

FOR LEASE
5,765 SF - 13,400 SF AVAILABLE



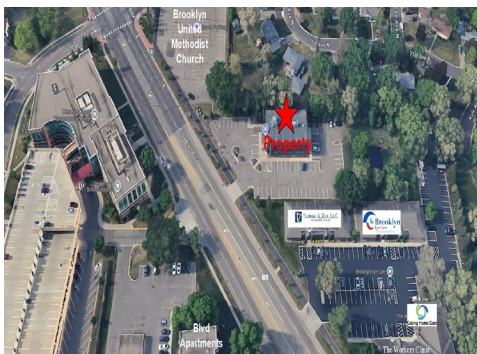
FEATURES:

- 5,765 to 13,400 sf office space available "For Lease" in Brooklyn Park,
- Includes two floors of office space and lower level training room.
- Surrounded by glass on four sides, many offices have lots of natural light!
- Property includes large parking lot with 40 stalls available.
- Excellent signage on Brooklyn Blvd.

LEASE RATE:

Negotiable

TAX - \$3.25 / psf
CAM - TBD



Main Level - 6,060 SF

- Includes 10 offices, 2 conf. rooms, open office area, file rooms & storage & lobby area.

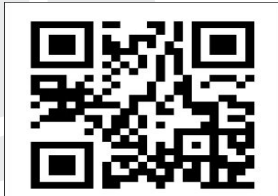
Second Level - 5,765 SF

- Includes 22 offices & restrooms.

Lower Level - 1,575 SF

- Includes training room, kitchen & storage area.

