

CAPSTONE BUSINESS CENTER - EAST

MINNEAPOLIS
NORTHWEST

9301 Winnetka Ave N
Brooklyn Park, MN 55445



FOR LEASE

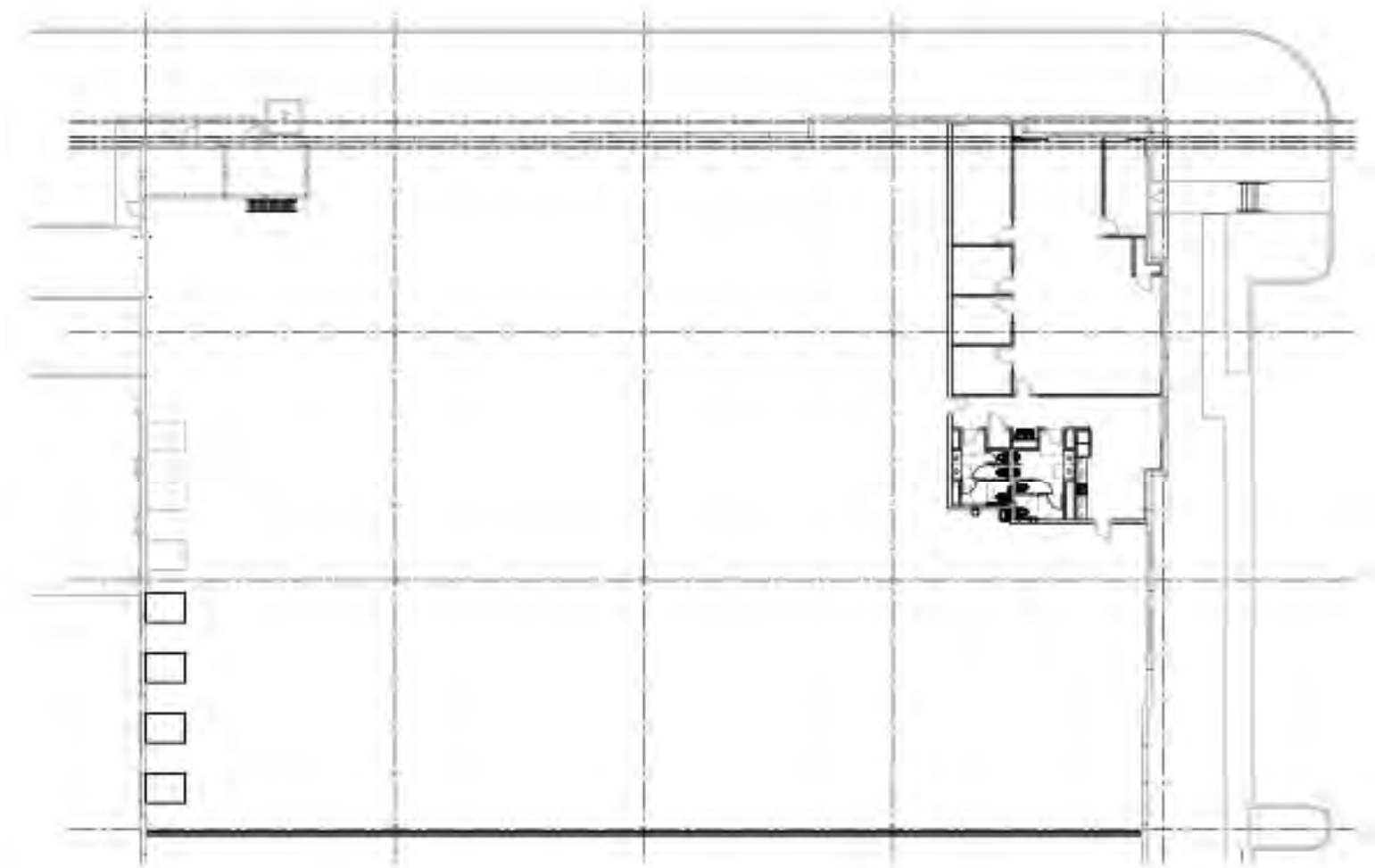
SUITE 300

28,449 SF



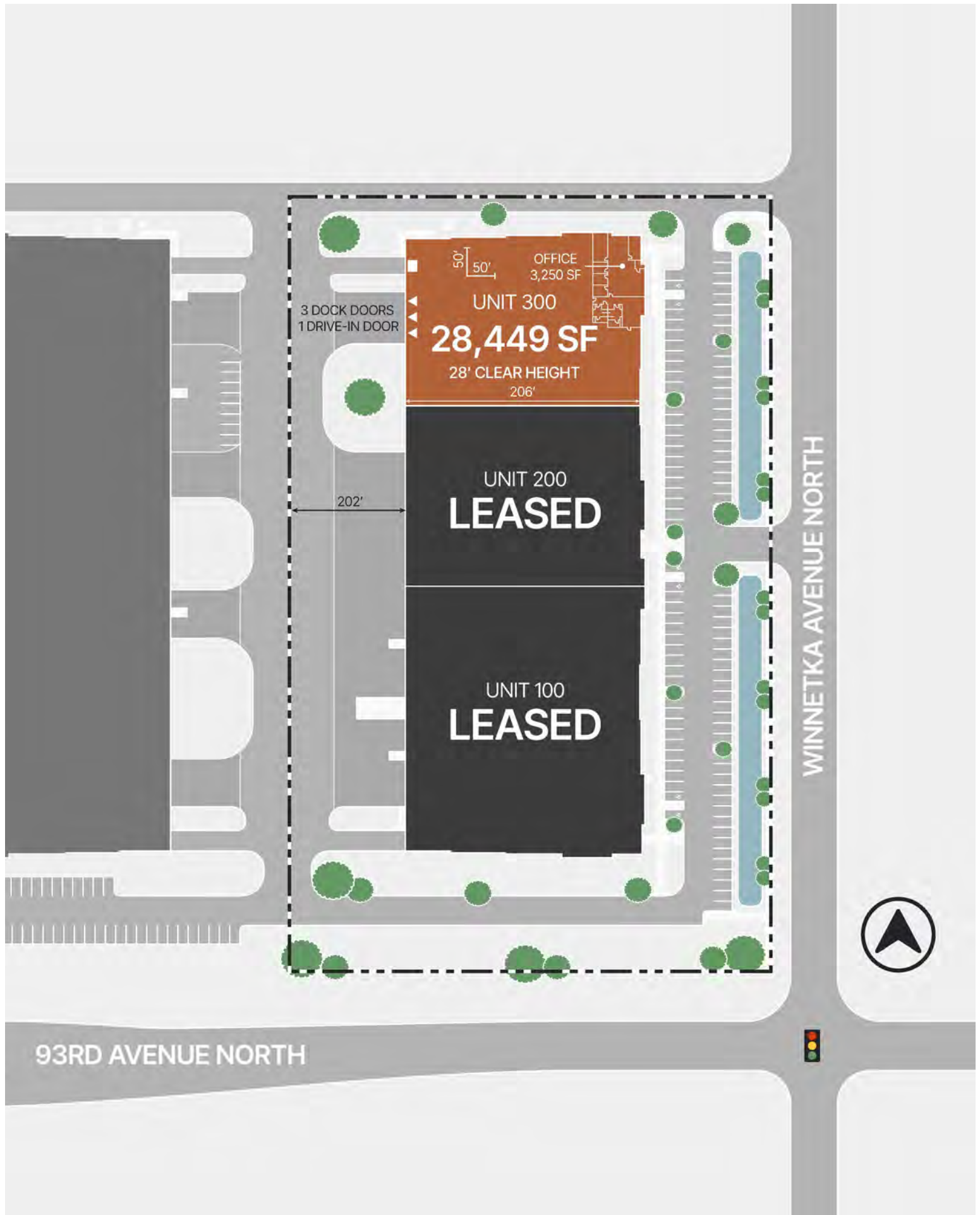
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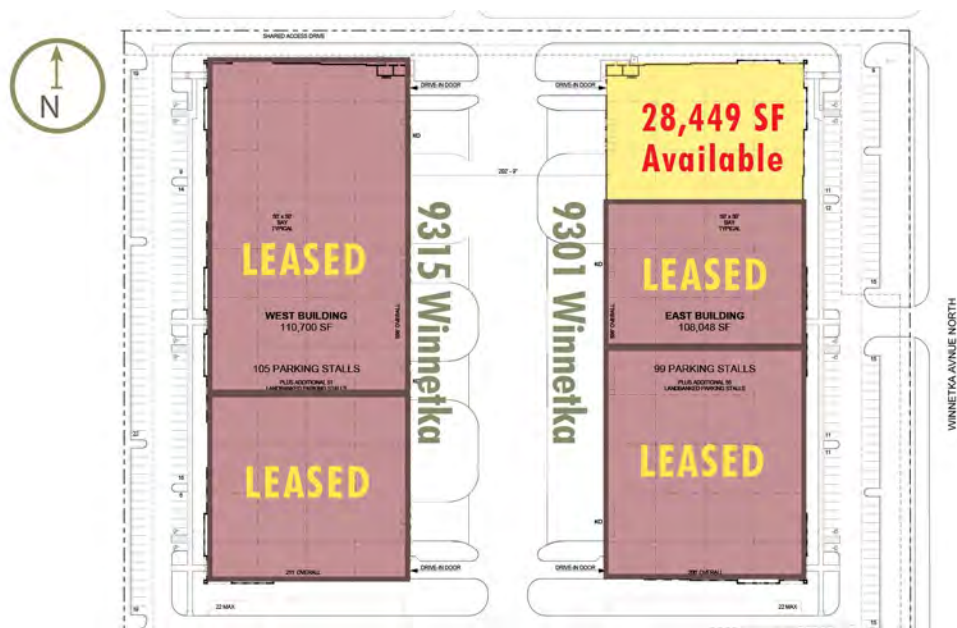
CBRE



PROPERTY SPECS

		Base Rent	Negotiable
Suite 300	28,449 SF Total (end-cap space) 25,199 SF Warehouse 3,250 SF Office	2025 Est. Expenses	\$5.82 PSF Total (\$4.04 taxes, \$1.78 CAM)
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	Column Spacing	50' x 50' typical Building Depth = 206'
Clear Height	28'	Telecommunications	Multiple fiber providers available at this site
Power	400 amp 277/480 volt 3 phase	Signange	Park monument signage (@93rd/Winnetka) and building signage available
Lighting	LED	Natural Light	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)	Zoning	Flexible zoning to accomodate a multitude of industrial, tech and office uses, under the BP overlay district





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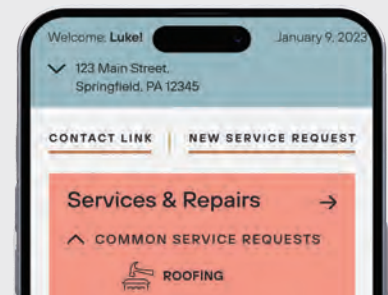


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