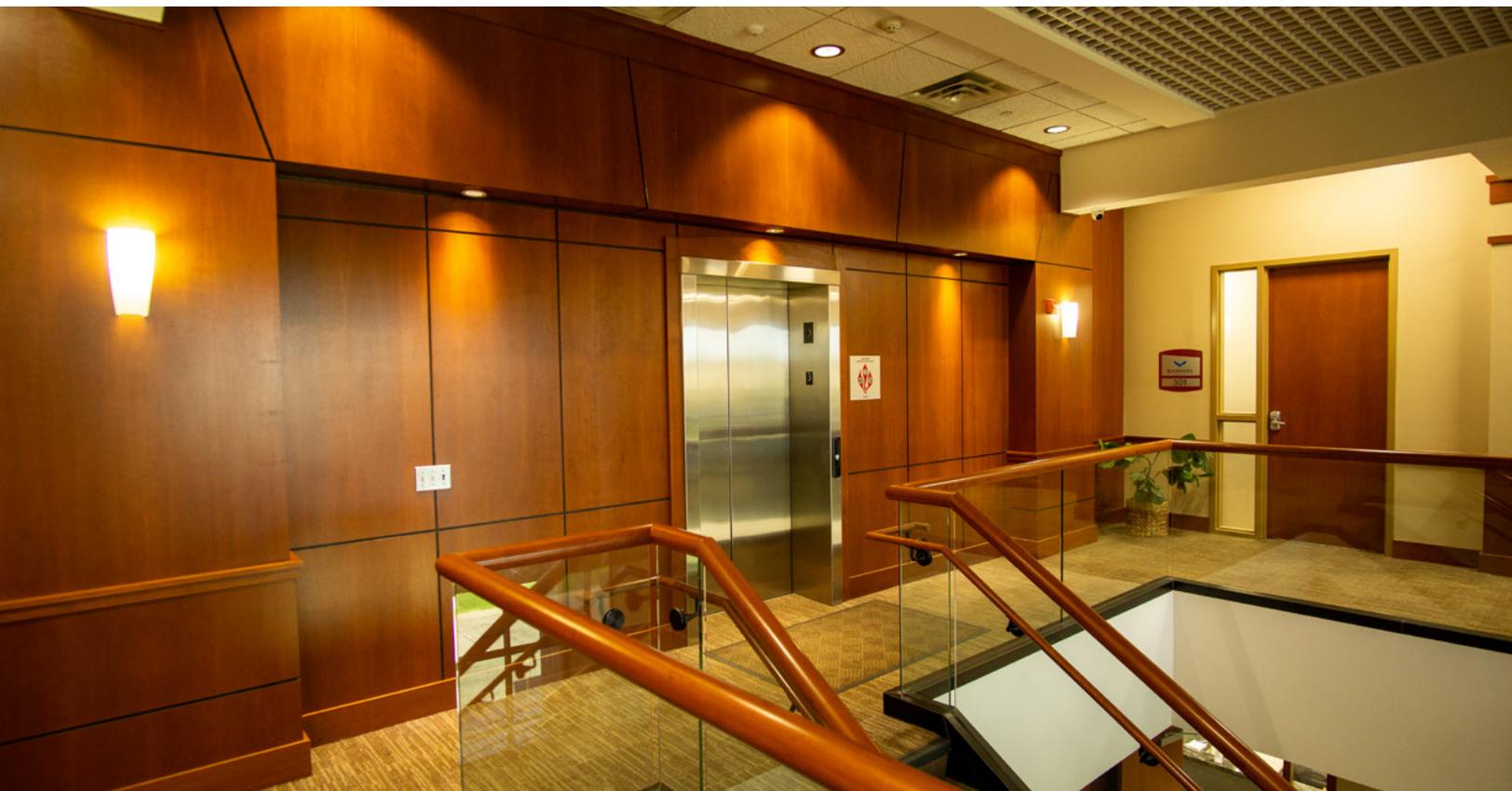


**Office For
Lease**

**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

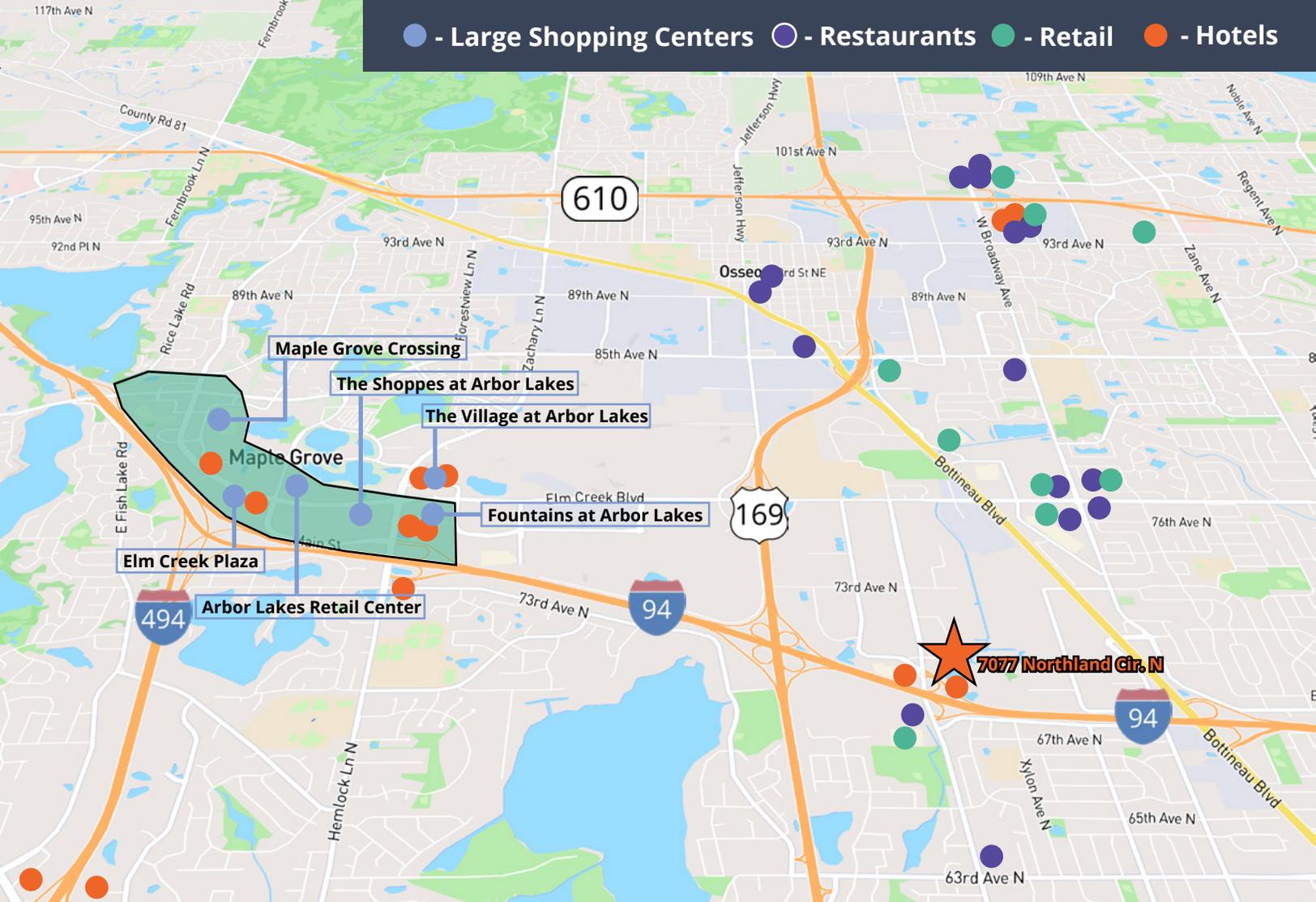
	1 Mile	3 Miles	5 Miles
Population	6,248	89,066	242,175
Household	2,481	34,805	93,192
Avg. Income	\$78,095	\$86,280	\$102,121

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**AVISON
YOUNG**



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	\$8.09
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



