

real

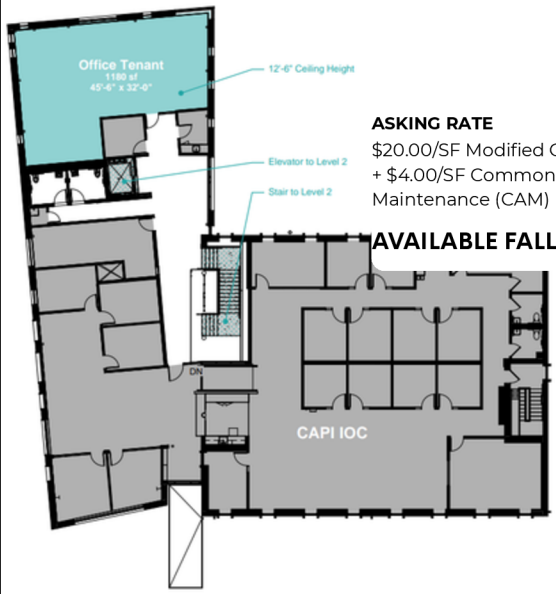
**SOUND**  
PROPERTY GROUP



FOR LEASE  
**OFFICE SPACE**

5930 Brooklyn Blvd, Brooklyn Center, MN 55429

Tasha Soundara 612.987.0977 | Sarah Thorp 612.309.5181



#### ASKING RATE

\$20.00/SF Modified Gross  
+ \$4.00/SF Common Area  
Maintenance (CAM)

**AVAILABLE FALL 2026**

# FOR LEASE OFFICE SPACE

5930 Brooklyn Blvd  
Brooklyn Center, MN 55429

#### 1,180 SECOND FLOOR OFFICE SUITE

- Secure entry vestibule at Level 1
- Elevator access to Level 2 suite
- Card reader access control at suite entry
- Window shades throughout
- Lighting package included
- Acoustic ceiling spray finish
- Shared restrooms on floor
- Shared Level 1 kitchenette

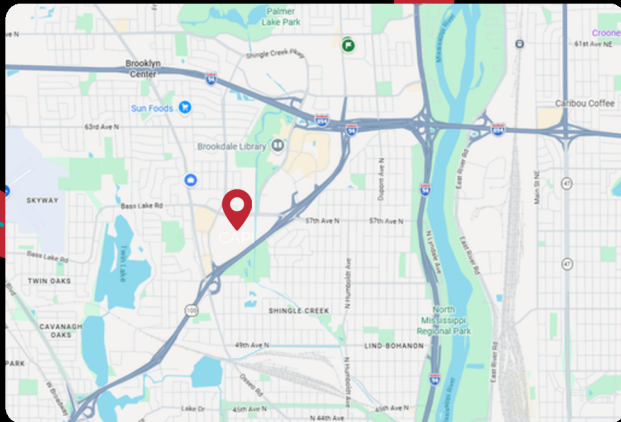
#### SPACE DELIVERY

Space delivered in warm shell/as-is condition. Full scope of Landlord work available upon request.



Tasha Soundara [tasha@soundpropertygroup.com](mailto:tasha@soundpropertygroup.com) 612.987.0977  
Sarah Thorp [president@areaatwincities.org](mailto:president@areaatwincities.org) 612.309.5181

**SOUND**  
PROPERTY GROUP



## WHY THIS LOCATION

- Co-located with an established, trusted community hub
- 21%+ foreign-born population within city limits
- Multilingual community — 10+ languages spoken
- Direct access via Brooklyn Blvd & I-94/I-694
- Metro Transit BRT service (C Line) adjacent
- 40,000+ vehicles per day on Brooklyn Blvd
- First-ring suburb — Minneapolis MSA workforce

**Total Population**

**31,755**

**Foreign Born Residents**

**21.4%**

**Median HH Income**

**\$72,535**

**Median Age**

**33.5**

**Local Workforce**

**15,800+**

**Employment Rate**

**93.9%**

**Households**

**11,164**

**Avg. Commute Time**

**22 min**

Sources: US Census Bureau ACS 2024, Data USA 2024, Wikipedia/Brooklyn Center 2024, LoopNet traffic data. Data reflects city of Brooklyn Center unless otherwise noted.

Loeffler Construction is serving as Construction Manager for the addition and renovation of the CAPI. Construction is expected to be completed September 2026.



*Pictures courtesy of Loeffler Construction*

Tasha Soundara [tasha@soundpropertygroup.com](mailto:tasha@soundpropertygroup.com) 612.987.0977  
Sarah Thorp [president@areaatwincities.org](mailto:president@areaatwincities.org) 612.309.5181



## IDEAL TENANT PROFILE

CAPI is seeking a mission-aligned tenant whose clients and services naturally extend what CAPI already provides. Organizations serving immigrants, refugees, and working families are strongly encouraged to inquire — including:

- Legal aid & immigration services
- Healthcare & behavioral health
- Financial counseling & credit services
- Workforce development & job placement
- Housing assistance & social services
- Early childhood & family education
- Government & civic services

## ABOUT CAPI

**CAPI — Communities Advancing Prosperity for Immigrants** — has served immigrants and refugees in the Twin Cities since 1982, partnering with individuals and families to address immediate needs and build long-term self-sufficiency.

### **Community Advocacy**

Culturally appropriate food access, healthcare navigation, community connection, and civic engagement programs.

### **Economic Prosperity**

Workforce training, financial education, benefits enrollment, employment support, and homeownership services.



Tasha Soundara 612.987.0977 | Sarah Thorp 612.309.5181



Located inside the CAPI Immigrant Opportunity Center, this newly constructed office space brings together modern functionality, cultural warmth, and thoughtful design.

Built for Today.  
Ready for  
Tomorrow.



Tasha Soundara  
[tasha@soundpropertygroup.com](mailto:tasha@soundpropertygroup.com)  
612.987.0977



Sarah Thorp  
[president@areaatwincities.org](mailto:president@areaatwincities.org)  
612.309.5181

**OFFICE SPACE FOR LEASE | 5930 Brooklyn Blvd, Brooklyn Center, MN 55429**