

53,000 sf Full floor



7225 Northland Drive, Brooklyn Park, MN 55428

For more information, please contact:

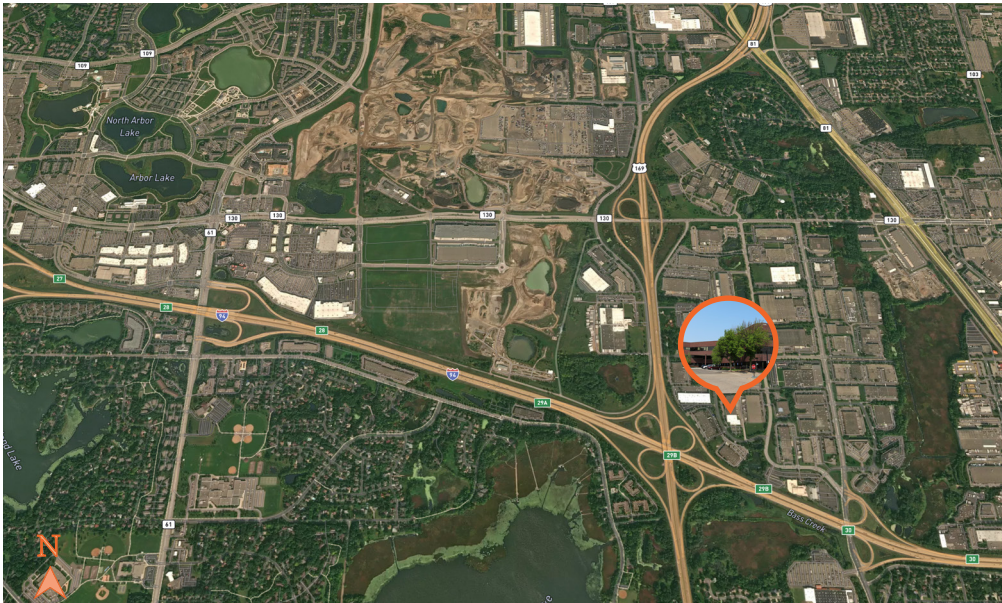
**AVISON
YOUNG**

Brian Helmken
Executive Vice President
612.351.4138
brian.helmken@avisonyoung.com

Erik Heltne
Executive Vice President
612.351.4139
erik.heltne@avisonyoung.com

Addison Carlson
Associate
612.473.6987
addison.carlson@avisonyoung.com

Offering Overview



Immediate access to I-94/I-694 and Highway 169



Minutes from major retail and hospitality at Arbor Lakes



20 reserved parking stalls
Abundant surface parking (7/1000 RSF)



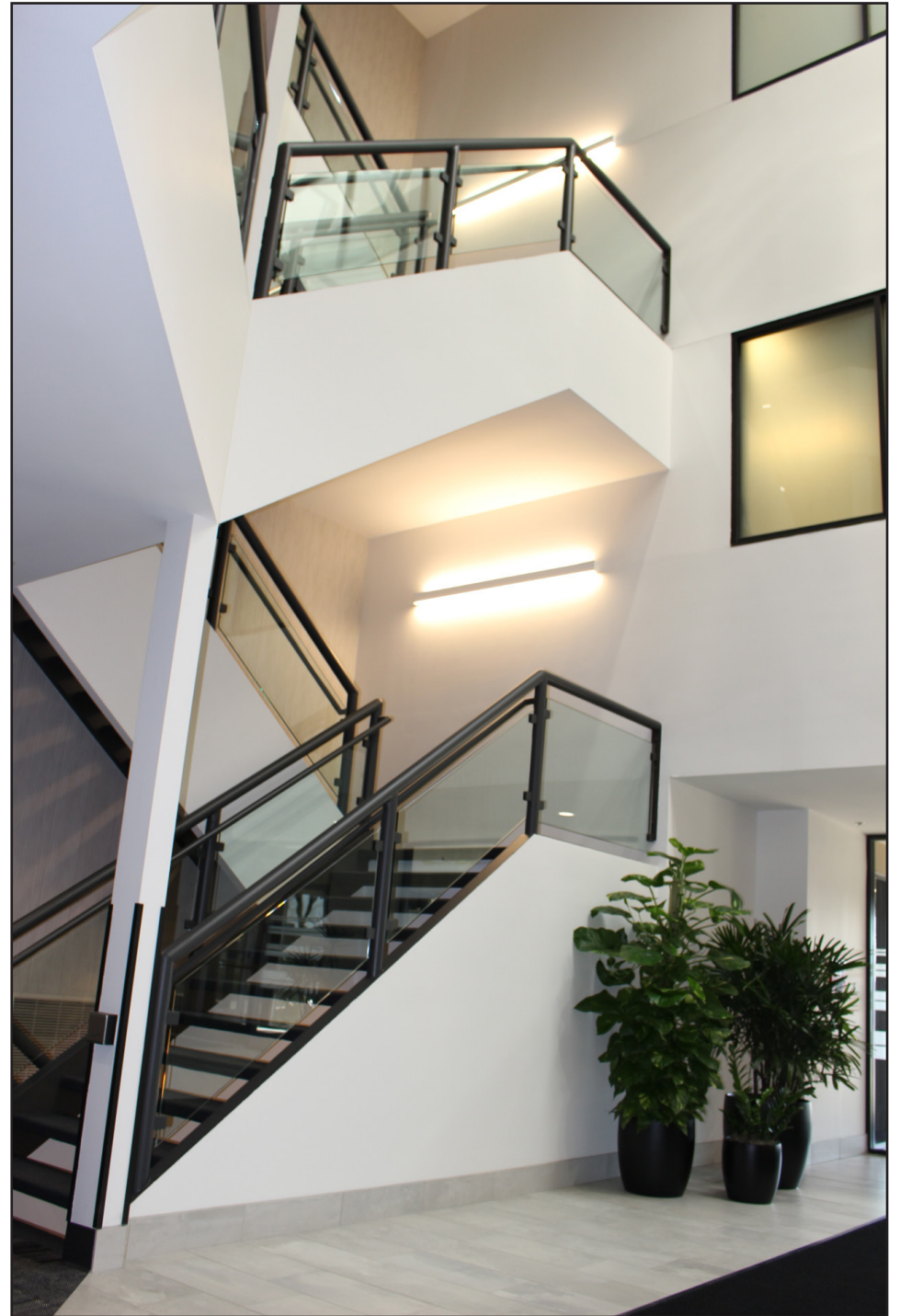
Strong and responsive local ownership and management

