



Professional Office and Data Center

601 2nd Ave S
Hopkins, MN 55343

FOR LEASE



**NORTH STAR
COMMERCIAL**
REAL ESTATE ADVISORS

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Property Details & Highlights

601 2nd Ave S, Hopkins, MN 55343

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Building Name	Hopkins Data Center
Lease Rate	Negotiable
Property Type	Office
APN	2511722140125
Building Size	29,660 SF
Year Built	1980
Number of Floors	1
Number of Buildings	1

Positioned in the heart of Hopkins' business district, 601 2nd Ave S is a highly functional 30,000 SF (approximately) office/data center offering premium infrastructure and robust power capacity. The property currently operates as a data center supporting mission-critical systems. Featuring redundant power systems, including a 1,000 KW generator and two 500 KW back up generators with 1,200-gallon diesel tank (36-hour runtime), and a 9,000 SF server room, this building is uniquely equipped for high-demand technology operations.

Private offices line the perimeter of the building, with traditional rooftop HVAC for office areas and dedicated cooling systems for server equipment. Amenities include conference rooms, two break rooms, multiple restrooms, 1 dock, and 1 drive-in door—with flexibility to expand the garage space by removing interior walls.

With excellent accessibility to major highways and downtown Hopkins, this property offers a unique combination of office and technology infrastructure. The building is well-suited for professional office users, tech, data, or operations-heavy users seeking turnkey infrastructure, strong regional connectivity, and reliable building performance supported by annual professional inspections.



- Lease Rate Negotiable | Absolute NNN Lease
- 29,660 SF office/data center
- Multiple backup power systems (1,000 KW + two 500 KW back up generators)
- 9,000 SF server room + 300 KW UPS systems (wet/dry cell)
- 1 dock / 1 drive-in | Expandable garage space
- Sprinkler System + FM 200 Sprinkler for Data Center
- Cubicles will be removed
- **The landlords are open to providing a reasonable Tenant Improvement (TI) allowance with an acceptable offer, helping to customize and update the space to meet the buyer's specific needs.**

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Additional Photos

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Floor Plans

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Aerial Map

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