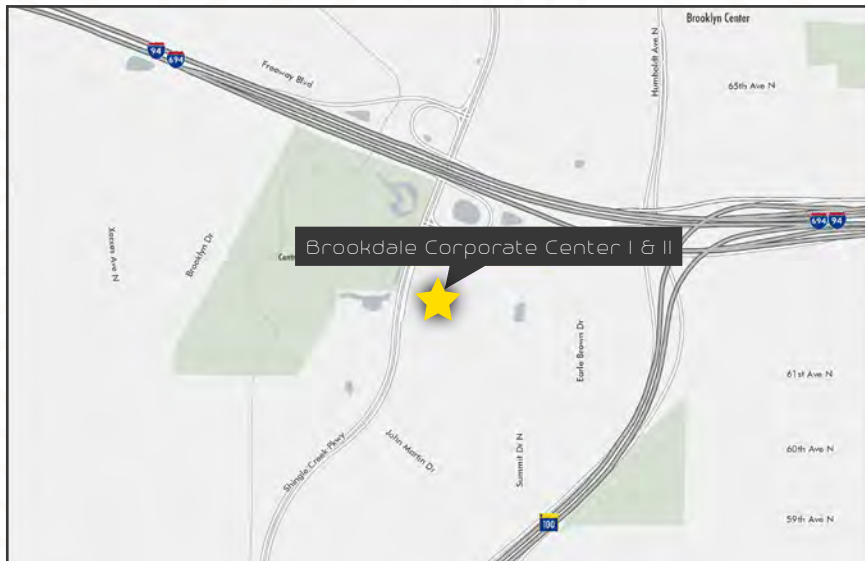
Brookdale Corporate Center enjoys easy access to countless retail, hotel, restaurant and service amenities throughout the area.

VISIBILITY

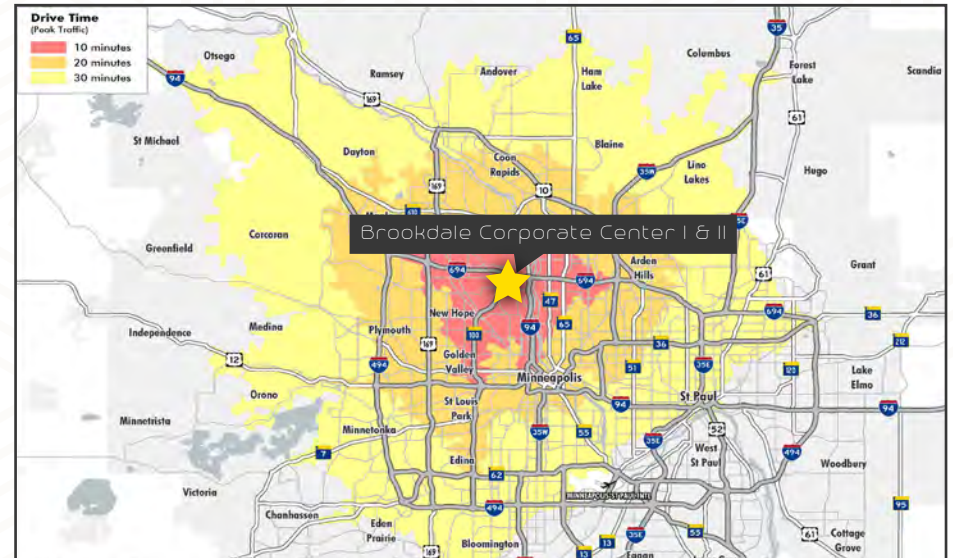
With highways I-694/94 & 100 in close proximity, Brookdale Corporate Center benefits from high traffic visibility.

- » **I-694/94 - 131,000 cars per day**
- » **Hwy 100 - 124,000 cars per day**

LOCATION AND ACCESS MAP



DRIVE TIME TO AND FROM BROOKDALE CORPORATE CENTER I & II



ACCESS

Just minutes from major interstates, the asset fronts the heavily traveled intersection of Highways I-694/94 and Shingle Creek Parkway.

