

BROOKLYN CROSSING OFFICE PARK

3200-3300 COUNTY ROAD 10, BROOKLYN CENTER, MN 55429



PROPERTY DESCRIPTION

Inventure Real Estate is pleased to present the opportunity to acquire four single-story office buildings within the Brooklyn Crossings Office Complex in Brooklyn Center. This offering provides flexibility for owner-users and investors, as the buildings can be purchased individually or as a portfolio. Majority of the four properties provide immediate cash flow, with high occupancy rates. The four single-story buildings (3200, 3220, 3260, and 3280) total 31,866 square feet. Each building features efficient single-story layouts, offering ease of access for tenants and visitors alike. The variety of building sizes allows for a wide range of users, from small professional firms to larger office occupants. Strategically located along County Road 10, the property benefits from strong visibility and convenient access to major thoroughfares, including Interstate 94 and Highway 100, providing excellent connectivity throughout the Twin Cities metro. With flexible acquisition options, functional layouts, and a highly accessible location, Brooklyn Crossings Office Complex presents a compelling opportunity for businesses and investors looking to establish or expand their presence in the Brooklyn Center market.

PROPERTY HIGHLIGHTS

- Four single-story office buildings
- Total 31,866 square feet
- Available for purchase individually or as a portfolio
- Efficient layouts with easy access
- Wide range of small or large commercial and office users
- Positioned along County Road 10 with strong visibility
- Convenient access to I-94 and Highway 100 providing excellent connectivity throughout the Twin Cities Metro
- Established mix of retail, service, and professional businesses

OFFERING SUMMARY

Sale Price:	Subject To Offer
Number of Units:	4
Building Size:	31,866 SF

BUILDINGS	SQUARE FOOTAGE
3200 Building	6,000 Square Feet
3220 Building	8,400 Square Feet
3260 Building	7,200 Square Feet
3280 Building	10,266 Square Feet

