

SMALL OFFICES/ WAREHOUSE FOR LEASE

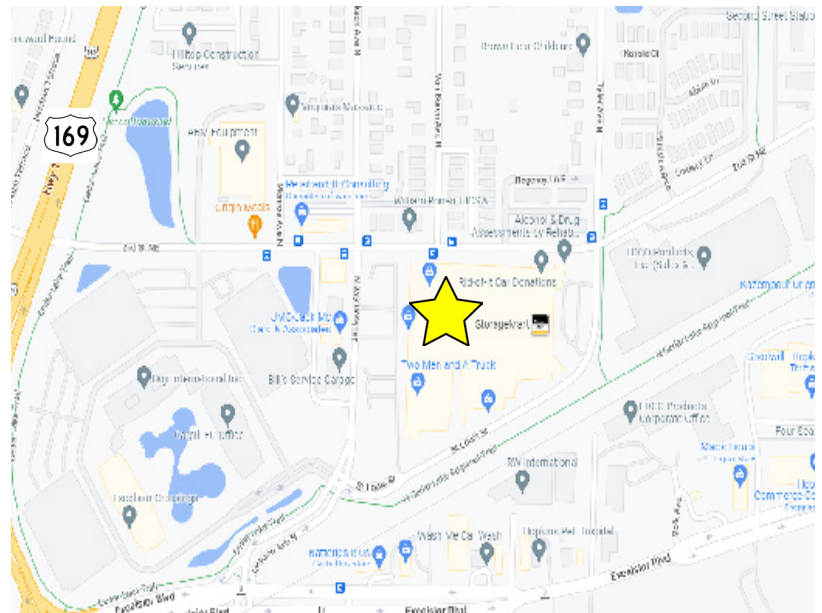


Excelsior Tech Center

175 Jackson Avenue N, Hopkins, MN 55343

BUILDING HIGHLIGHTS

- Industrial/Office Building located in Hopkins with easy access from Excelsior Boulevard and minutes from Highway 169
- Located at the corner of Jackson Avenue N and 2nd Street NE in Hopkins
- Small office suites available from \$227 per month; 12-36 month lease terms
- Indoor storage suites starting at \$200 per month
- Included in office monthly rent: mail delivery/package room, onsite parking in building lot, and building directory/suite signage
- Tenant must provide its own telecom and internet to its suite
- 2 warehouse bays available (lease rate and terms negotiable)



901 North Third Street, Suite 100, Minneapolis, MN 55401

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Excelsior Tech Center

175 Jackson Avenue N, Hopkins, MN 55343

Building Address

175 Jackson Avenue N

Hopkins, MN 55343

Available Office Suites

	Size	Gross Rent
Suite 165	627 RSF (interior office)	\$679.25 per month
Suite 184	216 RSF (exterior office)	\$306.00 per month
Suite 261/263	891 RSF (interior office)	\$965.25 per month
Suite 262	700 RSF (exterior office)	\$991.67 per month
Suite 269	332 RSF (interior office)	\$359.67 per month
Suite 270	160 RSF (exterior office)	\$226.67 per month
Suite 283	605 RSF (interior office)	\$655.42 per month

