



THE
BROOKSHIRE
COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

Hopkins Business Center

10921 Excelsior Blvd, Hopkins, MN 55343

2,686 & 4,565 SF
For Lease
\$3,600-\$6,335/month Gross



CONTACT

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Hopkins Business Center

Hopkins Business Center offers an excellent location directly off the highly-traversed Excelsior Blvd. The location provides convenient access to major freeway systems including US-169, Hwy-7, and I-494, and will soon be within blocks of the new Southwest Light Rail. The building appeals to a variety of uses and offers flexibility on deal structure. The facility is located in a dense retail zone giving tenants the ability to work and play in the immediate area.

PROPERTY HIGHLIGHTS

- Flexible use
- 16' clear height
- Immediate availability
- Drive-in access

LOCATION DESCRIPTION

- Convenient access to major freeways - US 169, HWY 7, I-494
- Located near the new southwest Light Rail and dense retail zone



ZONING | IX-TOD, Employment Mix Transit-oriented District (TOD) Center

The IX-TOD zone is intended for use proximate to transit stations in innovation districts, where office, research and development, and low-impact production and manufacturing uses with limited external impacts can mix comfortably in a walkable environment.

PERMITTED USES

Consumer Service*, Small and Large Day Care*, Large Entertainment Venue, Office, Retail & Entertainment (Except Brewpub and Firearms Sales)*, Off-Sale Liquor Sales*, Tobacco Sales*, Artisan Manufacturing, Limited Manufacturing, College, Cultural Facility, parks and Open Space, Minor Utilities & Services, Wireless Communication Antenna

**Limited to No More than 25% of Footprint*

CONDITIONAL USES

Self-Service Storage, Major Utilities & Services

BUILDING TYPE

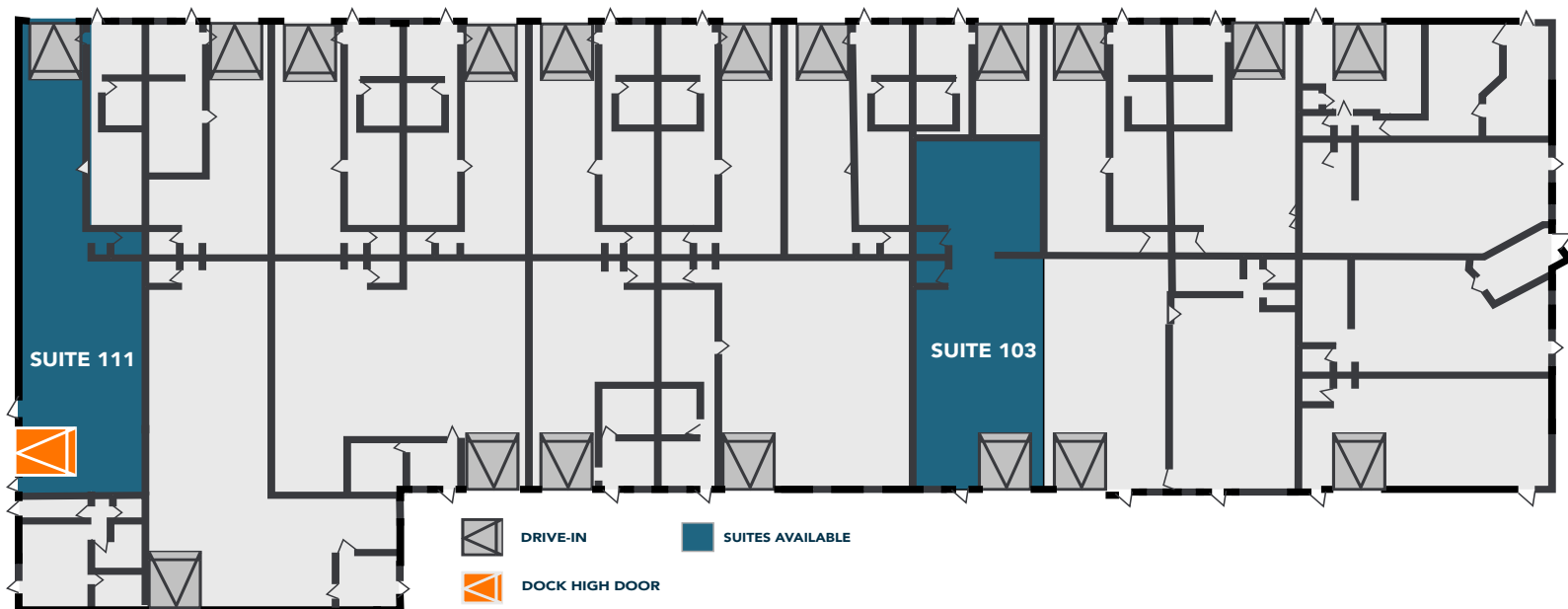
General Building, Row Building, Workshop-Warehouse, Civic Building (w a CUP)



Specifications

ZONING	IX-TOD: Employment Mix, TOD Ctr
PROPERTY USE	Industrial-Preferred
YEAR BUILT	1999
FLOORS	Single-story
PROPERTY ACCESS	Excellent Access
Nearby HWY	U.S. Route 169 (0.9 Miles)
Airport Access	Nearby MSP Airport (16.3 Miles)
AVAILABLE	
Suite 103	2,686 SF
Suite 111	4,565 SF
BUILDING IMAGE	
Building Materials	Brick Siding
Signage	Contact Broker

SPECIAL EQUIPMENT EXISTING OR REQUIRED	
Slop Sink	yes
AIR CONDITIONING	yes
DRIVE-IN'S / DOCKS	
Suite 107	12' x 12' Drive-in (1)
FLOOR DRAINS	1+ per suite
LIGHTING	LED
TOTAL PARKING	Surrounding building
FIRE PROTECTION	Sprinkled
POWER	Heavy 3-phase
STORAGE	Contact Broker
CEILING HEIGHT	16'



Pricing Summary

SUITE 103
2,686 SF

SUBLEASE until March 2026
Approximately \$3,725/Month
\$10 NNN + \$6.56/SF CAM

SUITE 111
4,565 SF

Approximately \$6,335/Month
\$10 NNN + \$6.56/SF CAM



For more information, contact
The Brookshire Co.

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