JAKE CLEVELAND

320.291.8625

jcleveland@inventureproperties.com

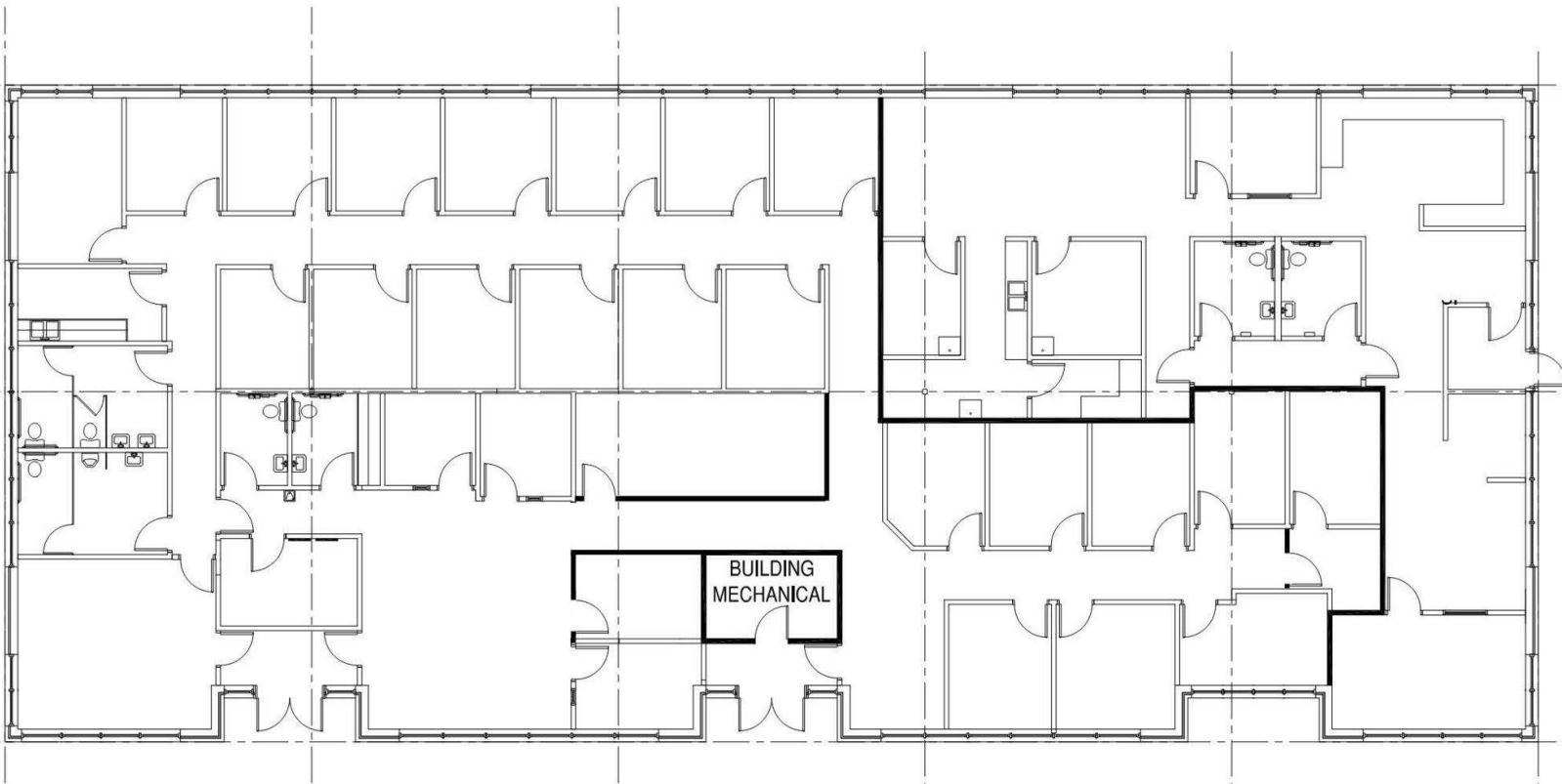
AUSTIN RUEHLE

320.309.7598

aruehle@inventureproperties.com



3220



JAKE CLEVELAND

320.291.8625

jcleveland@inventureproperties.com