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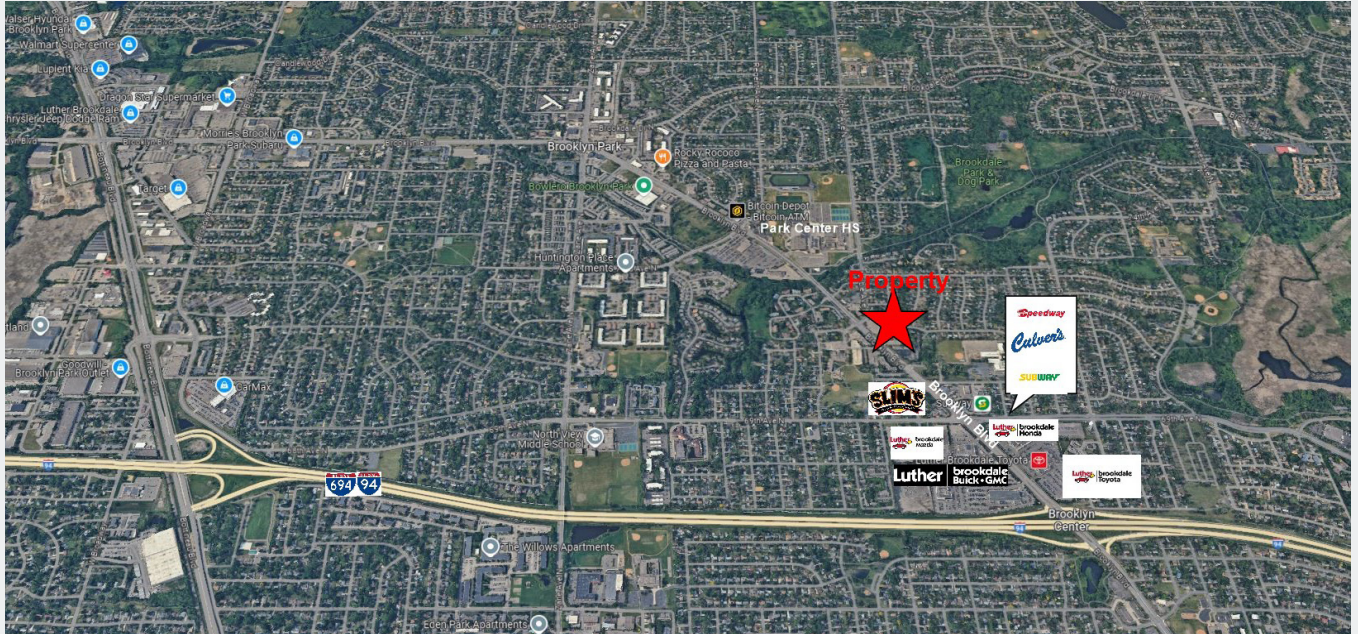
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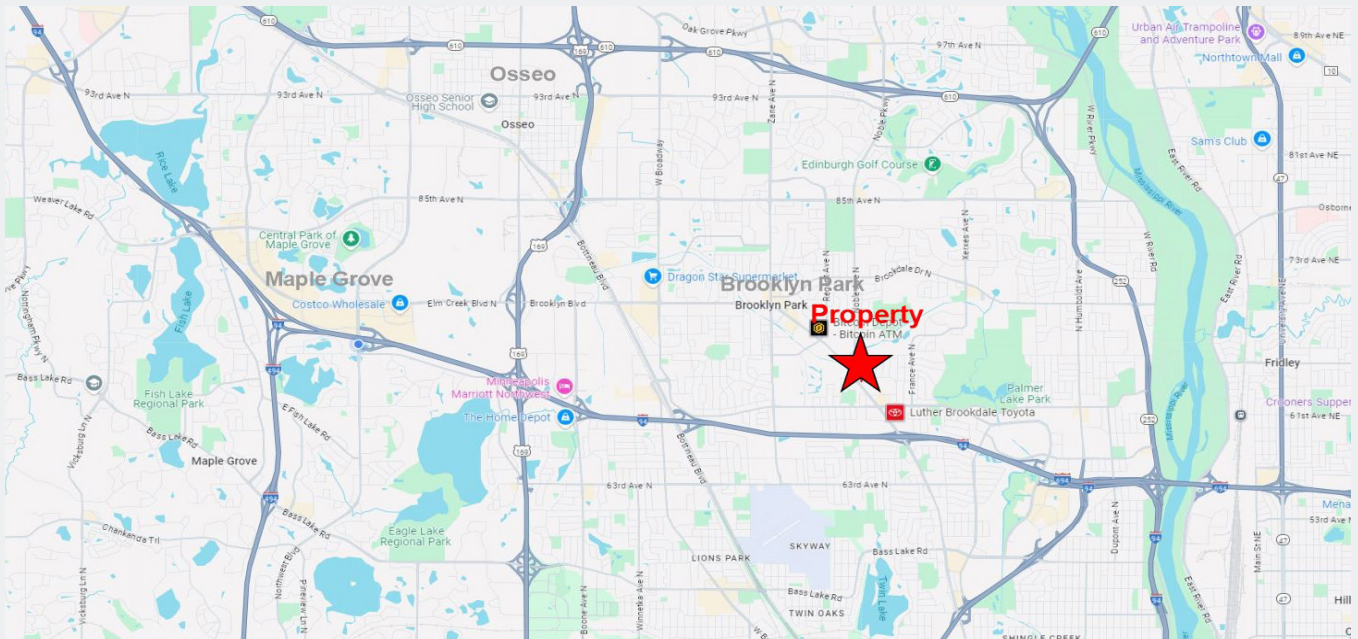
AERIAL & MAP

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Drive Times to Metro Areas

- * 16 to 20 minutes from Minneapolis
- * 28 to 30 minutes from MSP airport
- * 25 to 30 minutes from Saint Paul
- * 7 to 10 minutes from Shops at Arbor Lakes / Fountains.



