

**AVISON  
YOUNG**

**Northland Circle**  
7077 Northland Cir. N,  
Brooklyn Park, MN 55428

**Office For  
Lease**

**Full Floor  
Opportunity**





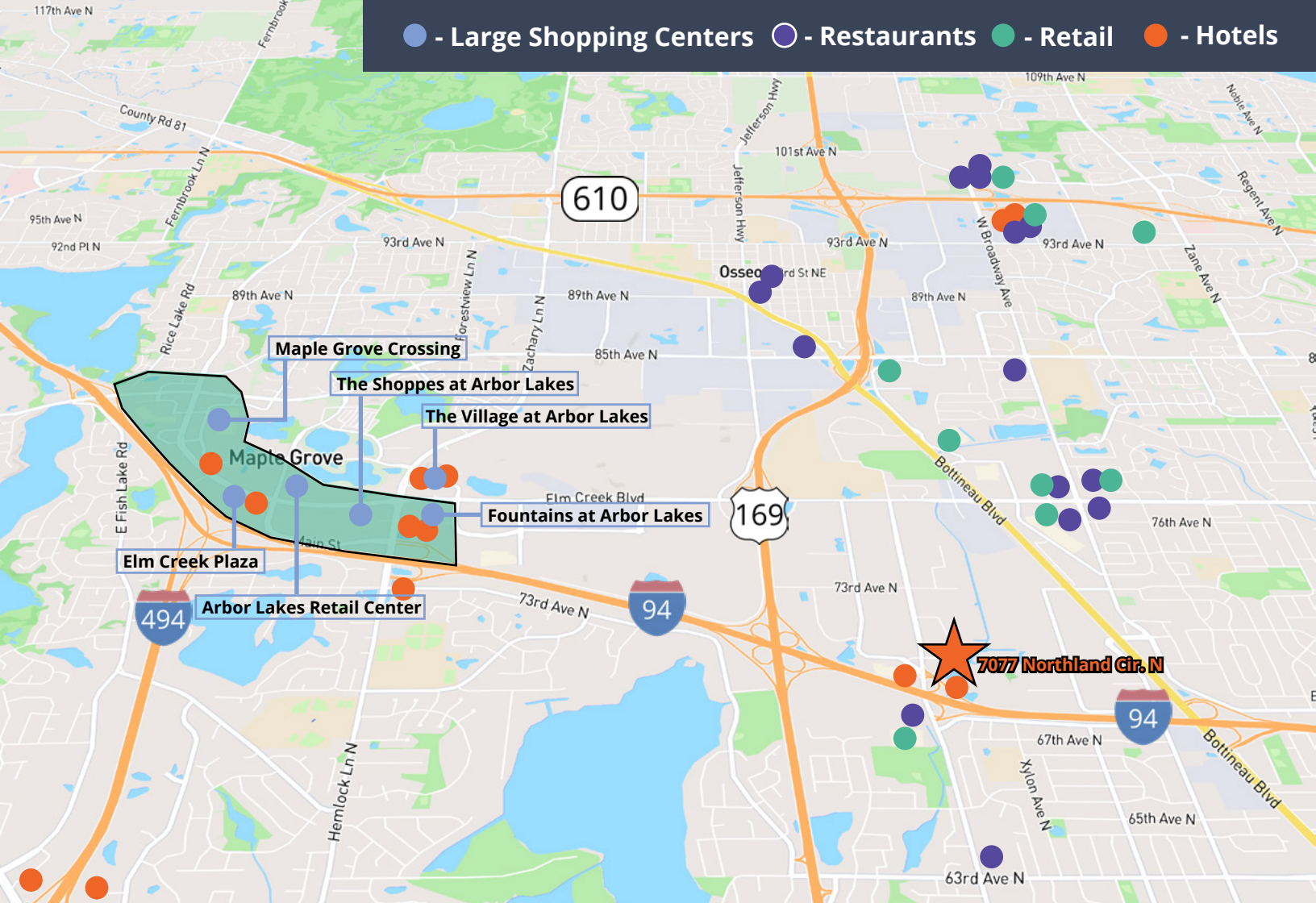


## Highlights

- Full floor availability
- Owner occupied
- Ample surface parking
- 3 Floors
- Executive heated & covered parking available
- Easy access to and from I-694

## Demographics

|             | 1 Mile   | 3 Miles  | 5 Miles   |
|-------------|----------|----------|-----------|
| Population  | 6,248    | 89,066   | 242,175   |
| Household   | 2,481    | 34,805   | 93,192    |
| Avg. Income | \$78,095 | \$86,280 | \$102,121 |



# 11,474 SF Office Space in Brooklyn Park For Lease

## Office For Lease

|               |                       |
|---------------|-----------------------|
| SF Available  | 11,474 SF             |
|               | 7,599 SF Contiguous   |
| Lease Rate    | \$14.00 NNN           |
| TAX/OPEX      | \$8.98                |
| Term          | 3 -5 years            |
| Building Size | 22,245 SF             |
| Year Built    | 2007                  |
| Parking       | 85 Surface 22 Covered |
| Class         | B                     |
| Market        | Minneapolis /St.Paul  |
| Submarket     | Northwest             |