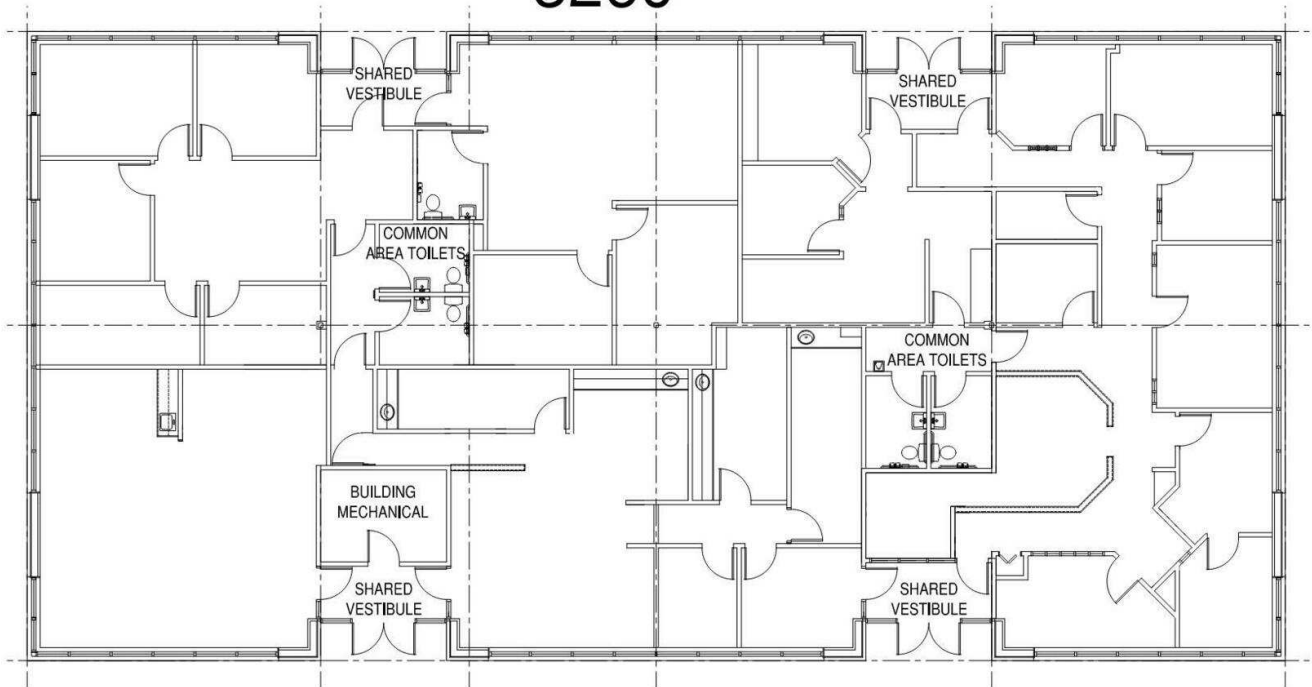
AUSTIN RUEHLE

320.309.7598

aruehle@inventureproperties.com



3260



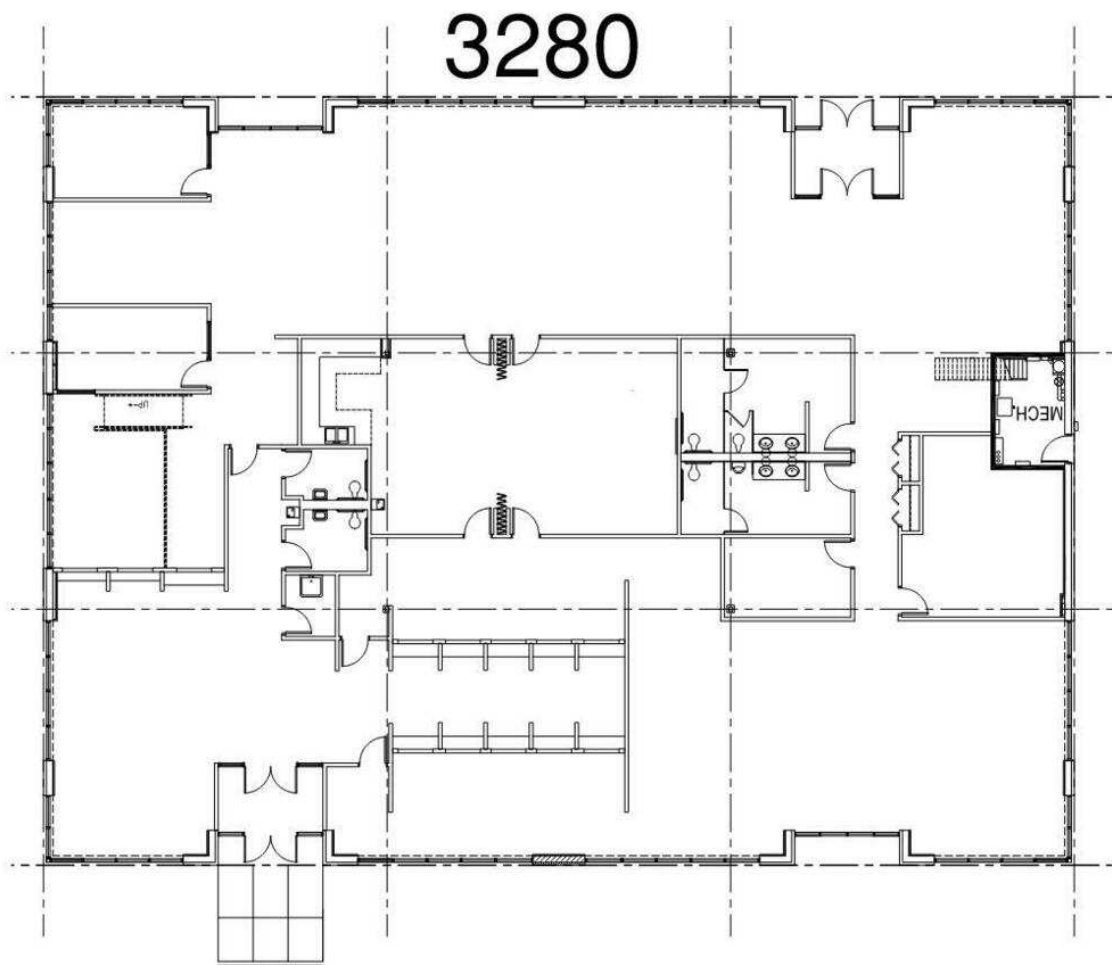
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BROOKLYN CROSSING 3280 BUILDING PLAN

