

CBRE National
Office Partners

98% LEASED OFFICE BUILDING

888
COUNTY ROAD D WEST
NEW BRIGHTON, MN 55112

BRIGHTON BUSINESS CENTER



FOR SALE 13,500 GSF
OFFICE INVESTMENT OPPORTUNITY



INVESTMENT HIGHLIGHTS

PRICE: \$1.2M

- ▶ 13,500 GSF office building 98% leased to a diverse tenant roster with high levels of tenant retention
- ▶ Clean, low-cost, and convenient space for tenants
- ▶ Simple, gross leases ensure easy management and straight forward lease structure for small businesses, and easy accounting for ownership
- ▶ Excellent mechanism for tax shelter
- ▶ Ownership has continuously improved the asset: most recently adding a new security camera system and digital building directory, network/WiFi updates, replacing carpet in the common areas and HVAC coils, and repainting the exterior
- ▶ Located in New Brighton, MN in the Suburban St. Paul Office submarket
- ▶ Superior access via the I-35W/County Road D West interchange 2 blocks west and access to I-694 just 2.5 miles to the north
- ▶ Steady cash flow with ~\$198,158 annual gross income (proving strong attraction from hyper local small business to the building)
- ▶ Annual expense of ~\$142,496 or \$11.76/RSF
- ▶ 0.72 acre size with B-3 General Business zoning

CBRE National
Office Partners

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PROPERTY OVERVIEW

Investment Thesis

Brighton Business Center, (“the Project”) is run like an apartment building. Full service-gross, short-term leases assure flexibility for the landlord and tenants. Successive owners of the Project have retained many of the same tenants for five, even 10 years, highlighting the unique appeal of Brighton Business Center. The asset fits in a unique part of the overall office landscape, filling the need for no-frills, convenient office space where users appreciate a clean, low-cost home for their business and a non-complex lease contract. Current ownership has invested significantly in the Project including repainting the entire exterior, a new camera system, replacement of the HVAC coils, and a new digital tenant directory, all contributing to winning continued renewals and new tenants to the Project. This is a low price point opportunity for buying a well-kept, high-cash-flowing suburban office building that has proven its place in the marketplace, while providing an excellent tax shelter and annual coupon for ownership.

“THIS IS A LOW PRICE POINT OPPORTUNITY FOR BUYING A WELL-KEPT, HIGH-CASH-FLOWING SUBURBAN OFFICE BUILDING”

AERIAL MAP



Brighton Business Center

SAGE APARTMENTS

VILLAGE ORTHODONTICS

BRIGHTON BUSINESS CENTER
888 COUNTY ROAD D WEST
NEW BRIGHTON, MN

HOLIDAY CONVENIENCE/CAS

OLD HWY 8

CTY RD D W.

CTY RD D W.

I-35
(1 min drive time)

