



# THE QUADRANT OFFICE BUILDING

7100 Northland Circle N.  
Brooklyn Park, MN 55428

**FOR LEASE**  
**795 SF to 7,345 SF AVAILABLE**



### FEATURES:

- Multiple office suites available in business park located just off I-694.
- Building includes fitness facility, conference room & large training room!
- 4 story building constructed in 1988 with renovations made in 2016.
- Great location in Brooklyn Park near hotels, businesses and retail!
- Ownership (SARA investment real estate) is a client based company!

### LEASE RATE:

**\$13.00 / psf**

TAX - \$2.77 / psf  
CAM - \$10.27 / psf

**LOCALLY MANAGED BY SUNTIDE COMMERCIAL REALTY**

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**SCAN QR CODE TO  
ACCESS FLOOR PLANS**



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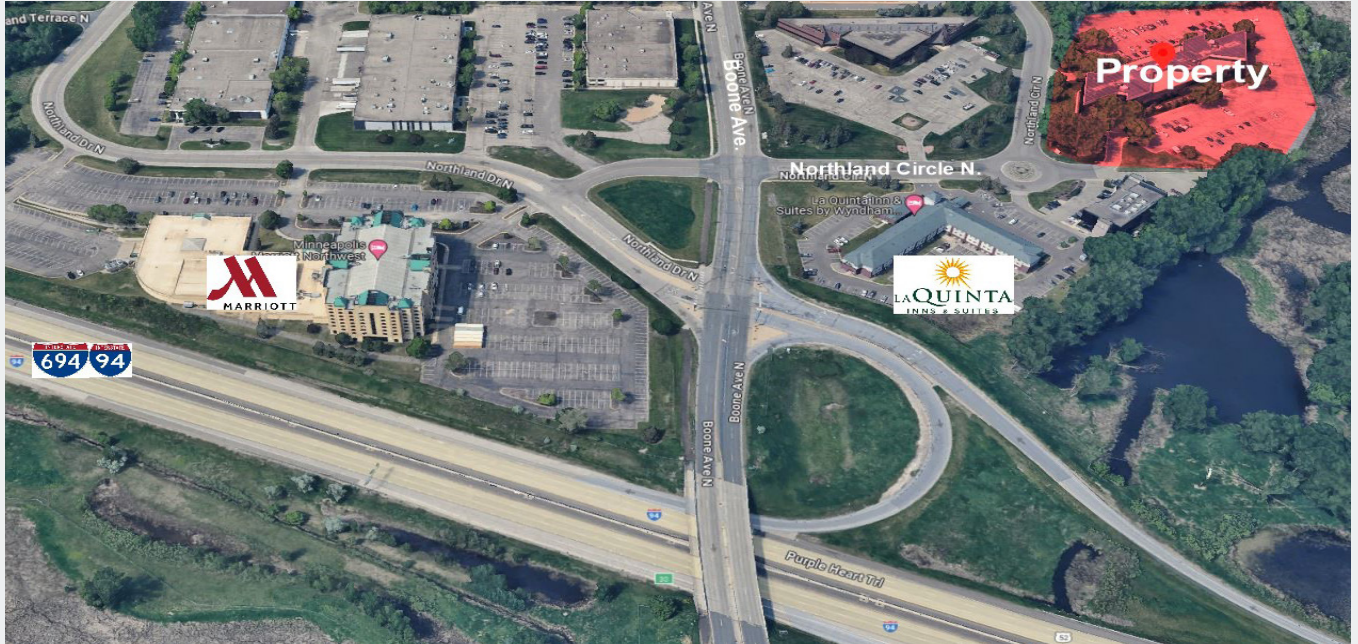
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**Arrow Companies**  
7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

