

**6575 141st Ave NW - 6575 141st Ave**

Ramsey, MN 55303-5750 | Anoka County | Northwest Market

6,336 SF Class A Office - Loft Bldg 4,250 SF Available at \$14.00 Gross



Beautiful office space. Floor to ceiling glass vestibule. Glass entry doors to suites. Signage & access to Bunker Lake Blvd. Large parking field. Comcast available.

|                                  |                                  |
|----------------------------------|----------------------------------|
| Property Type <b>Loft Office</b> | Land Area <b>0.92 Ac.</b>        |
| Bldg Size <b>6,336 SF</b>        | Zoning --                        |
| Status <b>Existing</b>           | Sublease <b>No</b>               |
| Year Built <b>2005</b>           | % Occupied <b>32.92%</b>         |
| Building Class <b>A</b>          | Available SF <b>4,250 SF</b>     |
| Stories <b>2</b>                 | Max Contig <b>2,550 SF</b>       |
| Typical Floor <b>3,168 /SF</b>   | Min Divisible <b>1,700 SF</b>    |
| Parking Spaces <b>35</b>         | Rental Rate <b>\$14.00 Gross</b> |
| Parking Ratio --                 | Sale Price <b>Not for Sale</b>   |
| Tenancy <b>Multi-Tenant</b>      | Price/SF <b>Not for Sale</b>     |
| Core Factor                      | Operating Exp/SF --              |
| Elevators                        | Taxes/SF --                      |
| Parcel # <b>003-273225440002</b> |                                  |

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate    | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|---------------|------------|--------|-----------|------|
| 1     | 100  | 1,700    | 1,700      | 1,700   | \$14.00 Gross |            | Yes    | Now       |      |
| --    |      |          |            |         |               |            |        |           |      |
| 1     | 102  | 2,550    | 2,550      | 2,550   | \$14.00 Gross |            | Yes    | Now       |      |
| --    |      |          |            |         |               |            |        |           |      |

Listing Company **Premier Commercial Properties - Robert (Marty) Fisher (763) 862-2005**

**Plymouth 6-61 - 13400 15th Ave**

**Plymouth, MN 55441 | Hennepin County | Northwest Market**

45,550 SF Industrial - Flex/R&D Bldg 3,435 SF Available at Negotiable NNN



Property Type **Flex/R&D**  
Bldg Size **45,550 SF**  
Status **Existing**  
Year Built **1990**

Land Area **3.94 Ac.**  
Zoning **I-1**  
Sublease **No**  
% Occupied **92.46%**

Clear Height **9.00 - 18.00 FT**  
Dock Doors **4**  
Drive-Ins **0**  
Office SF **--**  
Sprinkler **Fully - Wet**  
Power **--/--/--**

Available SF **3,435 SF**  
Max Contig **3,435 SF**  
Min Divisible **3,435 SF**  
Rental Rate **Negotiable NNN**  
Sale Price **Not for Sale**  
Price/SF **Not for Sale**

HVAC **--**  
Rail **No**  
Parcel # **2711822430012**

Operating Exp/SF **\$2.46 /SF**  
Taxes/SF **\$2.29 /SF**

| Unit | SF Avail | Max Contig | Min Div | Lease Rate     | Vacant | Occupancy | Office SF | Docks | Drive-Ins | Clear Height |
|------|----------|------------|---------|----------------|--------|-----------|-----------|-------|-----------|--------------|
|      | 3,435    | 3,435      | 3,435   | Negotiable NNN | Yes    | 5/1/2014  |           |       |           | .00          |

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Listing Company **Tomas Management, Inc. - Traci Tomas (952) 473-1700**

**19950 177th St NW - 19950 177th St NW**

**Big Lake, MN 55309 | Sherburne County | Northwest Market**  
39,000 SF Industrial - Light Industrial Bldg 1,452 SF Available at \$10.50 Gross



Property Type **Light Industrial**  
Bldg Size **39,000 SF**  
Status **Existing**  
Year Built **2006**

Clear Height **12.00 - 18.00 FT**  
Dock Doors **6**  
Drive-Ins **5**  
Office SF **16,503**  
Sprinkler **Unknown Type**  
Power **12 Amps/- /- -**

HVAC **--**  
Rail **No**  
Parcel # **655050110**

Land Area **4.10 Ac.**  
Zoning **--**  
Sublease **No**  
% Occupied **96.28%**

Available SF **1,452 SF**  
Max Contig **1,452 SF**  
Min Divisible **1,452 SF**  
Rental Rate **\$10.50 Gross**  
Sale Price **Not for Sale**  
Price/SF **Not for Sale**

Operating Exp/SF **--**  
Taxes/SF **--**

| Unit | SF Avail | Max Contig | Min Div | Lease Rate    | Vacant | Occupancy | Office SF | Docks | Drive-Ins | Clear Height |
|------|----------|------------|---------|---------------|--------|-----------|-----------|-------|-----------|--------------|
| 550  | 1,452    | 1,452      | 1,452   | \$10.50 Gross | Yes    | Now       |           |       |           |              |

**Attractive office suite with reception area, conference room, 5 offices, and 2 restrooms.**

Listing Company **Weatherhill Commercial - Erik Sorenson (763) 477-3300**

# Elk Meadows - 12580 192nd Ct

Elk River, MN 55330 | Sherburne County | Northwest Market

9,344 SF Class A Office - General Bldg 9,344 SF Available at Negotiable Gross

For Sale at \$897,777 (\$96.08 PSF)



Elk Meadows office park, a single story stick frame office building with four suites. Great County Rd. 1 visibility, large monument sign, private parking lot, and varying suite sizes make it ideal for an investment or partial owner occupancy.