SPEEDWAY CONVENIENCE/CAS

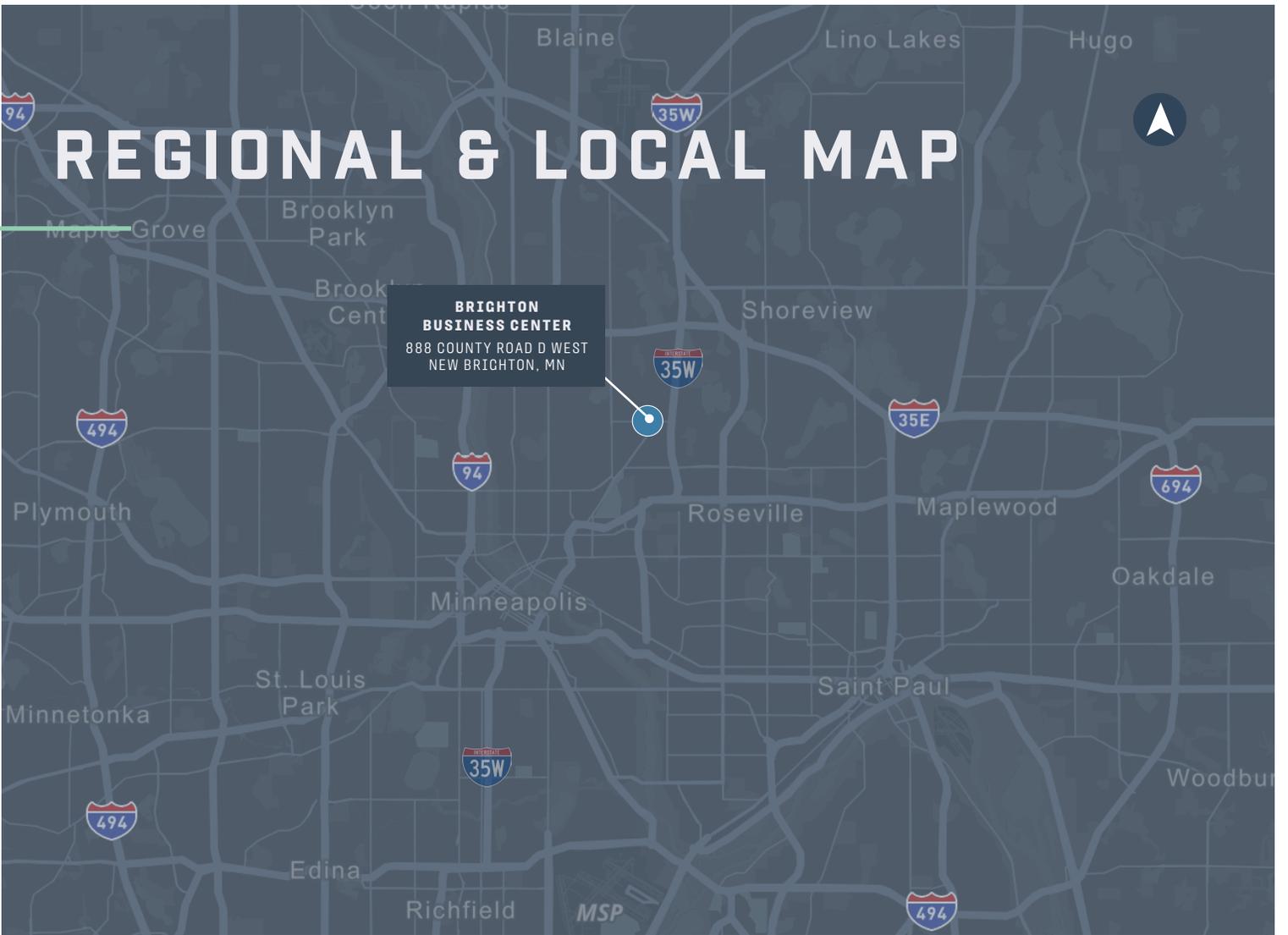
AVIS

OLD HWY 8

REGIONAL & LOCAL MAP

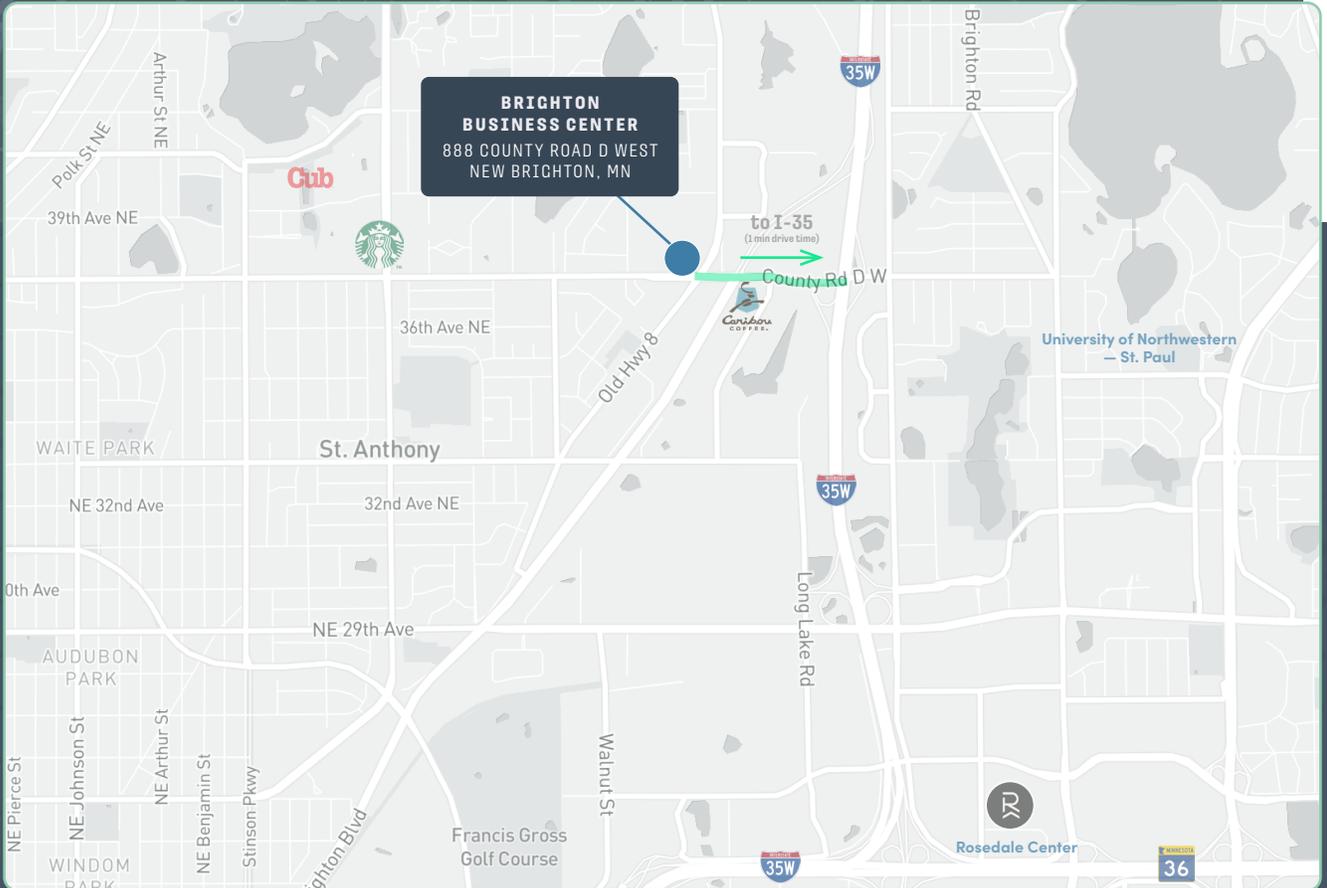


BRIGHTON BUSINESS CENTER
888 COUNTY ROAD D WEST
NEW BRIGHTON, MN



LOCAL MAP

BRIGHTON BUSINESS CENTER
888 COUNTY ROAD D WEST
NEW BRIGHTON, MN



PROPERTY INFORMATION

Brighton Business Center

Details

Address 888 County Road D West, New Brighton, MN 55112

County Ramsey

Year Built 1971 updated 2008/2018

Rentable Square Feet 13500

Percent Leased 98%

Site Acres 0.74 acres

Number of Floors 3

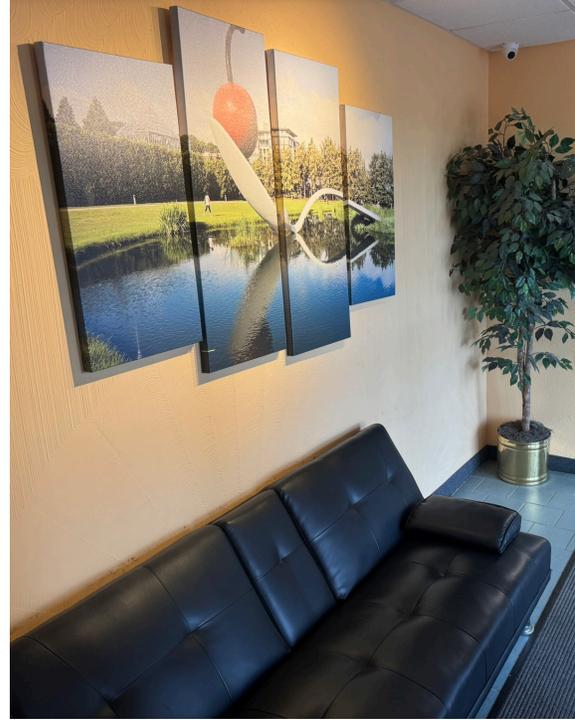
Zoning B-3 General Business

Tax Parcel ID 32-30-23-34-0027

Exterior Brick masonry

Parking 50 spaces

Parking Ratio 4.3 / 1,000 SF



RENT ROLL

As of 02-05-26

888 COUNTY ROAD D WEST

Unit No.	Tenant	SF	Gross Monthly Rent	Gross Annual Rent	Gross Rent PSF	Lease Start Date	Lease Expiration	Rental Increase
100	SDY Trucking LLC	424	\$441.00	\$5,292.00	\$12.48	7/1/22	6/30/24	M-M
101	Connection Care Services LLC	380	\$525.00	\$6,300.00	\$16.58	12/1/24	11/30/25	M-M
102	Caring Heart Care Agency LLC	510	\$803.25	\$9,639.00	\$18.90	11/1/23	10/31/25	M-M
