



For Lease

WELCOME SQUARE BROOKLYN PARK

6301-6317 Welcome Ave N, Brooklyn Park, MN 55429

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Property Profile

This well-positioned property presents a range of flexible leasing options, each featuring private drive-in doors to accommodate a variety of operational needs. With close access to Highway 610, Highway 169, and Interstate 94, the location ensures seamless connectivity across the Twin Cities metro area.

Address

6301-6317 Welcome Ave N, Brooklyn Park, MN

Space Available

- **Suite 12:** 1,286 SF (10' Drive-In)
- **Suite 14:** 1,286 SF (10' Drive-In)
- **Suite 21:** 1,751 SF (10' Drive-In)
- **Suite 22:** 1,751 SF (10' Drive-In)
- **Suite 23:** 1,751 SF (10' Drive-In)

Availability

Rent + CAM/Tax:

Negotiable (NNN) + \$4.70/sf (2025)

Zoning

Business Park

Clear Height

12'

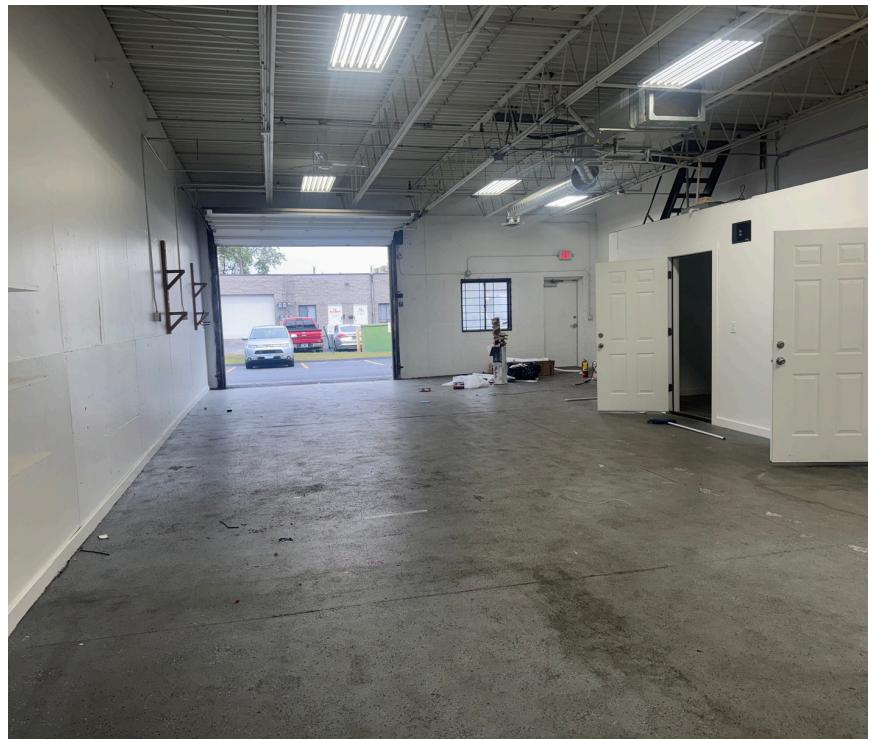
Uses

No Lifts Allowed



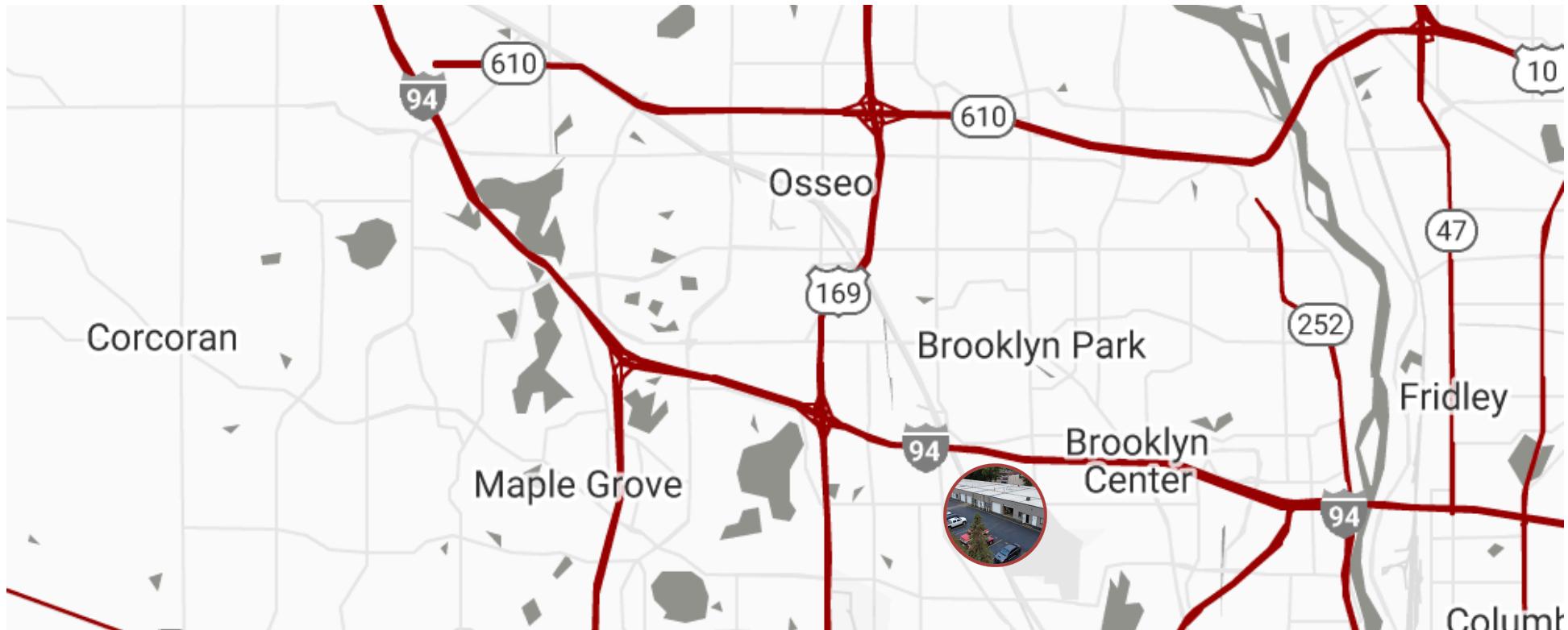
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Property Photos



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Property Aerial



POPULATION	1 MILE	3 MILES
POPULATION	6,357	51,173
MEDIAN AGE	42	40
DAYTIME EMPLOYEES	8,858	45,669
HOUSEHOLDS	1 MILE	3 MILES
HOUSEHOLDS	2,531	19,789
MEDIAN HH INCOME	\$98,944	\$104,693



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