

# SMALL OFFICES/ WAREHOUSE FOR LEASE

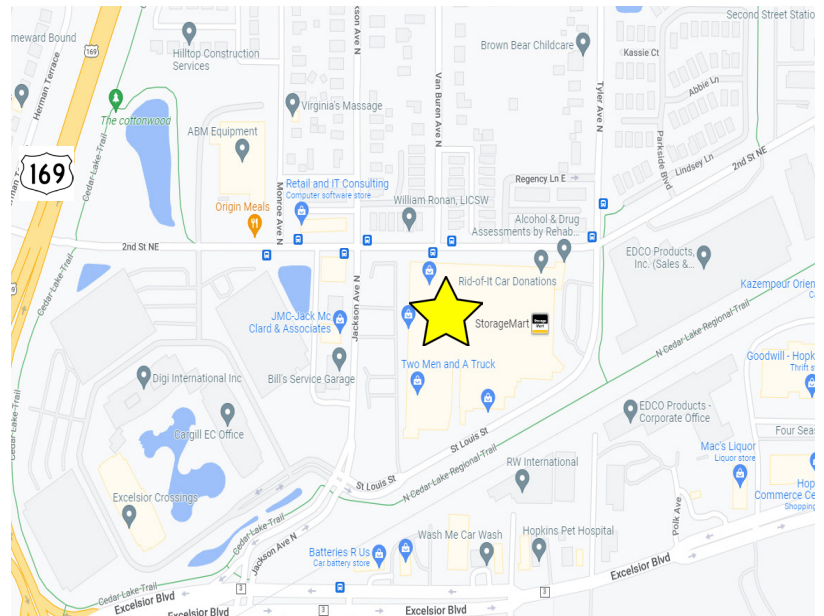


## Excelsior Tech Center

175 Jackson Avenue N, Minneapolis, MN 55343

### BUILDING HIGHLIGHTS

- Industrial/Office Building located in Hopkins with easy access from Excelsior Boulevard and minutes from Highway 169
- Located at the corner of Jackson Avenue N and 2nd Street NE
- Office suites available from \$227 per month; 12-36 month lease terms
- Indoor storage suites starting at \$200 per month
- Included in office monthly rent: mail delivery/package room, onsite parking in building lot, weekly janitorial including trash removal and vacuuming of suite, and building directory/suite signage
- Tenant must provide its own telecom and internet to its suite
- 14,363 RSF warehouse space available (lease rate and terms negotiable)



900 North Third Street, Minneapolis, MN 55401

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175 Jackson Avenue N, Minneapolis, MN 55343

<b>Building Address</b>	175 Jackson Avenue N, Hopkins, MN 55343	
<b>Available Office Suites</b>	<b>Size</b>	<b>Gross Rent</b>
Suite 163	238 RSF (interior office)	\$257.83 per month
Suite 164 (avail w/30 days' notice)	657 RSF (exterior office)	\$930.75 per month
Suite 182	223 RSF (exterior office)	\$315.92 per month
Suite 184	216 RSF (exterior office)	\$306.00 per month
Suite 261/263	891 RSF (interior office)	\$965.25 per month
Suite 269	332 RSF (interior office)	\$359.67 per month
Suite 270	160 RSF (exterior office)	\$226.67 per month
Suite 285	582 RSF (exterior office)	\$824.50 per month
<b>Office Lease Terms</b>	12-36 Months; "as-is" delivery of space	
<b>Utilities</b>	Included, except telecom and internet	
<b>Janitorial</b>	Tenant suite janitorial includes trash removal and vacuuming	
<b>Parking</b>	Free building surface parking lot, first come, first served	
<b>Indoor Storage Suites</b>	Suites 155, 157, 165 & 265 available at \$10 PSF Gross Rent	
<b>Warehouse Space</b>	14,363 RSF available - call to discuss rates and terms	