103	Cacmo Home Health Care Service Inc.	189	\$284.00	\$3,408.00	\$18.03	2/1/23	1/31/24	M-M
104	Mental Health Nursing	370	\$555.00	\$6,660.00	\$18.00	6/1/18	M-M	M-M
105	CentleCare Home Health LLC	619	\$975.45	\$11,705.40	\$18.91	12/1/24	11/30/25	M-M
106	Building Office	404	\$-	\$-	\$-	N/A	N/A	N/A
108	Phoenix Care LLC	590	\$929.25	\$11,151.00	\$18.90	12/5/24	12/31/25	M-M
110	Equality Staffing LLC	107	\$169.05	\$2,028.60	\$18.96	6/1/20	5/31/21	M-M
115	Alabama Home Care LLC	150	\$210.00	\$2,520.00	\$16.80	6/1/22	5/31/23	M-M
120	Aden Care LLC	185	\$185.00	\$2,220.00	\$12.00	6/1/17	M-M	M-M
200	Integrity Living LLC	327	\$515.55	\$6,186.60	\$18.92	8/1/20	7/31/21	M-M
201	Twin Cities Home Health Care LLC	176	\$238.00	\$2,856.00	\$16.23	8/1/19	7/31/20	M-M
202	Rage Home Healthcare Inc.	530	\$800.00	\$9,600.00	\$18.11	7/1/25	6/30/26	\$850.00
203	Pendleton Tax & Accounting Services, LLC	511	\$805.35	\$9,664.20	\$18.91	7/15/24	6/30/26	\$845.61
205	Real Church	702	\$1,134.59	\$13,615.08	\$19.39	12/1/21	11/30/23	M-M
211	Monica Feely Holdings LLC	497	\$822.47	\$9,869.64	\$19.86	9/11/23	9/30/26	\$863.59
212	Northern Heating	117	\$200.00	\$2,400.00	\$20.51	2/1/17	M-M	M-M