BROOKDALE
CORPORATE
CENTER I & II

BUILDING AMENITIES



ABUNDANT PARKING



BUILDING CONFERENCE ROOM



CLOSE PROXIMITY TO LOCAL
AMENITIES



BROOKDALE
CORPORATE
CENTER I & II

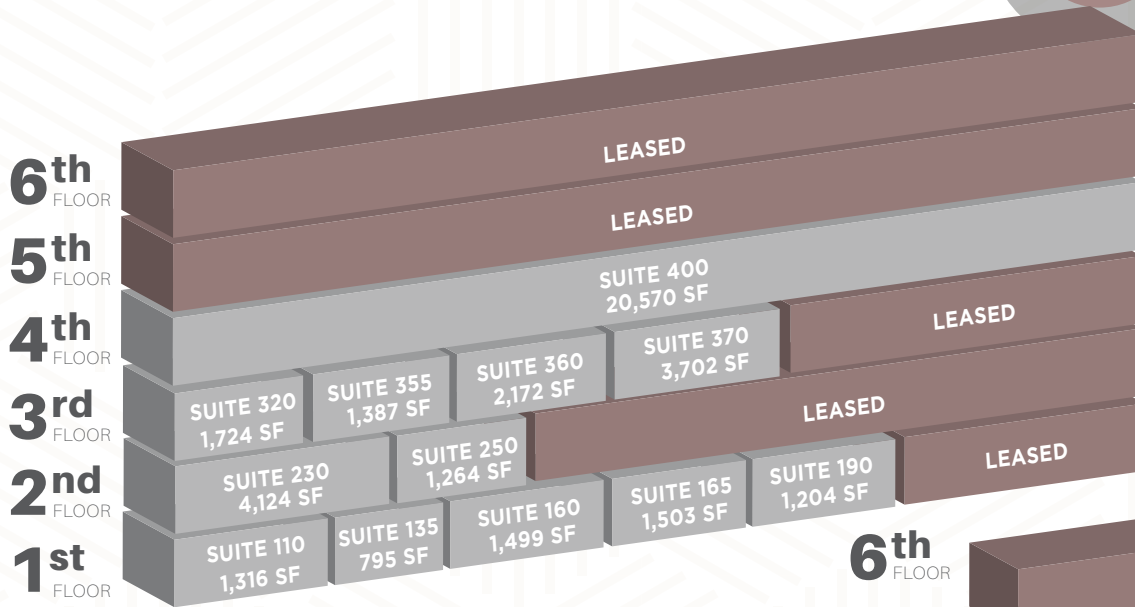
FITNESS CENTER RENOVATIONS



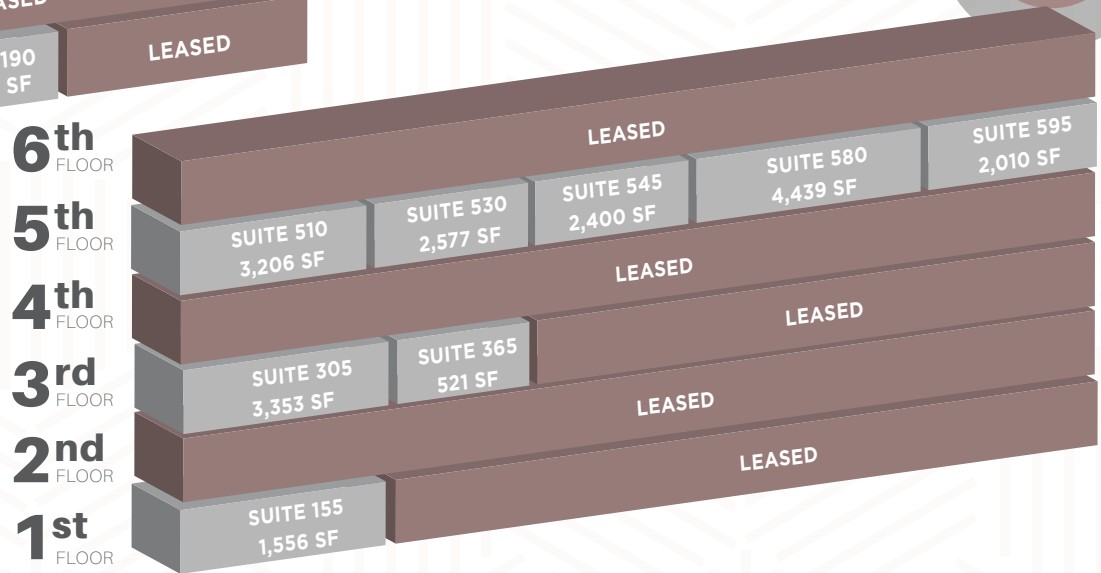
BROOKDALE
CORPORATE
CENTER I & II

Stacking PLANS

BCC I



BCC II



TRANSPORTATION NETWORK

THE LINE PROJECT

The C Line arterial Bus Rapid Transit (BRT) project is an enhanced bus service intended to provide faster and more frequent service with an improved customer experience. The C Line will operate along the Penn Avenue corridor in north Minneapolis, with termini located in downtown Minneapolis and the Brooklyn Center Transit Center.