Office Lease Terms

12-36 Months; "as-is" delivery of space

Utilities

Included, except telecom and internet

Parking

Free building surface parking lot; first come, first served

Warehouse Spaces

Bay 2 - 14,363 RSF available 3/1/26 - call to discuss rates/terms

Bay 4 - 20,558 RSF available now - call to discuss rates/terms

Indoor Storage Suites

Suites 155, 157, 165 & 265 available at \$10 PSF Gross Rent



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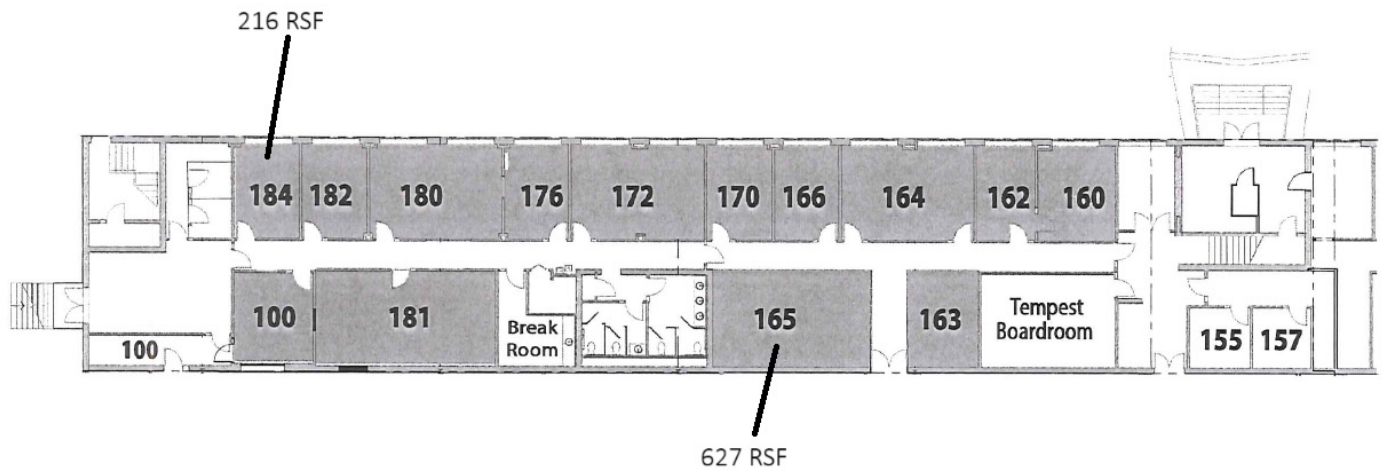
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Excelsior Tech Center

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FLOOR PLAN - First Floor Offices



901 North Third Street, Suite 100, Minneapolis, MN 55401

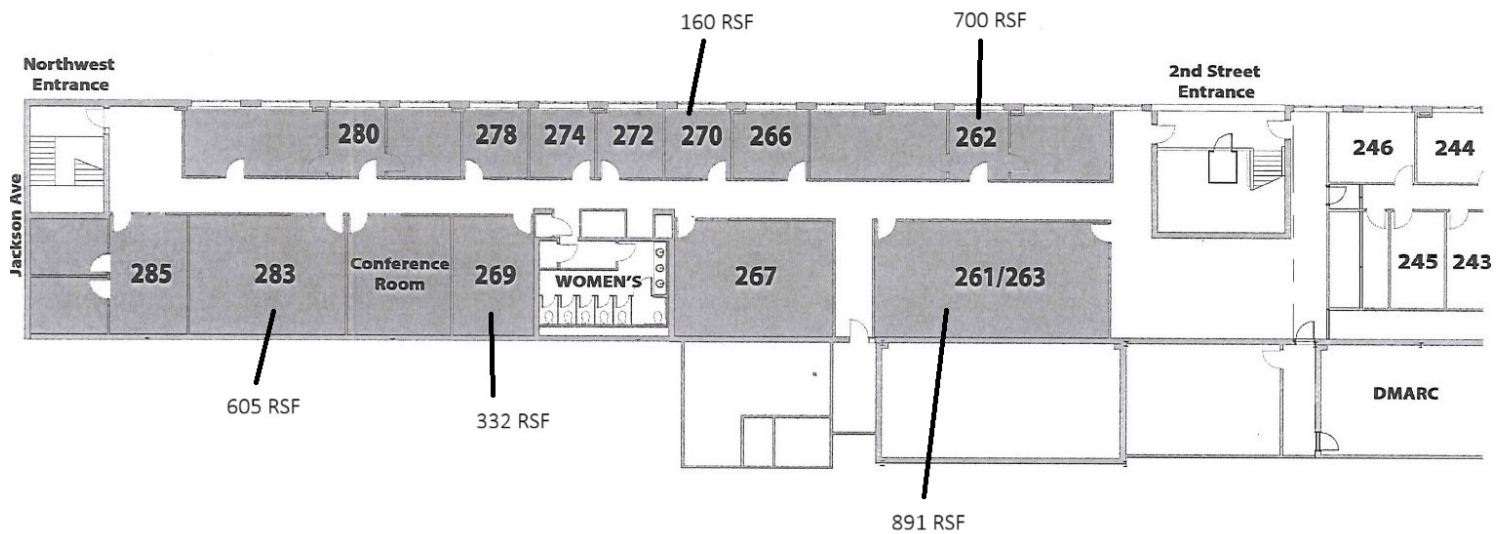
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FLOOR PLAN - Second Floor Offices



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FLOOR PLAN - Warehouse Spaces (Bay 2 and Bay 4)

WAREHOUSE BUILDING

175 JACKSON AVE. N
HOPKINS, MN 55343

Bay 4 - 20,558 RSF

Bay 2 - 14,363 RSF