213A	HealingPath Health LLC	240	\$450.00	\$5,400.00	\$22.50	6/7/23	6/30/24	M-M
213B	Bashir Tax Services	190	\$380.00	\$4,560.00	\$24.00	11/13/25	11/30/26	\$400.00
215	Balsam Home Care Inc.	314	\$494.55	\$5,934.60	\$18.90	9/1/19	8/31/20	M-M
216	PeopleFirst Care LLC	187	\$295.05	\$3,540.60	\$18.93	1/1/24	12/31/24	M-M
300	Prime Choice Home Care, LLC	227	\$358.05	\$4,296.60	\$18.93	8/1/24	7/31/25	M-M
301	Mary Sherman Hill Law	614	\$921.00	\$11,052.00	\$18.00	N/A	M-M	M-M
302	Primerica	510	\$510.00	\$6,120.00	\$12.00	1/1/21	12/31/22	M-M
303	Conference Room	435	\$-	\$-	\$-	N/A	N/A	N/A
304	Twin Lake Transportation LLC	215	\$339.15	\$4,069.80	\$18.93	10/1/24	9/30/25	M-M
306	BrightStar Community Support LLC	390	\$602.55	\$7,230.60	\$18.54	8/1/24	7/31/25	M-M
307	Aadam Health Care LLC	373	\$588.00	\$7,056.00	\$18.92	10/1/24	9/30/25	M-M
308	Unite Home Healthcare Inc.	618	\$840.00	\$10,080.00	\$16.31	9/1/22	8/31/23	M-M
310	United Home Health LLC	338	\$563.34	\$6,760.08	\$20.00	5/1/25	4/30/26	\$591.50
312	Barllin Excellent Autism Center	312	\$-	\$-	\$-			Vacant
315	Safa Health Care LLC	367	\$578.55	\$6,942.60	\$18.92	7/3/24	7/31/25	M-M
Total:		12118	\$16,513.20	\$198,158.40	\$16.35			