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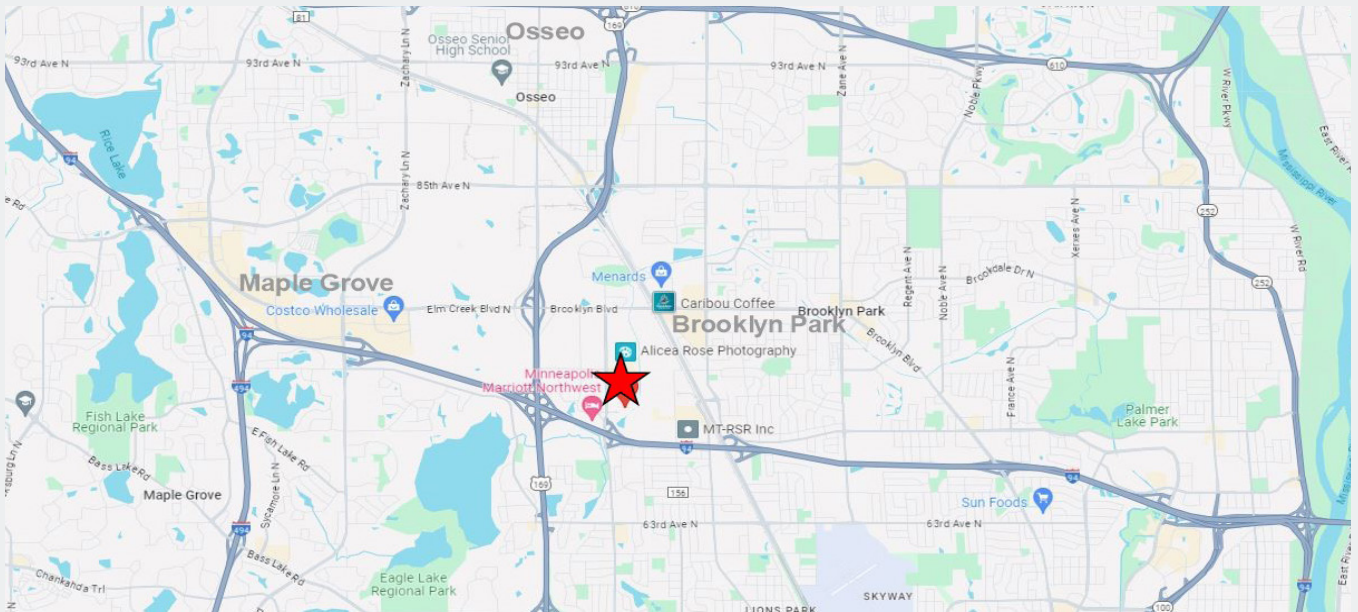
**AERIAL & MAP**

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**Drive Times to Metro Areas**

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



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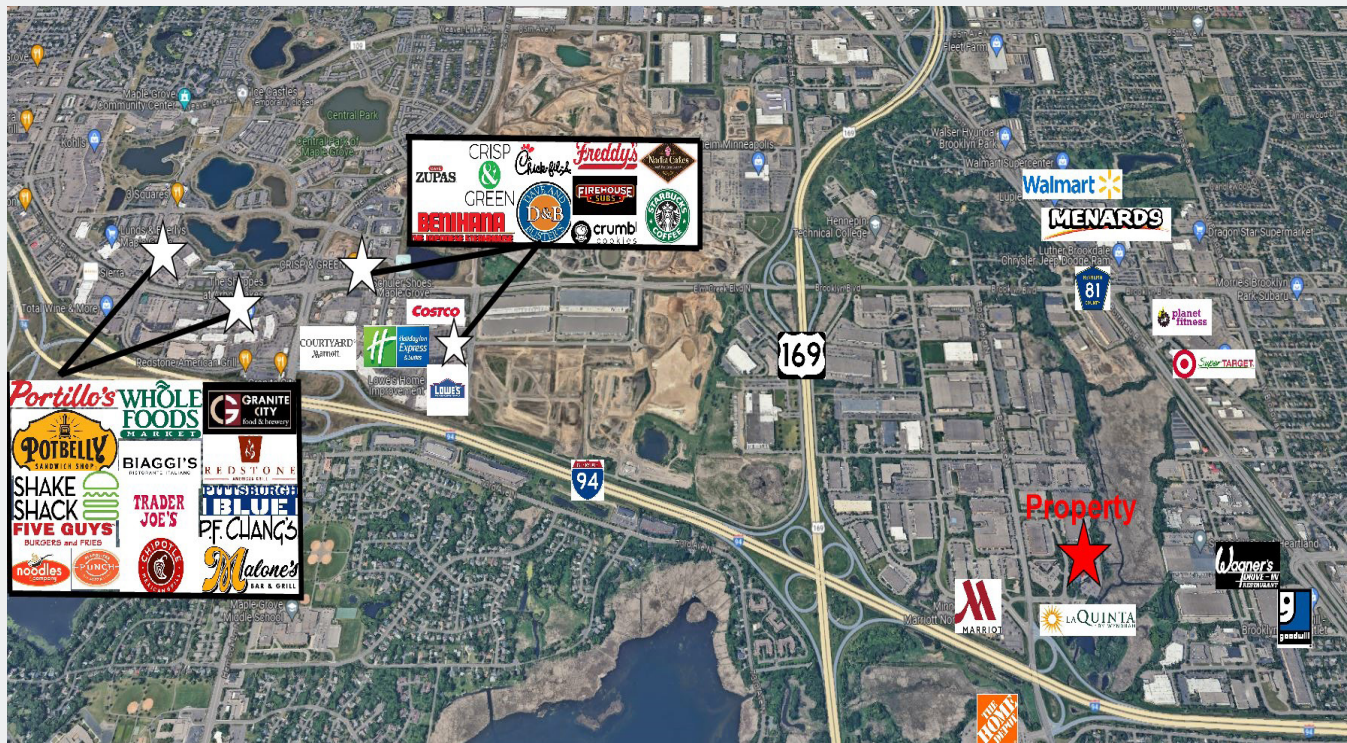
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**AREA AMENITIES**