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JAKE CLEVELAND
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jcleveland@inventureproperties.com

AUSTIN RUEHLE
320.309.7598
aruehle@inventureproperties.com

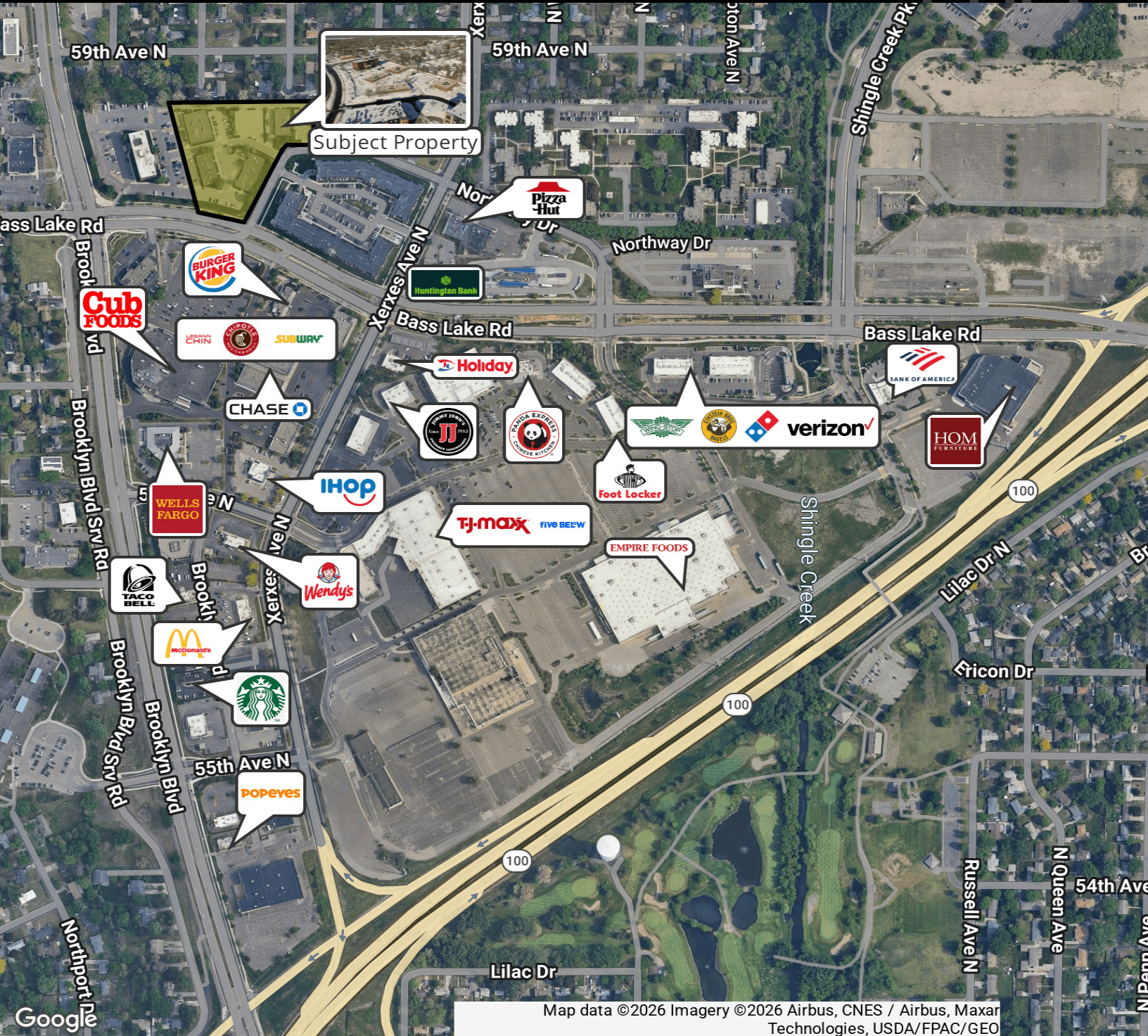


Office Building

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FOR SALE



JAKE CLEVELAND
 320.291.8625
 jcleveland@inventureproperties.com

AUSTIN RUEHLE
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