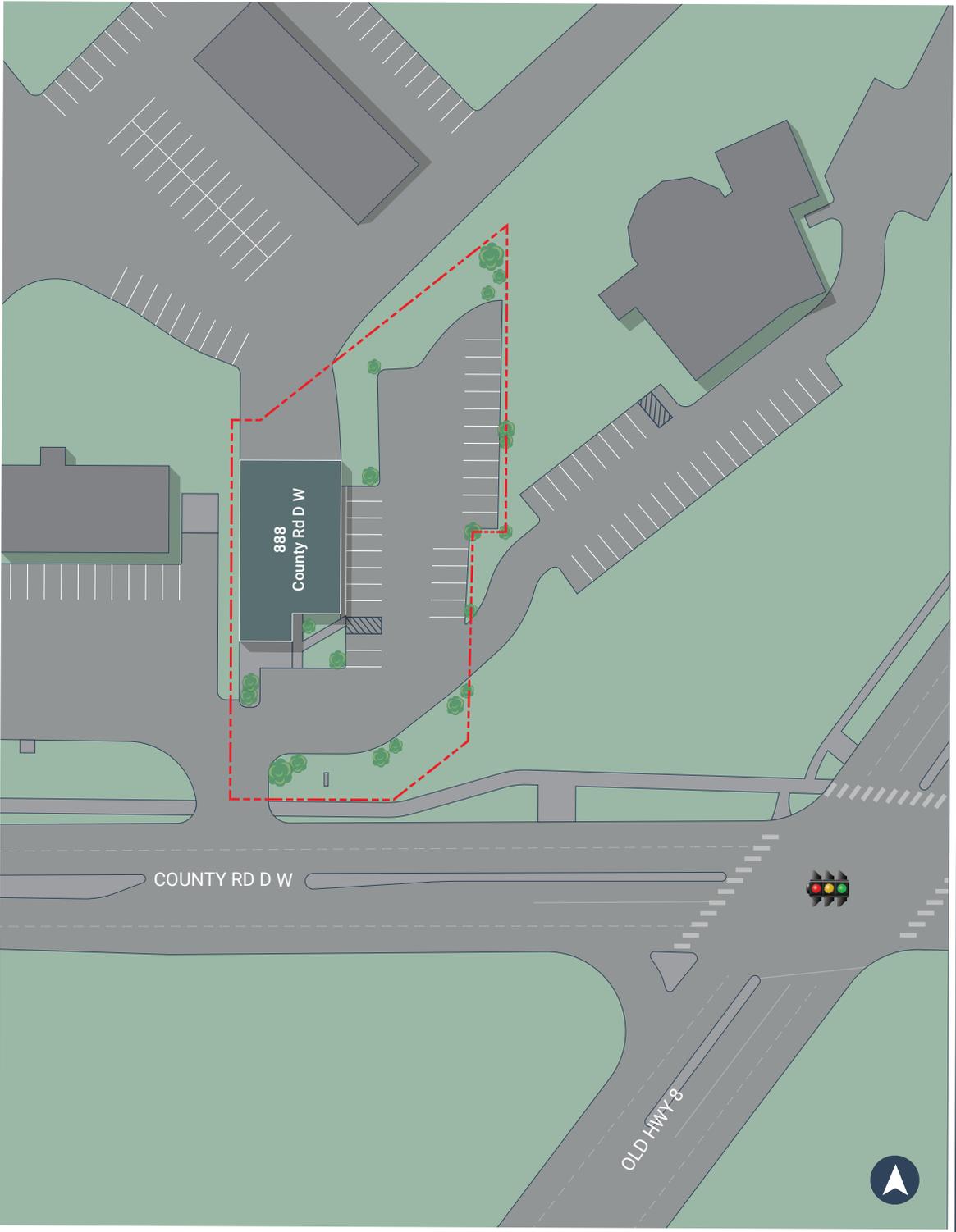
INCOME STATEMENT

Brighton Business Center | 888 County Road D West

	January–December 2025
Ordinary Income/Expense	
Income	
Interest Income	0.10
Rental Income	192,017.47
Total Income	192,017.57
Expense	
Amortization	321.00
Bank Service Charges	2,370.36
Computer and Internet Expenses	2,410.48
Depreciation	19,508.00
Dues and Subscriptions	82.00
Insurance Expense	9,761.01
Interest Expense	33,000.00
Outside Service	19,573.93
Professional Fees: Accounting	650.00
Repairs and Maintenance	8,296.92
Supplies	470.00
Property	24,521.00
Total Tax	24,521.00
Utilities	21,530.85
Total Expense	142,495.55
Net Ordinary Income	49,522.02
Net Income	49,522.02
Add Backs	
Depreciation	19,508.00
Interest Expense	33,000.00
Adjusted Net Operating Income	102,030.02