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## PHOTO GALLERY

**FOR LEASE**  
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Lobby Area



Lobby Area



Lobby Area



Lobby Area



Training Room



Training Room

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**PHOTO GALLERY**

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South Aerial



North Aerial



Fitness Room



Breakroom



Front Entrance



Lobby View

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## AVAILABLE SUITES

**FOR LEASE**  
**795 SF to 7,345 SF AVAILABLE**

Suite 104	2,208 RSF	Open office area
Suite 107	1,658 RSF	Currently used as shared training room.
Suite 201	5,132 RSF	14 private offices with large open area
Suite 207	1,951 RSF	Open office area
Suite 212	1,455 SF	Open Office area
Suite 213	795 RSF	Two large open offices
Suite 302	1,875 RSF	Open Office Area
Suite 303	1,716 RSF	5 private offices, storage room, copy / data room & open area.
Suite 305	2,525 RSF	5 private offices and open area
Suite 310	7,345 RSF	8 private offices and open area
Suite 407	3,837 RSF	7 private offices, cubicle area with windows, reception area & breakroom

**\*\* Landlord can buildout offices as needed by Tenant in each suite.**

**\*\* Lower level storage available for Tenant.**

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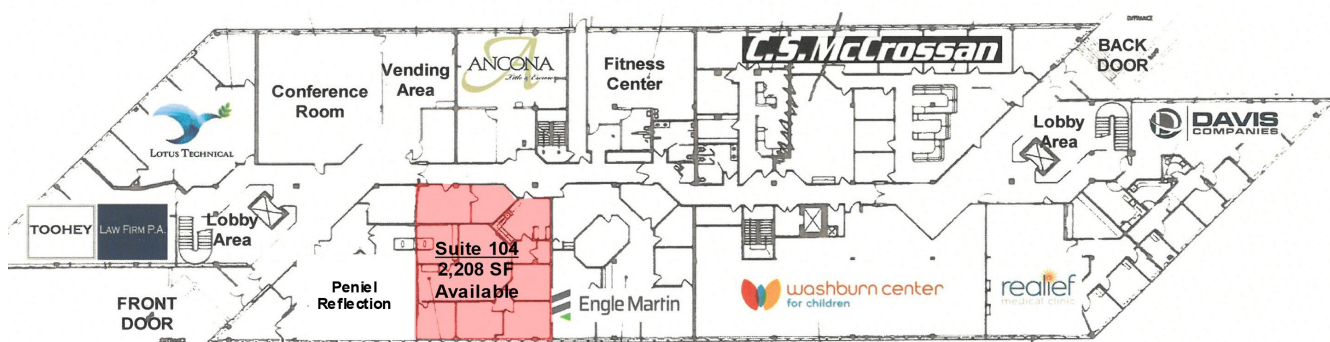
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**AVAILABLE SUITES  
FIRST FLOOR**

