

# CAPSTONE BUSINESS CENTER - EAST

MINNEAPOLIS  
NORTHWEST

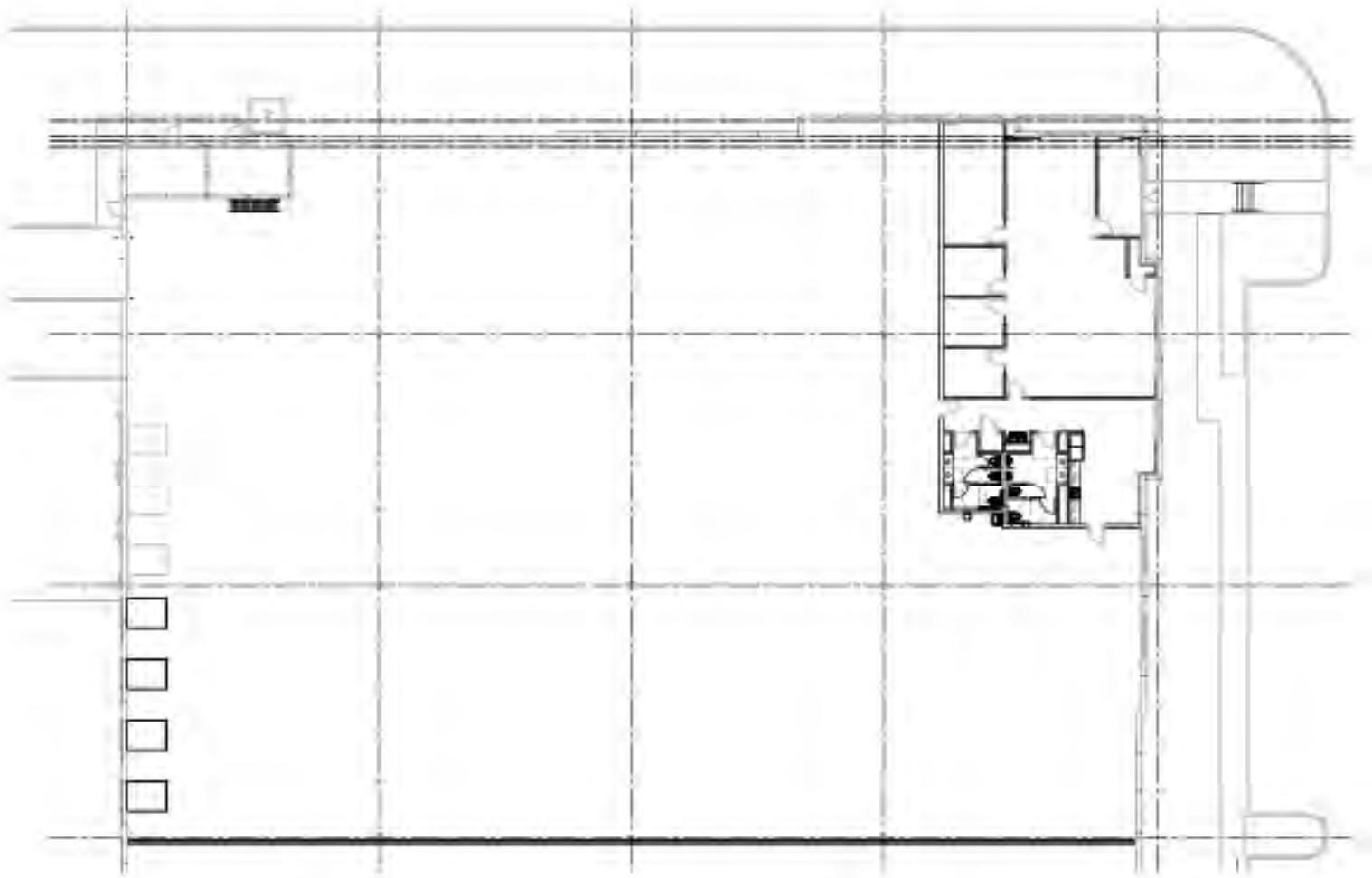
9301 Winnetka Ave N  
Brooklyn Park, MN 55445