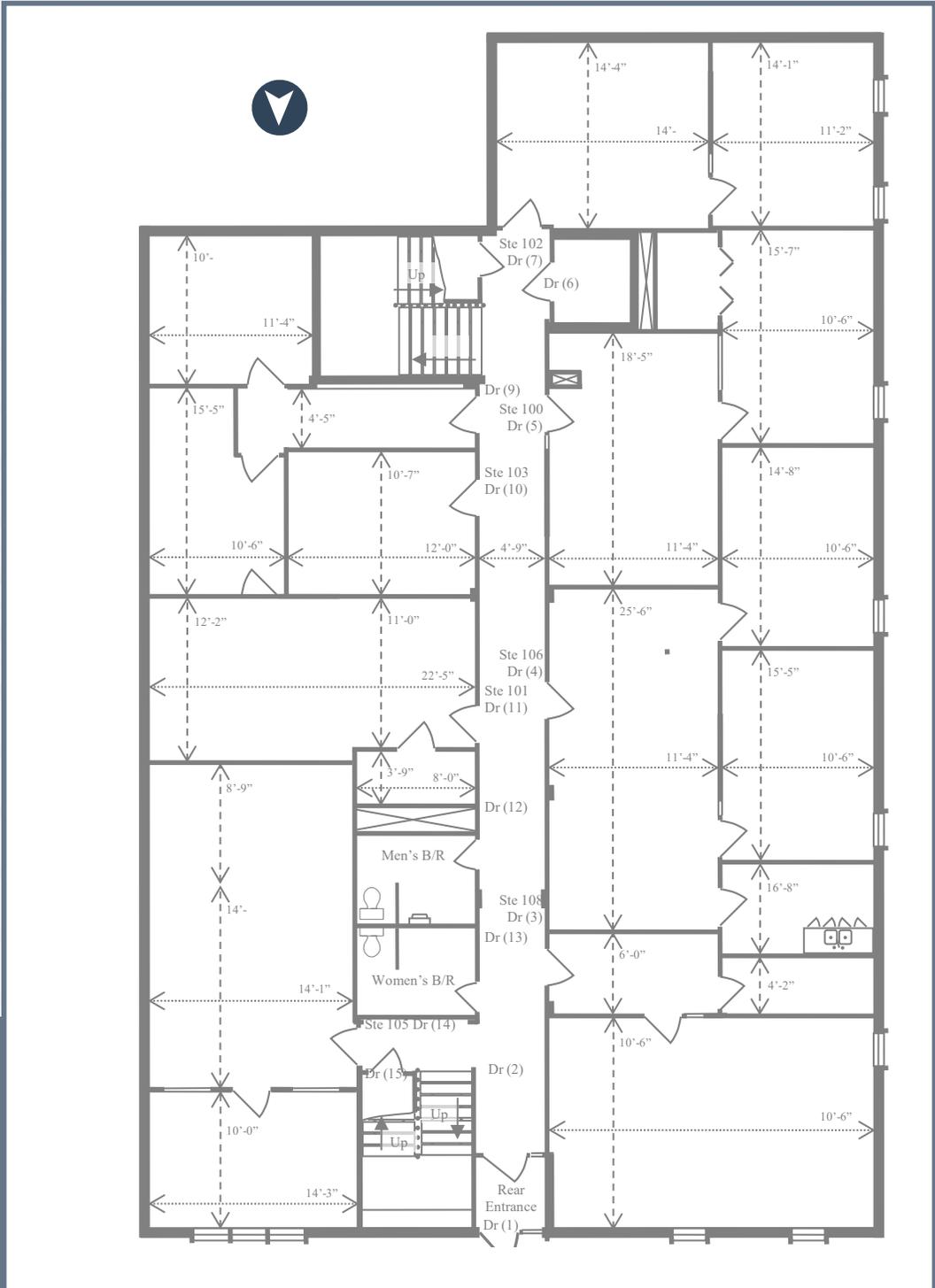
SITE PLAN

Brighton Business Center



BRIGHTON BUSINESS CENTER FLOOR PLANS

