

6040 EARLE BROWN DRIVE, BROOKLYN CENTER, MN 55430

FOR LEASE



OFFERING SUMMARY

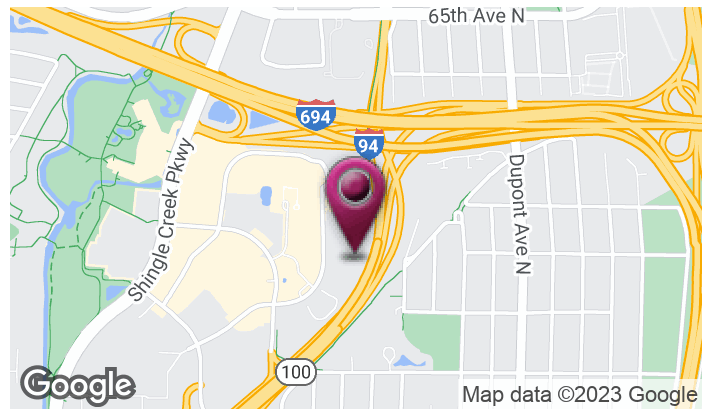
Lease Rate: \$17.00-\$18.00 SF/yr (Gross)

Year Built: 1972

Building Size: 54,100 SF

Renovated: 2008

Zoning: C-2



- Located off Hwy 100 & I-694, near I-94
- Close proximity to Minneapolis, Brooklyn Park, New Hope, and Fridley
- Free wireless internet
- 24-hour secure access
- Ample free parking is available

JGM PROPERTIES
1224 W. 96 St.
Bloomington, MN 55431
612.290.1037
www.JGMproperties.com

For More Information Contact:

ELI RUSSELL
612.290.1037
elir@jgmproperties.com

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PROPERTY OVERVIEW

Located in the great city of Brooklyn Center, Minnesota, this property is among the most lavish that JGM has ever had to offer. Just check out the pictures and you can see some of the many recent renovations the building has gone through including the nicely appointed marble elevator lobbies. Keep in mind that just because the property looks pricey, doesn't mean your rent will be! We work hard to offer you leasing plans that are both affordable and flexible. And, because we're the good guys, we throw in free Wi-Fi and ample parking.

LOCATION OVERVIEW

This magnificent office building is located off of Hwy 100 and I-694 and blocks from I-94 in Brooklyn Center. That's right, just blocks from I-94, so if incredibly easy highway access is something you (and your customers!) are looking for, Earle Brown might be the plaza for you!