Contact

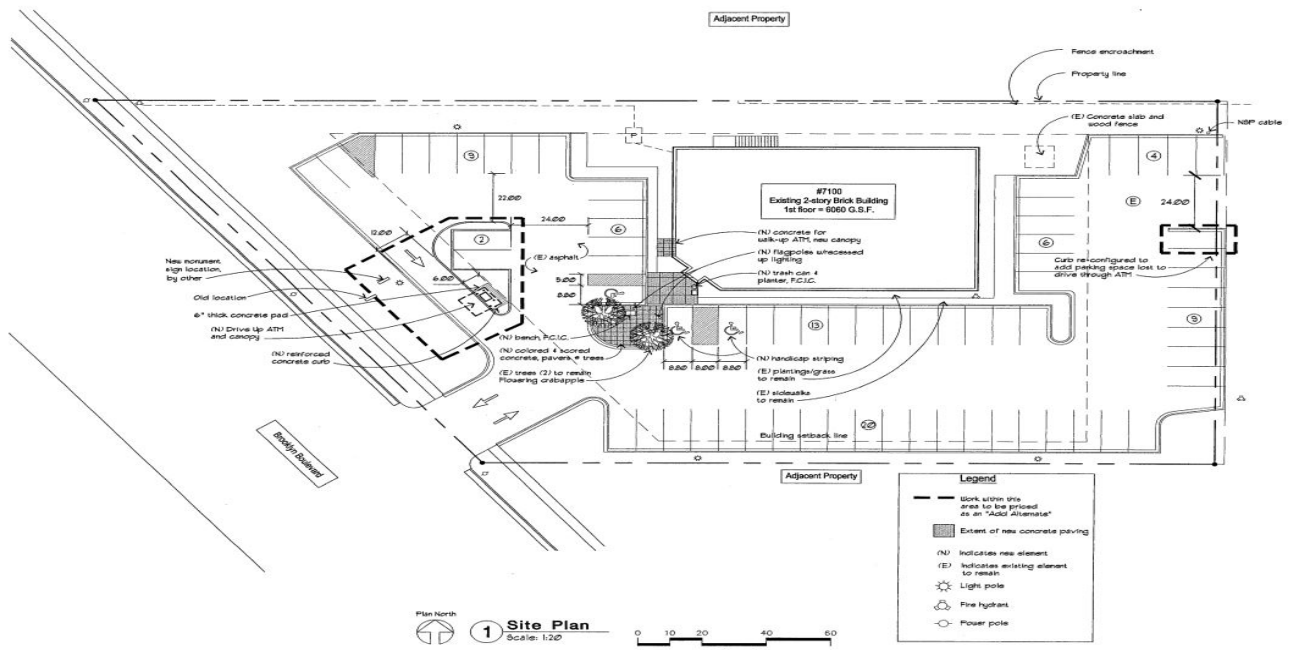
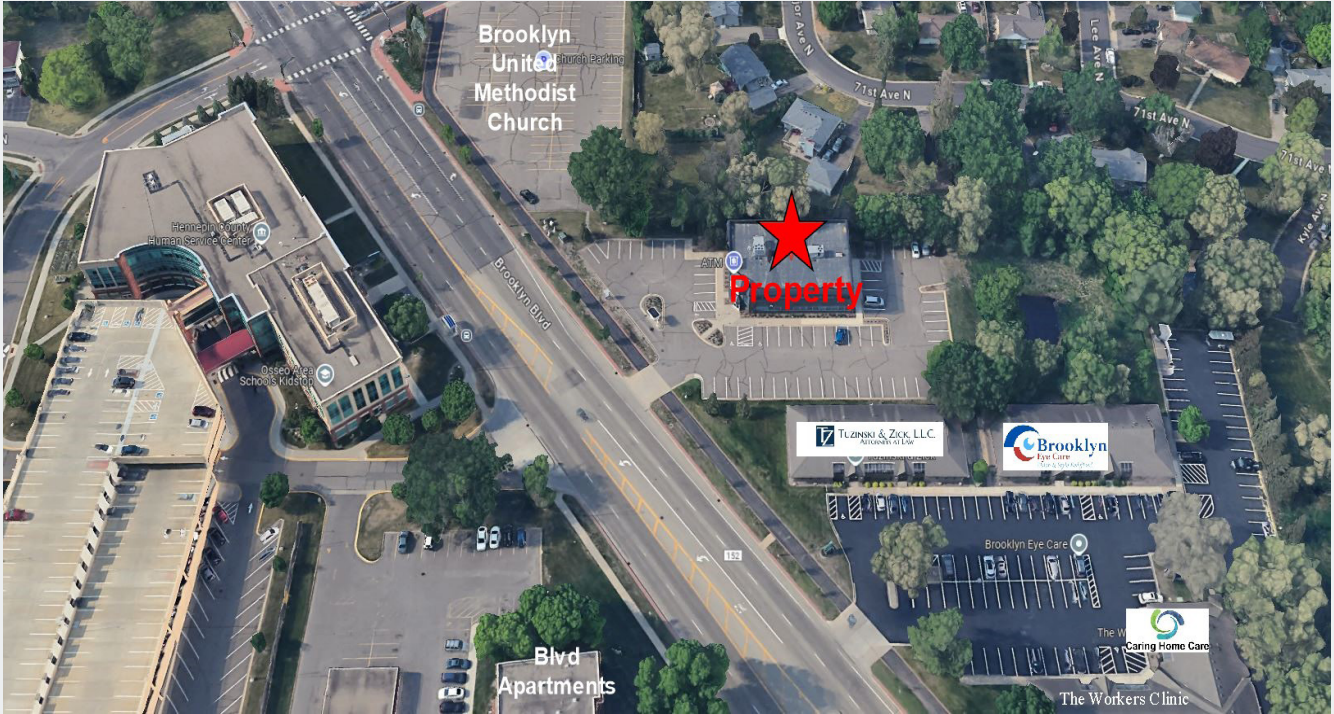
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SITE PLAN