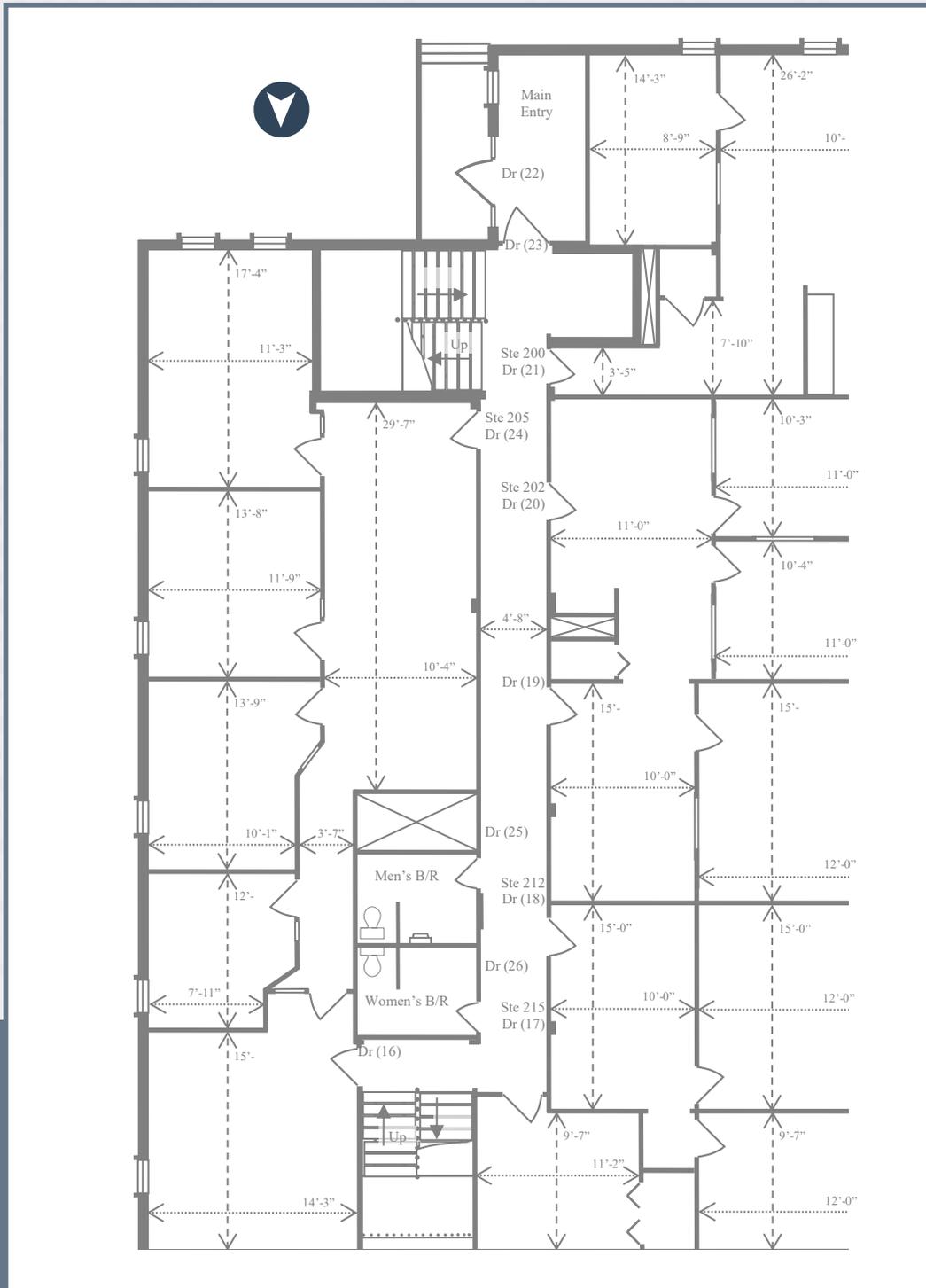
Floor 1



* Plan not to scale. All measurements are approximate.