## Suite Availabilities:

| Suite #    | SF               |
|------------|------------------|
| Suite 100  | 1,000 - 3,875 SF |
| *Suite 200 | 3,586 SF         |
| *Suite 210 | 4,013 SF         |

\* = Contiguous





Brian Helmken  
Executive Vice President  
+1 612 351 4138

Erik Heltne  
Executive Vice President  
+1 612 351 4139

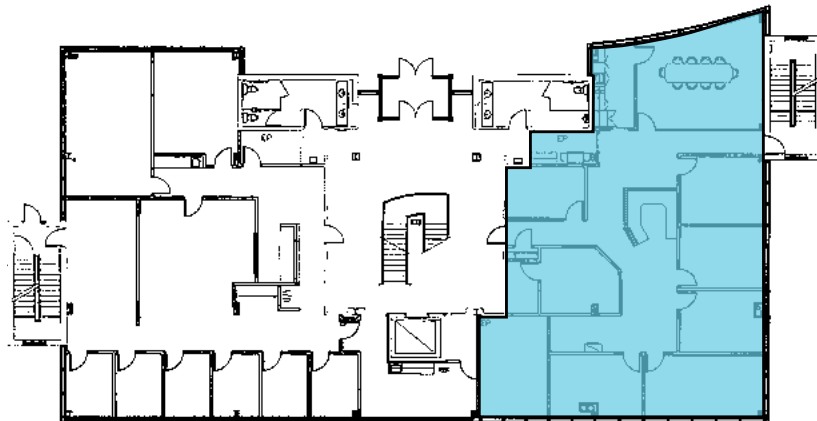
Addison Althoff  
Associate  
+1 612 473 6987

**AVISON  
YOUNG**

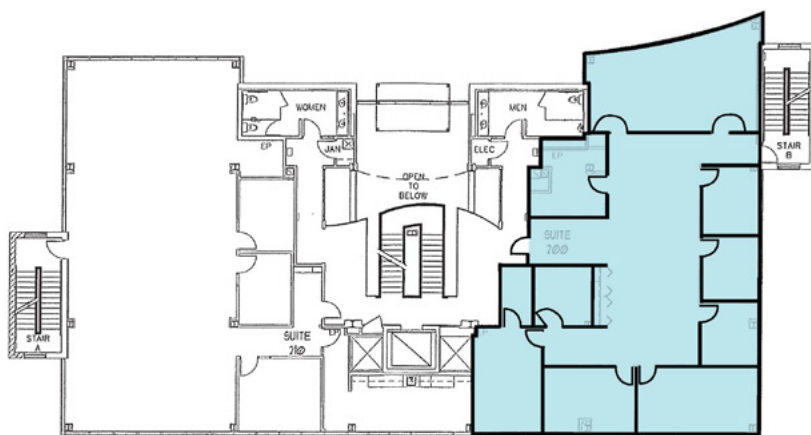


## 1st Floor Floor Plan

1,000 - 3,875 sf  
Available



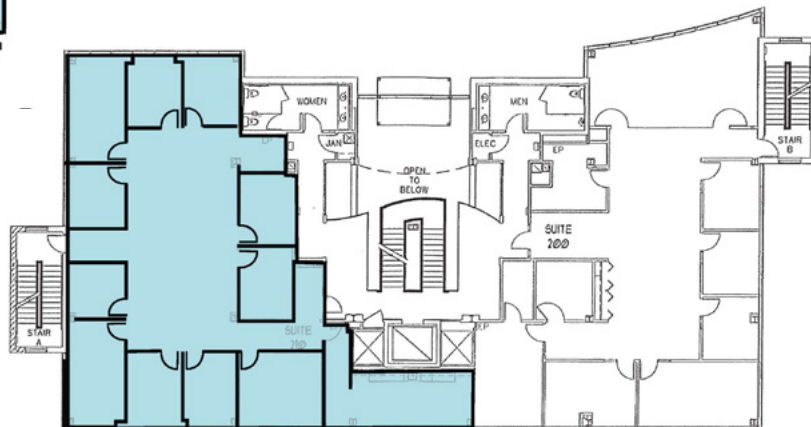
Suite - 100 3,875 SF



Suite - 200 3,586 SF

## 2nd Floor Floor Plan

3,586 sf - 7,599 sf  
Full floor opportunity



Suite - 210 4,013 SF



**To plan a tour or for more information,  
get in touch.**

**Brian Helmken, Executive Vice President**

D 612 351 4138

C 612 701 8787

[brian.helmken@avisonyoung.com](mailto:brian.helmken@avisonyoung.com)

**Erik Heltne, Executive Vice President**

D 612 351 4139

C 612 237 9226

[erik.heltne@avisonyoung.com](mailto:erik.heltne@avisonyoung.com)

**Addison Althoff, Associate**

D 612 473 6987

C 763 478 7982

[addison.althoff@avisonyoung.com](mailto:addison.althoff@avisonyoung.com)

Avison Young

1665 Utica Ave South

Suite 300-E

Minneapolis, MN 55416

[avisonyoung.us](http://avisonyoung.us)