FOR LEASE
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**PHOTO GALLERY
MAIN LEVEL**

OFFICE BUILDING
7100 Brooklyn Blvd.
Brooklyn Park, MN 55428

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**PHOTO GALLERY
UPPER / LOWER LEVEL**

OFFICE BUILDING
7100 Brooklyn Blvd.
Brooklyn Park, MN 55428

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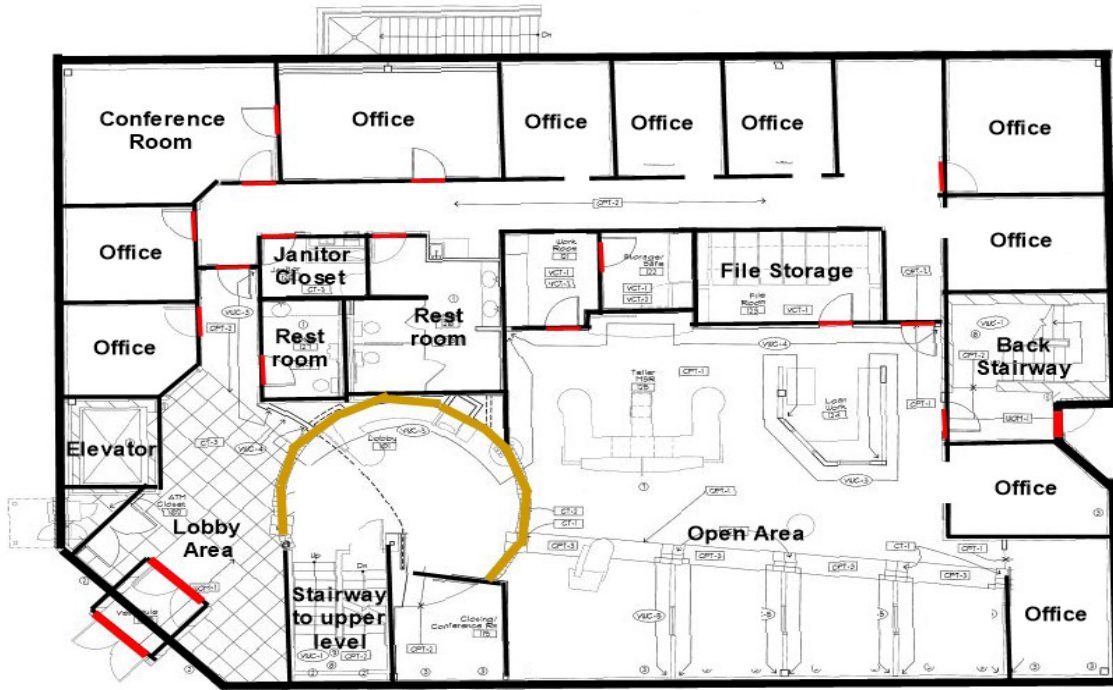
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FIRST FLOOR

FOR LEASE
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Approximately 6,060 SF

