



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

Availability

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)

Rent + CAM/Tax:

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

Zoning

Business Park

Clear Height

12'

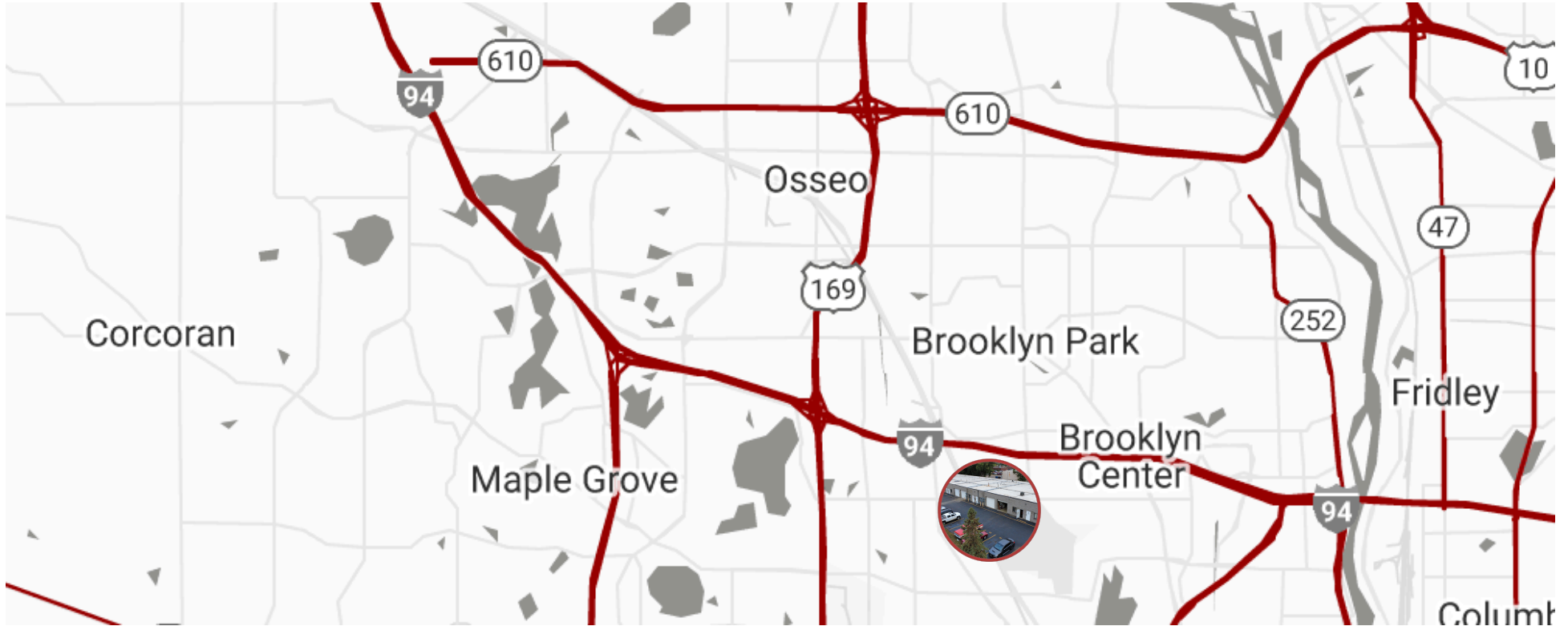
Uses

No Lifts Allowed

Property Photos



Property Aerial



POPULATION

POPULATION
MEDIAN AGE
DAYTIME EMPLOYEES

1 MILE

6,357
42
8,858

3 MILES

51,173
40
45,669

HOUSEHOLDS

HOUSEHOLDS
MEDIAN HH INCOME

1 MILE

2,531
\$98,944

3 MILES

19,789
\$104,693



OBSIDIAN
GROUP



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