BRIGHTON BUSINESS CENTER FLOOR PLANS

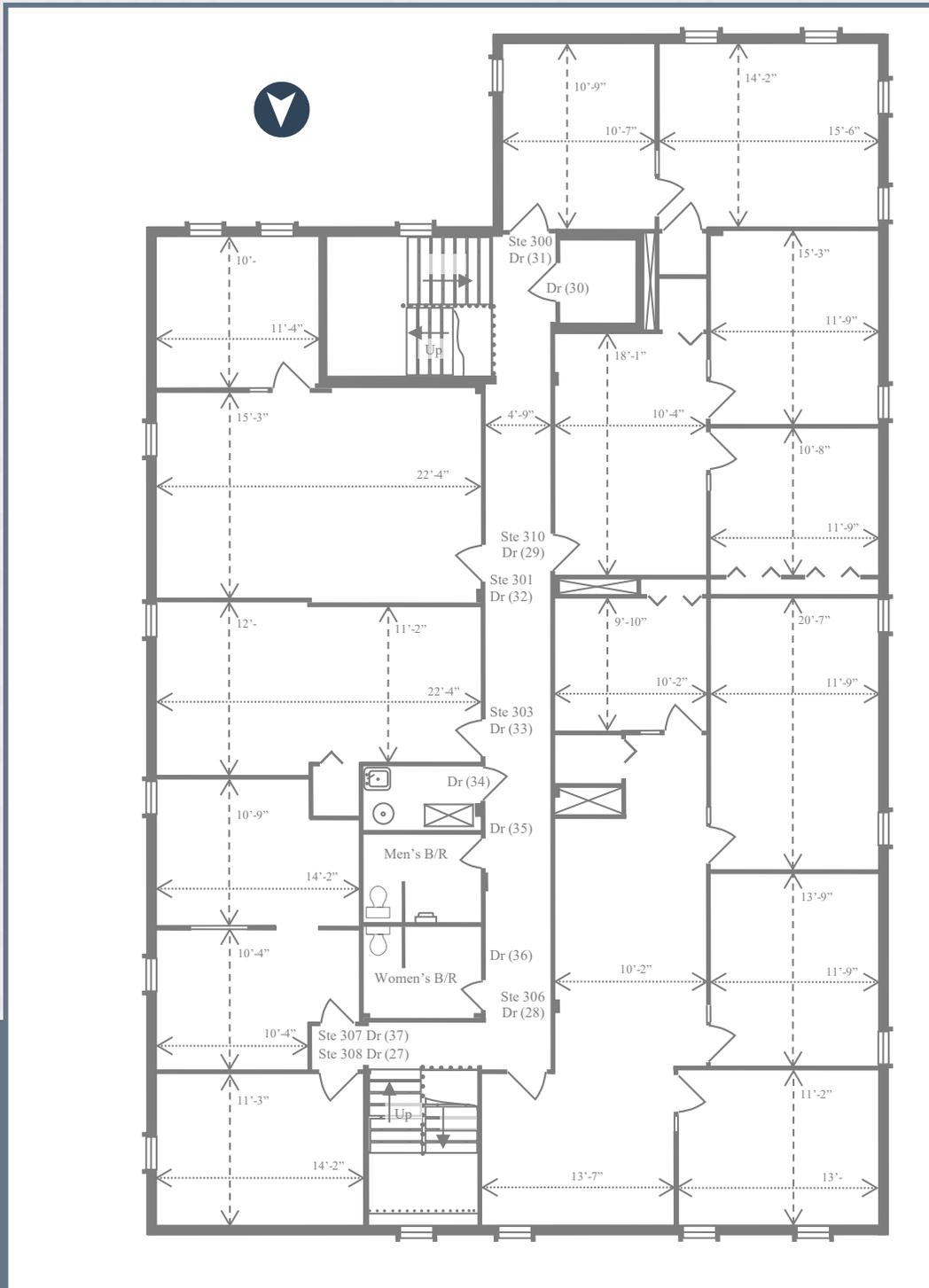
Floor 2



* Plan not to scale. All measurements are approximate.

BRIGHTON BUSINESS CENTER FLOOR PLANS

Floor 3



* Plan not to scale. All measurements are approximates.

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Brighton Business Center

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888
COUNTY ROAD D WEST
NEW BRIGHTON, MN 55112

BRIGHTON BUSINESS CENTER

13,500 GSF
FOR SALE

OFFICE INVESTMENT
OPPORTUNITY

CBRE National
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