PROPERTY HIGHLIGHTS

Located off Hwy 100 & I-694, near I-94

Close proximity to Minneapolis, Brooklyn Park, New Hope, and Fridley

Free wireless internet

24-hour secure access

Ample free parking is available

Exterior signage available

Custom build-outs available



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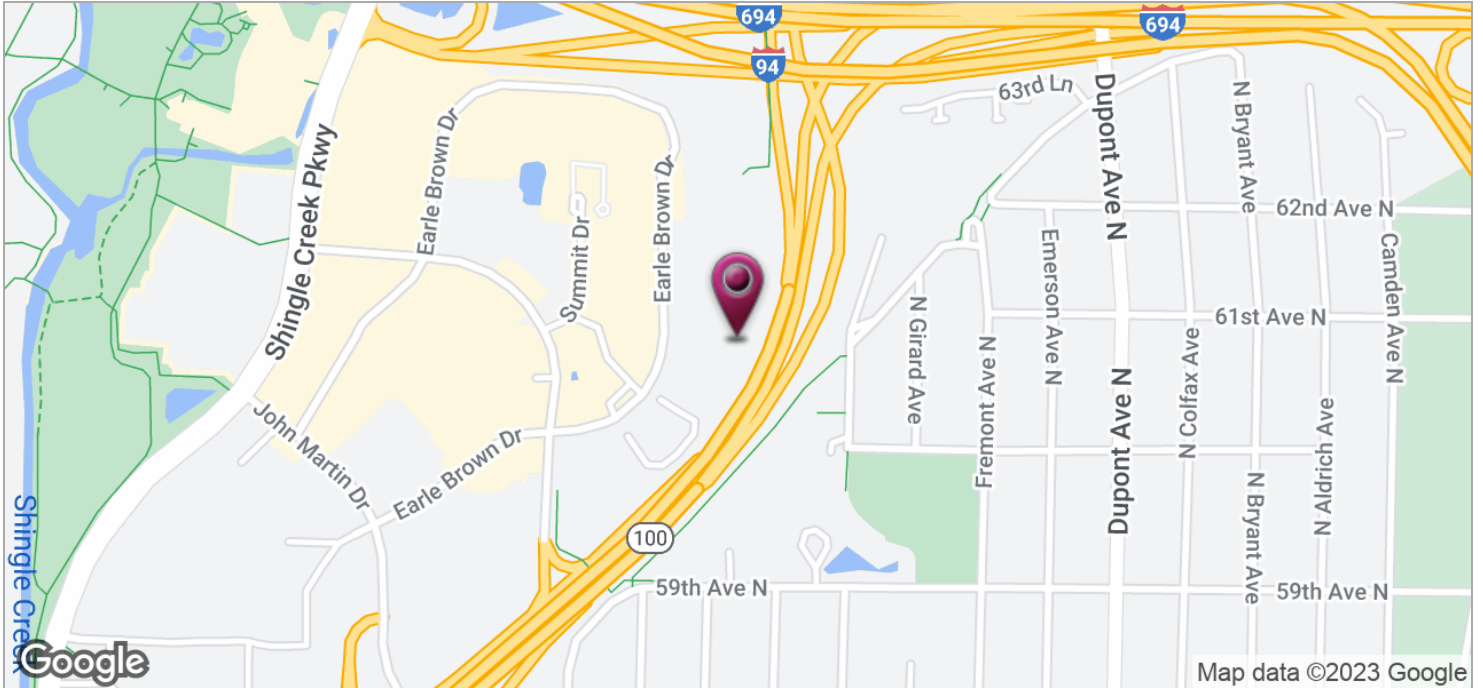
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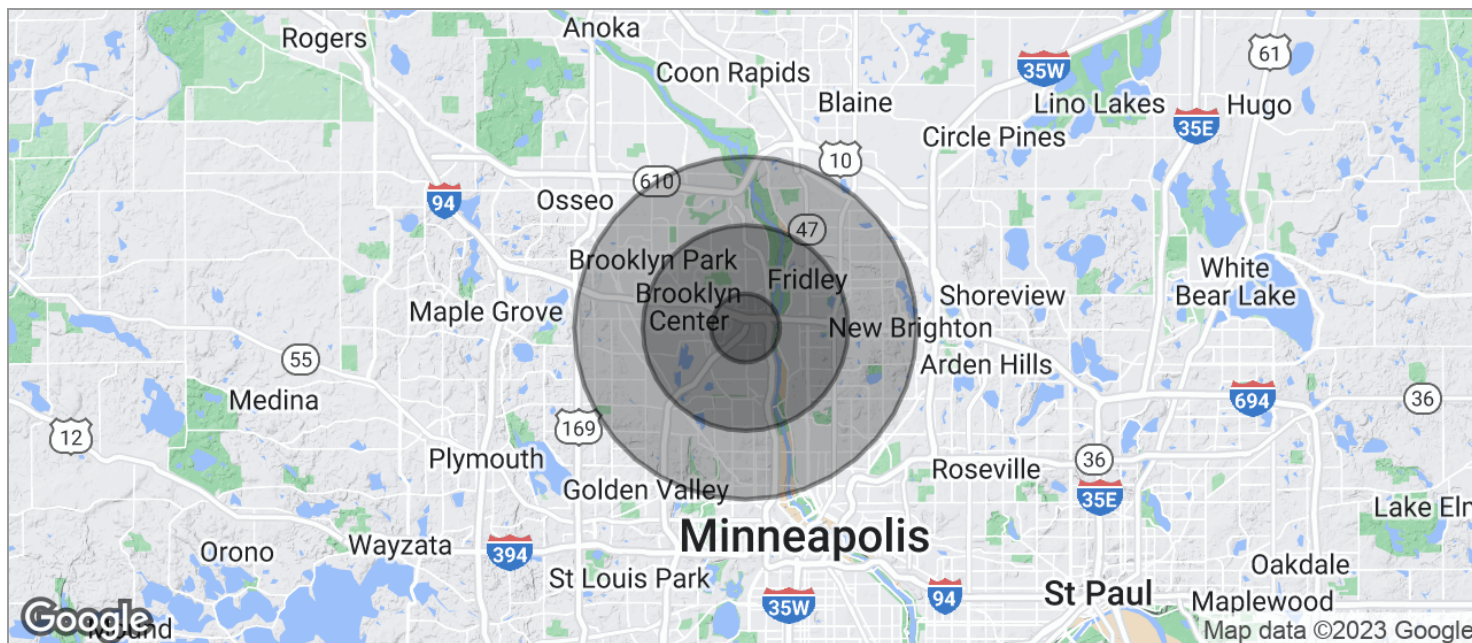
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	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	10,795	99,237	306,155
MEDIAN AGE	32.1	33.5	34.1
MEDIAN AGE (MALE)	29.5	32.9	33.2
MEDIAN AGE (FEMALE)	34.4	34.1	34.9
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	3,950	37,427	117,508
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$57,232	\$60,637	\$60,084
AVERAGE HOUSE VALUE	\$172,743	\$194,802	\$207,073

* Demographic data derived from 2020 ACS - US Census

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