SECOND FLOOR

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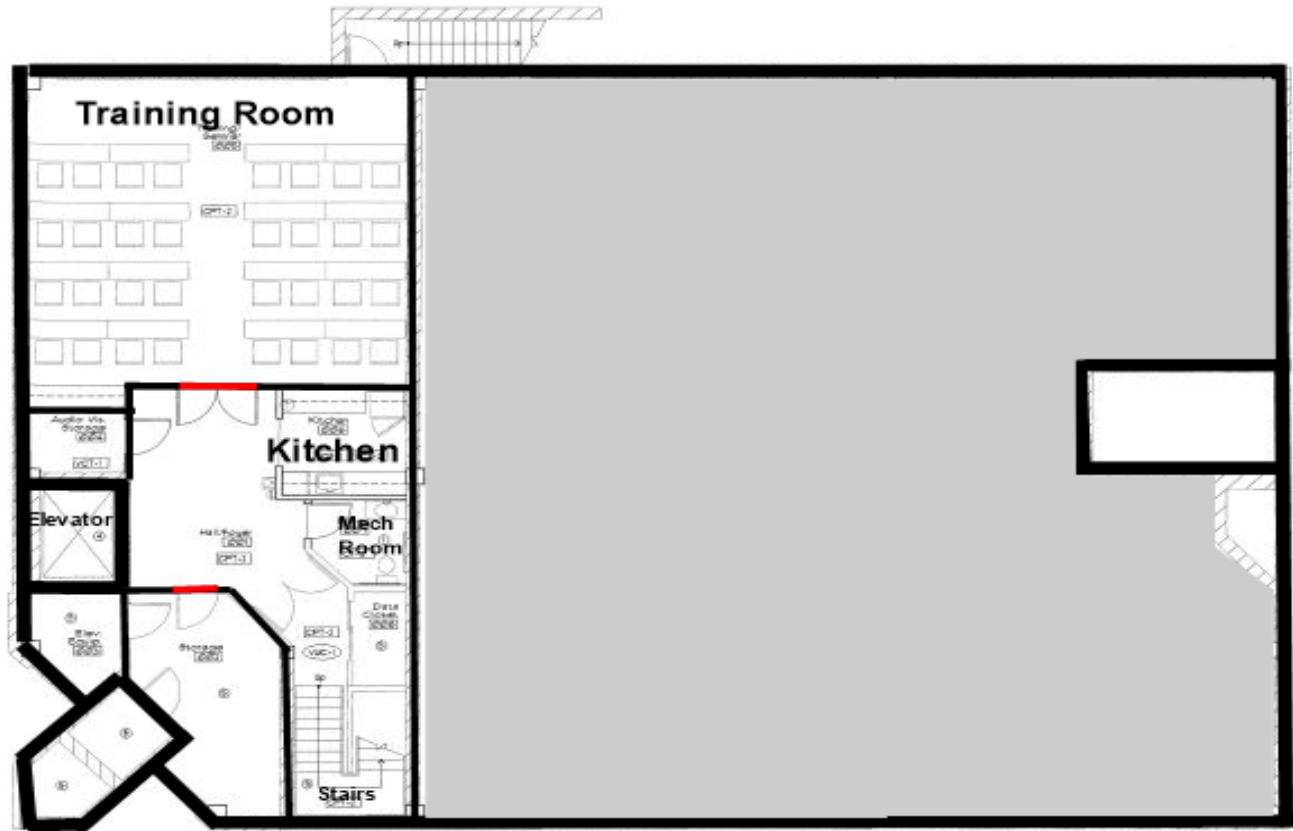


1 Second Floor Finish Plan
Scale: 1/4" = 1'-0"
SCALE IN FEET

Approximately 5,765 SF

**LOWER LEVEL
FLOOR PLAN**

**FOR LEASE
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1 Basement Finish Floor Plan
Scale: 1/4" = 1'-0"
SCALE IN FEET

Approximately 1,575 SF



CITY INFORMATION

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POPULATION (5 MILE RADIUS)	Total Population -- 241,489 2028 (Estimate) - 242,489
AVERAGE HOUSEHOLD INCOME	2024 (Estimate) - \$102,244
TRAFFIC	Boone Ave - 9,400 vehicles per day
CITY INFO	<p>Brooklyn Park is the sixth largest city in Minnesota and continues to be a rapidly growing second-ring suburb. This former agriculture community offers a wide range of commercial, industrial and residential development opportunities. The city occupies approximately 17,020 acres—27 square miles, bounded on the south by Brooklyn Center, Crystal and New Hope, Champlin on the north, and Maple Grove and Osseo on the west. Brooklyn Park is about 85 percent developed, with the next area of growth under development north of Highway 610.</p> <p>The community provides excellent recreational opportunities, ranging from an extensive park and trail system to a nationally recognized public golf course. The city offers a number of amenities including unique parks and recreation programs, beautiful shoreline along the Mississippi River and a historical farm with seasonal activities. Residents and visitors alike are encouraged to enjoy the natural side of Brooklyn Park. A strong residential housing market, retail commercial market and industrial base complement the city's natural elements.</p>

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