Available Spaces

Suite 310 - third floor available April 1, 2026	10,210 SF
Suite 200 - full floor	53,000 SF
Suite 50 - lower level tech/assembly	30,000 SF

Lease Information

Total Space	10,210 - 93,210 SF
Lease Term	5 - 10 years
Net Lease Rate	\$13.00 SF/yr
TAX/OPS	\$11.91 - 2026



2nd Floor Plan



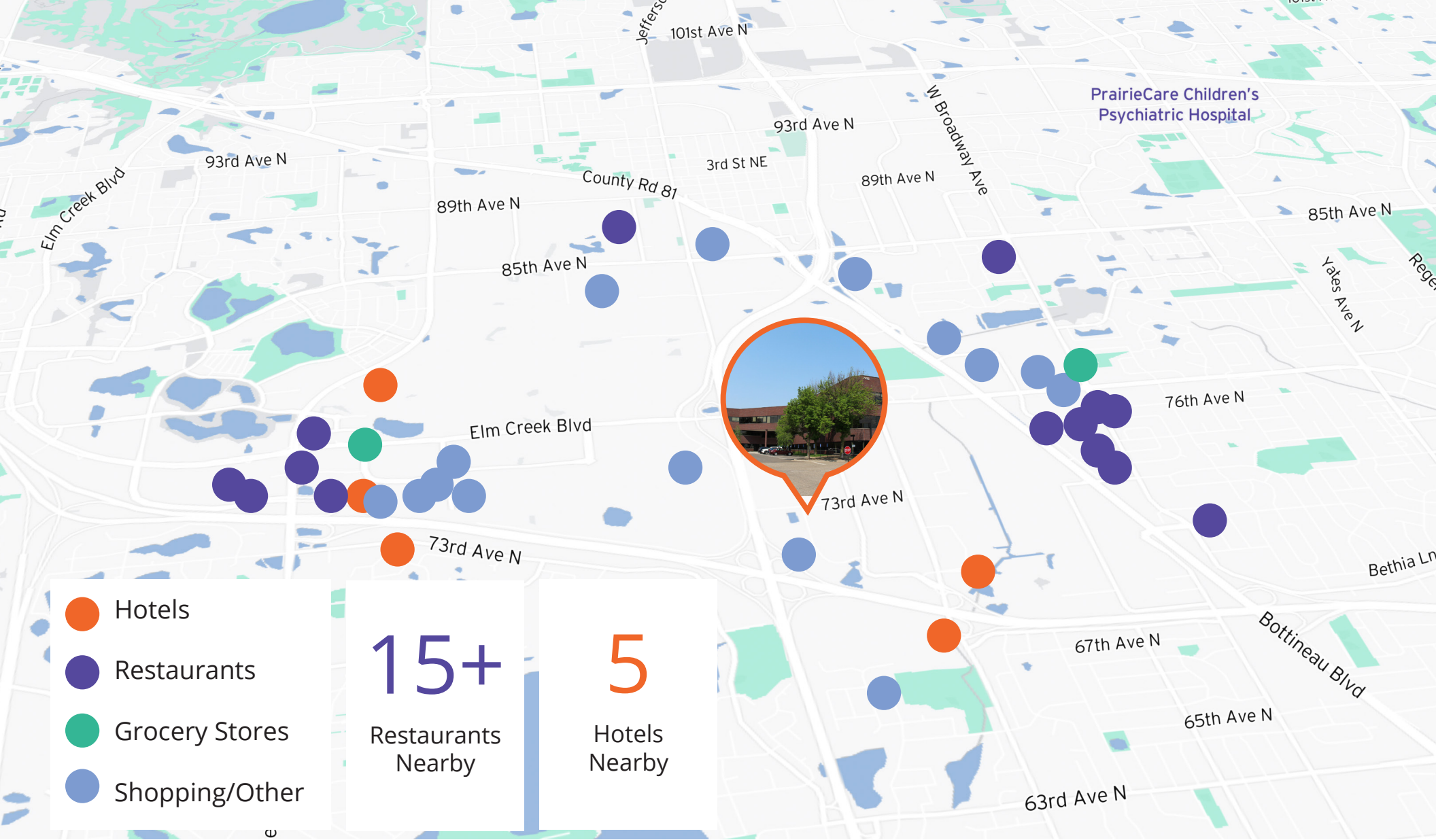
Suite 310 Floor Plan

Furniture Plan: Vertical Axis

(48) 6x6 + (2) Printer



1/11/2022



For more information, please contact:



Brian Helmken
 Executive Vice President
 612.351.4138
 brian.helmken@avisonyoung.com

Erik Heltne
 Executive Vice President
 612.351.4139
 erik.heltne@avisonyoung.com

Addison Carlson
 Associate
 612.473.6987
 addison.carlson@avisonyoung.com

7225 Northland Drive | Avison Young