**FOR LEASE  
795 SF to 7,345 SF AVAILABLE**

SUITE 104	2,208 SF
SUITE 107 (CONF. ROOM)	1,658 SF



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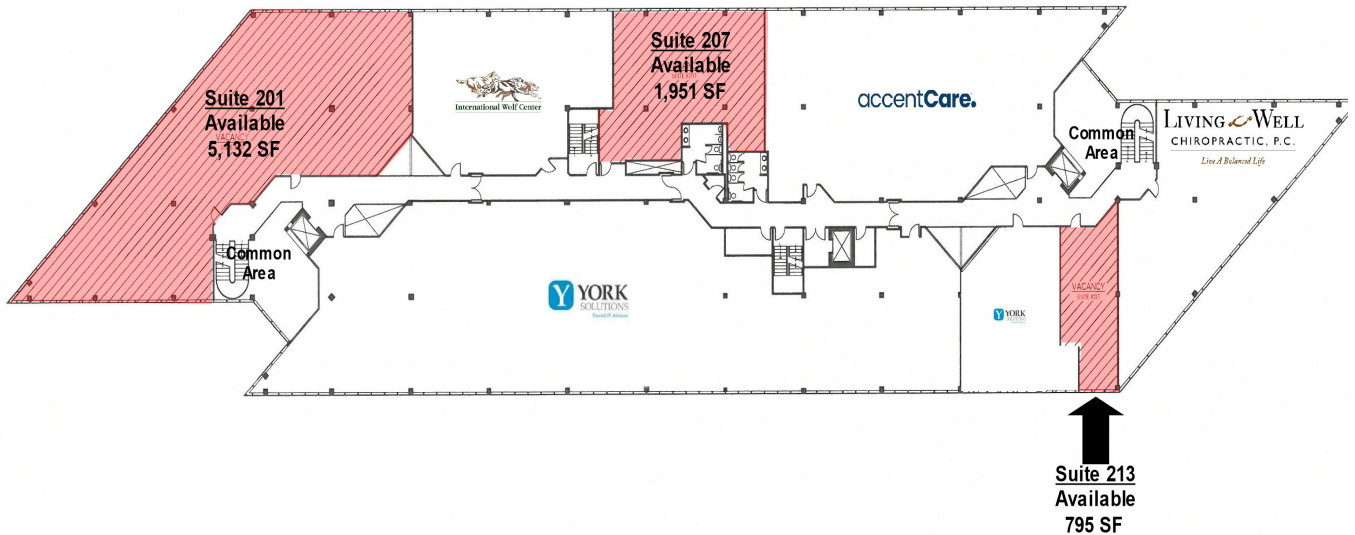
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**AVAILABLE SUITES  
SECOND FLOOR**

**FOR LEASE  
795 SF to 7,345 SF AVAILABLE**

SUITE 201	5,132 SF
SUITE 207	1,951 SF
SUITE 212	1,455 SF
SUITE 213	795 SF





**AVAILABLE SUITES  
THIRD FLOOR**

**FOR LEASE  
795 SF to 7,345 SF AVAILABLE**

SUITE 302	1,875 SF
SUITE 303	1,716 SF
SUITE 305	2,525 SF
SUITE 308	7,345 SF



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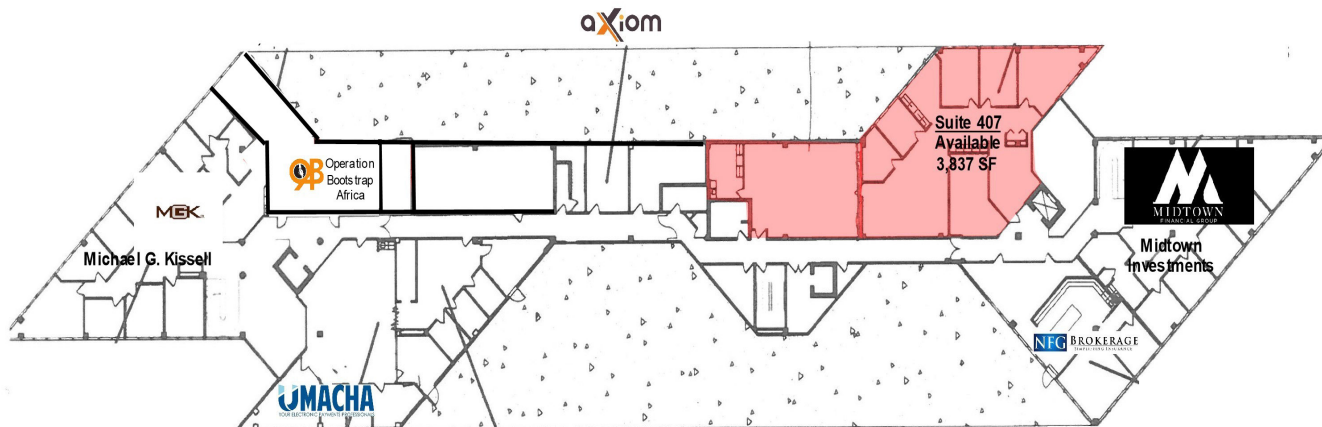
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**AVAILABLE SUITES  
FOURTH FLOOR**

**FOR LEASE  
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SUITE 407 3,837 SF



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**CITY INFORMATION**

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<p><b>POPULATION (5 MILE RADIUS)</b></p>	<p>Total Population -- 241,489 2028 (Estimate) - 242,489</p>
<p><b>AVERAGE HOUSEHOLD INCOME</b></p>	<p>2024 (Estimate) - \$102,244</p>
<p><b>TRAFFIC</b></p>	<p>Boone Ave - 9,400 vehicles per day</p>
<p><b>CITY INFO</b></p>	<p><b>B</b>rooklyn 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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