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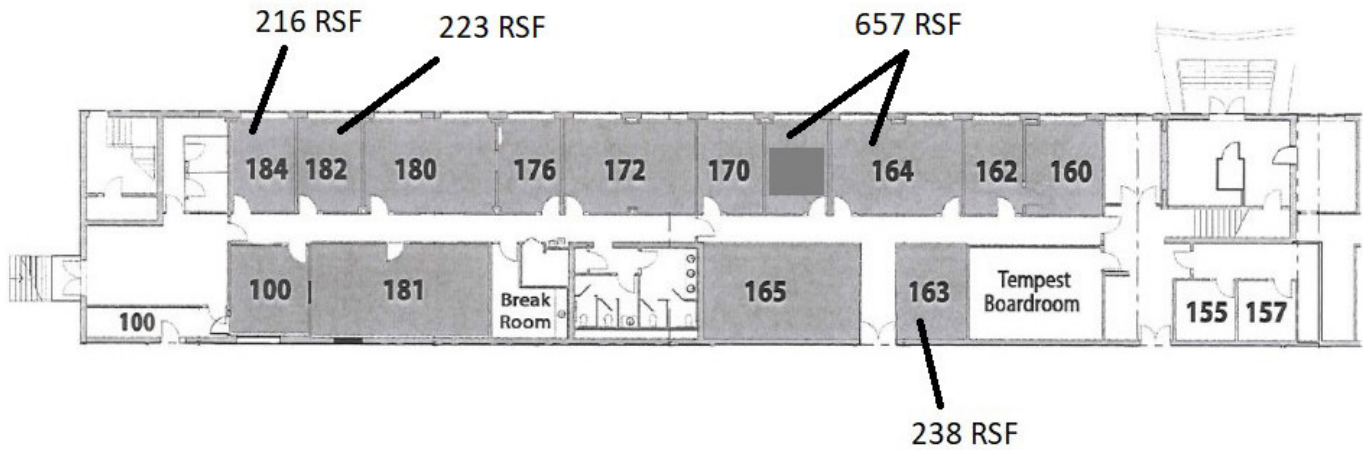
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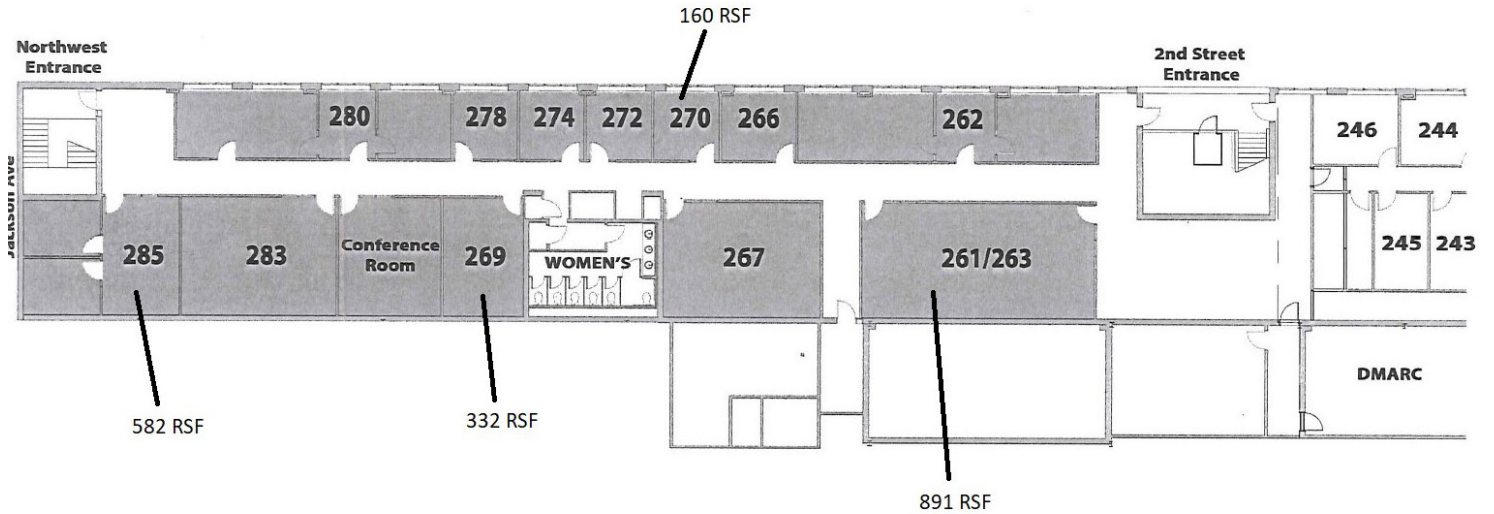
## FLOOR PLAN - First Floor Offices



# Excelsior Tech Center

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## FLOOR PLAN - Second Floor Offices



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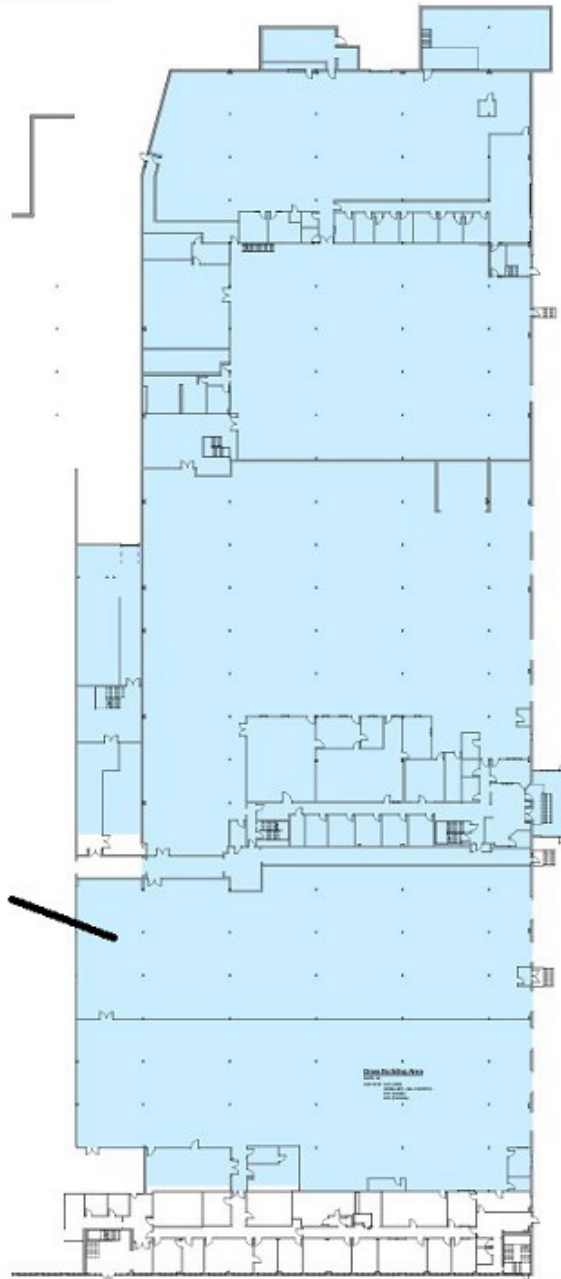
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FLOOR PLAN - Warehouse Space (3 Dock High Doors)

## WAREHOUSE BUILDING

175 JACKSON AVE. N  
HOPKINS, MN 55343

Warehouse  
Space  
14,363 SF



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