Source: Recommended C Line Station Plan

PROJECT TIMELINE

2016-2017



Metro Transit is advancing project engineering throughout 2016-2017.

2018



Pending full funding, the C Line will be constructed in 2018, along with coordinated street improvements on Penn Avenue.

2019



The C Line is scheduled to open for revenue service in 2019 on Olson Memorial Highway, pending full funding.

FUTURE



A future potential realignment to Glenwood Avenue would occur in coordination with light rail transit opening on Olson Highway and the completion of stations on Glenwood Avenue.

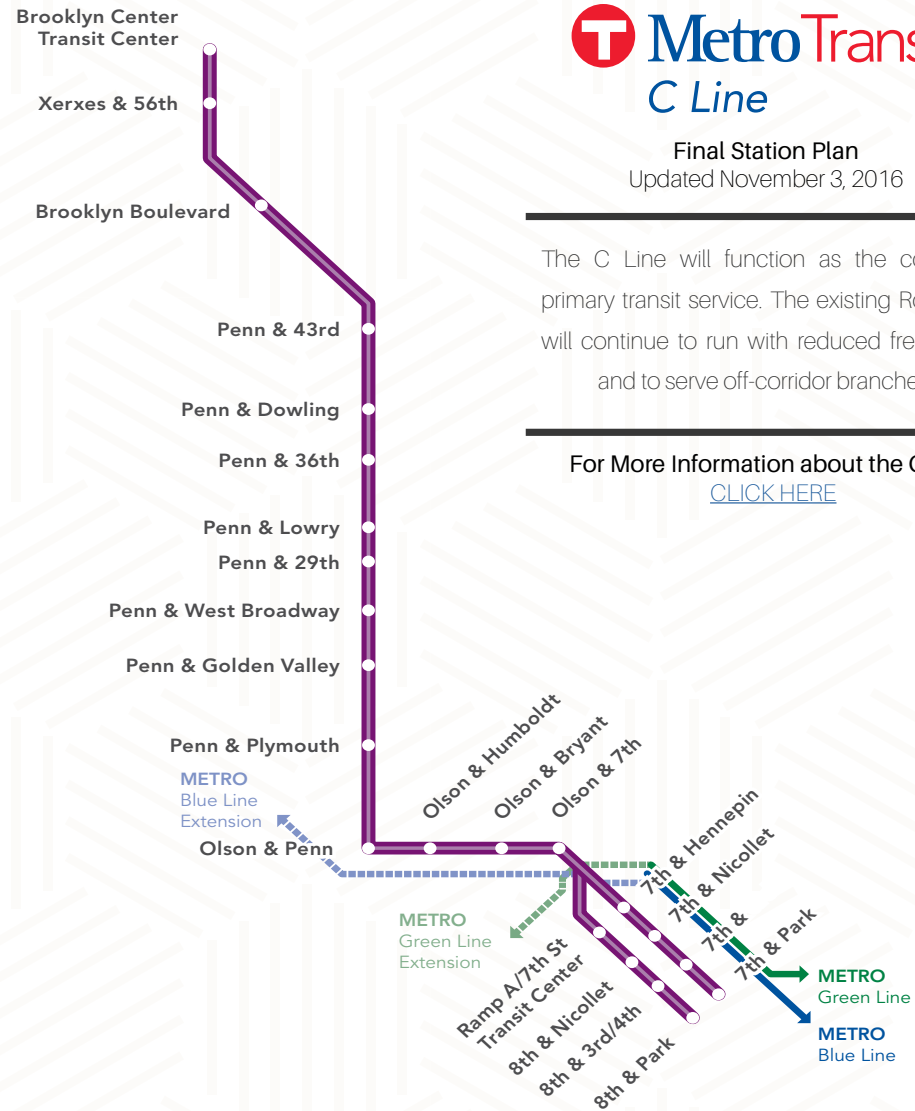


Final Station Plan
Updated November 3, 2016

The C Line will function as the corridor's primary transit service. The existing Route 19 will continue to run with reduced frequency and to serve off-corridor branches.

For More Information about the C Line

[CLICK HERE](#)



BROOKDALE
CORPORATE
CENTER I & II

BUILDING PHOTOS



BROOKDALE
CORPORATE
CENTER I & II

BCCI & II TEAM



SOVEREIGN
INVESTMENT GROUP LLC

**SOVEREIGN
INVESTMENT GROUP:
OWNERSHIP**

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Sovereign advisors have the ability to concentrate their efforts on the strongest aspects of financial services that can be of the greatest help their clients.

Sovereign Investment Group also offers integrated business services including cash and investment management, business succession planning, and wealth transfer services.

CBRE

CBRE: LEASING

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