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**AVISON
YOUNG**

1st Floor Floor Plan

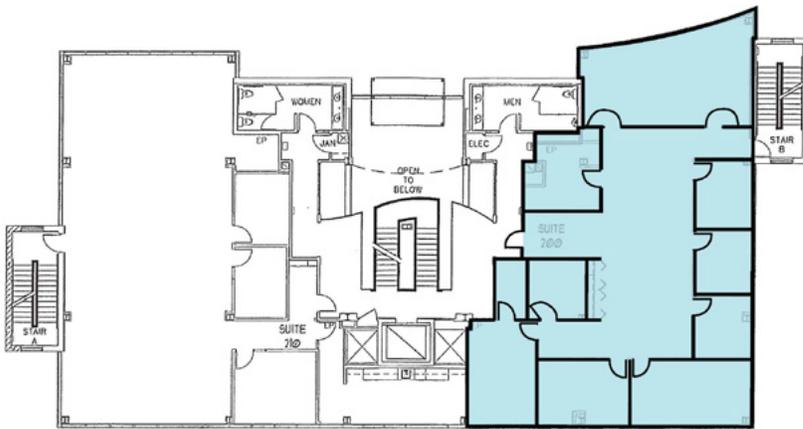
1,000 - 3,875 sf
Available



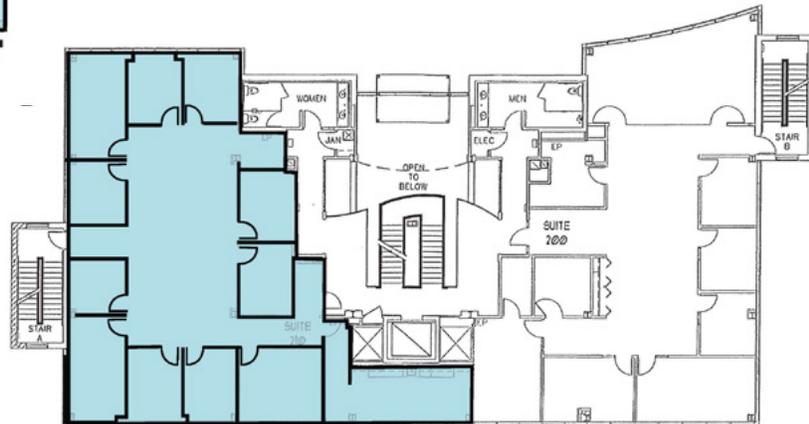
Suite - 100 3,875 SF

2nd Floor Floor Plan

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



Suite - 200 3,586 SF



Suite - 210 4,013 SF



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

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