FOR LEASE

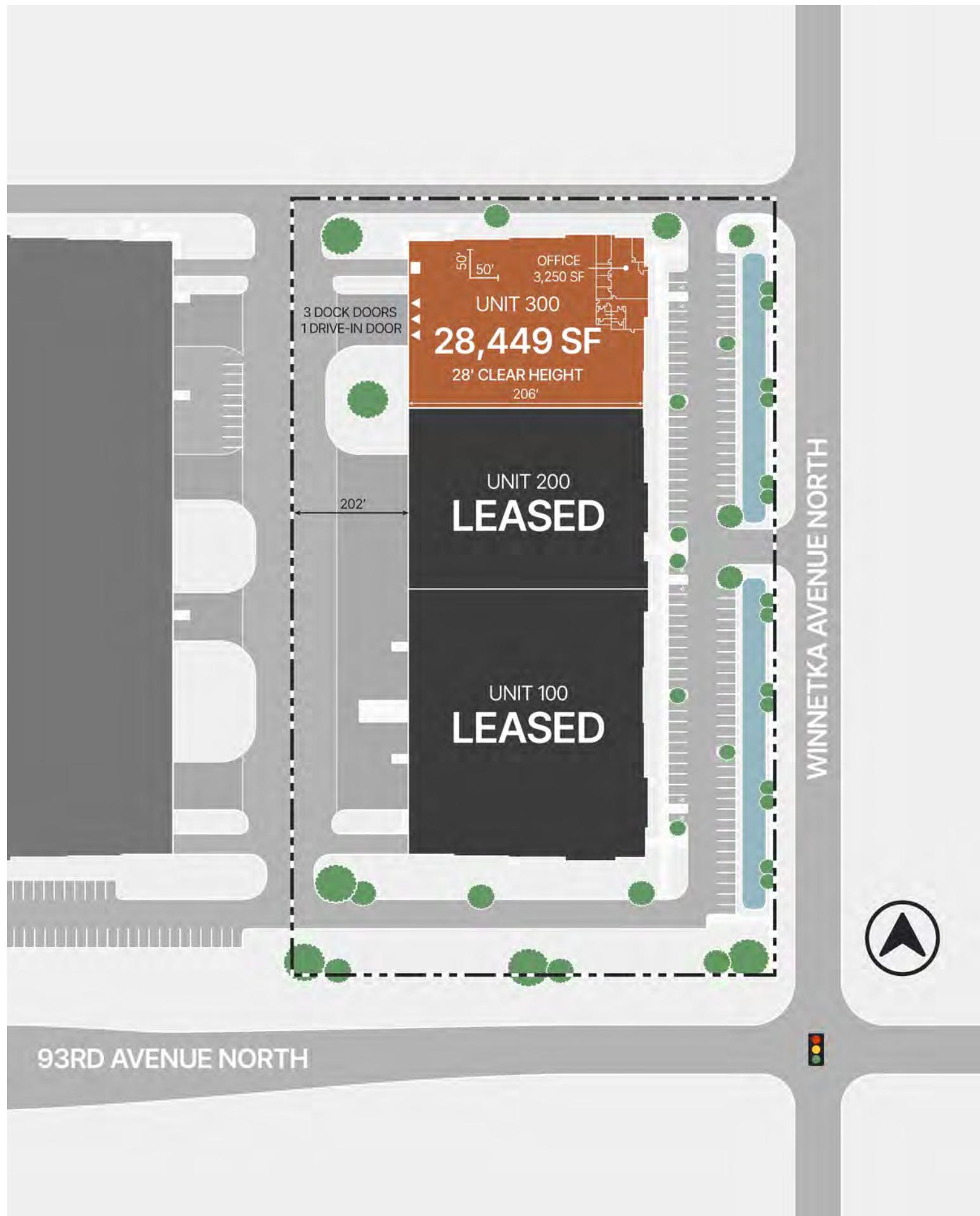
SUITE 300

28,449 SF



## PROPERTY Specs

	Base Rent	Negotiable
Suite 300	28,449 SF Total (end-cap space) 25,199 SF Warehouse 3,250 SF Office	
Loading	3 dock doors, 9' x 10', 35,000 lb manual levelers, vision glass, bumpers and seals *Ability to add up to 4 additional docks 1 drive-in door, 12' x 14' 60' concrete truck court apron	50' x 50' typical Building Depth = 206'
Clear Height	28'	Multiple fiber providers available at this site
Power	400 amp 277/480 volt 3 phase	Park monument signage (@93rd/Winnetka) and building signage available
Lighting	LED	Expansive glass-lines on the front of the building and clerestory windows around the perimeter provide an abundance of natural lighting to the warehouse/production areas
Floor Thickness	6"	
Parking	.92/1000 (expandable)	Flexible zoning to accomodate a multitude of industrial, tech and office uses, under the BP overlay district





# Committed to Driving Value for Our Customers

## Properties with a Competitive Edge

Our scale, proprietary data and local relationships allow our 1,200+ skilled team members to help customers stay ahead of market trends.



500 Million Square Foot Portfolio



## Best-in-Class Customer Service

Our on-the-ground regional teams provide you with local expertise, leveraging data-driven insights to find the right solutions for your business.

## Link+

Our digital customer experience platform provides easy access to your property management teams, lease documents, billing and service requests. Sign up today!



## Energy Solutions

Our comprehensive energy and utility management program enables customers to achieve savings and access our in-house sustainability experts. Enroll through Link+.



# CONTACT INFORMATION

9301 Winnetka Ave N  
Brooklyn Park, MN 55374

**Matt Oelschlager**

[matt.oelschlager@cbre.com](mailto:matt.oelschlager@cbre.com)  
(612) 532-4747

**John Ryden**

[john.ryden@cbre.com](mailto:john.ryden@cbre.com)  
(612) 723-9313

**Mike Bowen**

[mike.bowen@cbre.com](mailto:mike.bowen@cbre.com)  
(612) 597-8488

**JP Maloney**

[jp.maloney@cbre.com](mailto:jp.maloney@cbre.com)  
(612) 336-4288

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.