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Property Type <b>General Office</b> | Land Area <b>1.15 Ac.</b>           |
| Bldg Size <b>9,344 SF</b>           | Zoning <b>--</b>                    |
| Status <b>Existing</b>              | Sublease <b>No</b>                  |
| Year Built <b>2005</b>              | % Occupied <b>0%</b>                |
| Building Class <b>A</b>             | Available SF <b>9,344 SF</b>        |
| Stories <b>1</b>                    | Max Contig <b>9,344 SF</b>          |
| Typical Floor <b>9,344 /SF</b>      | Min Divisible <b>1,175 SF</b>       |
| Parking Spaces <b>34</b>            | Rental Rate <b>Negotiable Gross</b> |
| Parking Ratio <b>3.63 /1000 SF</b>  | Sale Price <b>\$897,777</b>         |
| Tenancy <b>Multi-Tenant</b>         | Price/SF <b>\$96.08 /SF</b>         |
| Core Factor                         | Operating Exp/SF <b>--</b>          |
| Elevators                           | Taxes/SF <b>--</b>                  |
| Parcel # <b>754270220</b>           |                                     |

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate       | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|------------------|------------|--------|-----------|------|
| 1     |      | 9,344    | 9,344      | 1,175   | Negotiable Gross | Office     | Yes    | Now       |      |

**Elk Meadows office park, a single story stick frame office building with four suites. Great County Rd. 1 visibility, large monument sign, private parking lot, and varying suite sizes make it ideal for an investment or partial owner occupancy.**

Listing Company **Rock Solid Companies - Ron Touchette (612) 435-7777**

# Fernbrook Business Center - 14200 23rd Ave

Plymouth, MN 55447 | Hennepin County | Northwest Market

64,226 SF Industrial - Flex/R&D Bldg 1,530 SF Available at \$8.00 - \$9.00 Net



Short term leasing available.

Property Type **Flex/R&D**  
 Bldg Size **64,226 SF**  
 Status **Existing**  
 Year Built **1983**

Land Area **4.23 Ac.**  
 Zoning **I**  
 Sublease **No**  
 % Occupied **97.62%**

Clear Height **14.00 FT**  
 Dock Doors **0**  
 Drive-Ins **11**  
 Office SF **--**  
 Sprinkler **Unknown Type**  
 Power **--/--**

Available SF **1,530 SF**  
 Max Contig **1,530 SF**  
 Min Divisible **1,530 SF**  
 Rental Rate **\$8.00 - \$9.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

HVAC **--**  
 Rail **No**  
 Parcel # **2711822220008**

Operating Exp/SF **\$1.96 /SF**  
 Taxes/SF **\$1.72 /SF**

| Unit  | SF Avail | Max Contig | Min Div | Lease Rate          | Vacant | Occupancy | Office SF | Docks | Drive-Ins | Clear Height |
|-------|----------|------------|---------|---------------------|--------|-----------|-----------|-------|-----------|--------------|
| 14248 | 1,530    | 1,530      | 1,530   | \$8.00 - \$9.00 Net | Yes    | Now       | 1,530     | 0     | 0         |              |

Short term leasing available.

Listing Company **Park Avenue of Wayzata Inc - Pam Wilson (952) 646-3500**



One block off Central Ave. in the exciting NE Art District. The entire building was recently gut-renovated and retrofitted with new windows, a fresh air ventilation system! Free street parking and a 2-minute walk to the bus stop. Neighboring businesses include Fair State Brewing, Aki's Bakery, Crescent Moon Bakery, Recovery Bike Shop, Wells Fargo, US Bank, Adelitas and the Hennepin County Library.

Property Type **Medical Office**  
 Bldg Size **4,820 SF**  
 Status **Existing**  
 Year Built **1954**

Land Area **0.16 Ac.**  
 Zoning **B3S2**  
 Sublease **No**  
 % Occupied **52.28%**

Building Class **B**  
 Stories **2**  
 Typical Floor  
 Parking Spaces  
 Parking Ratio - -  
 Tenancy **Multi-Tenant**

Available SF **2,300 SF**  
 Max Contig **1,500 SF**  
 Min Divisible **750 SF**  
 Rental Rate **\$13.52 Gross**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **1102924410163**

Operating Exp/SF - -  
 Taxes/SF - -

| Floor  | Unit  | SF Avail | Max Contig | Min Div | Lease Rate       | Space Type | Vacant | Occupancy | Term |
|--|-------|----------|------------|---------|------------------|------------|--------|-----------|------|
| 1  | 3     | 1,500    | 1,500      | 750     | \$13.52 Gross    | Office     | Yes    | Now       |      |
| <b>Main level consists of 750 SF = 750 SF shared space for a total of \$1,690 per month including utilities.</b> |       |          |            |         |                  |            |        |           |      |
|  | Lower | 800      | 800        | 800     | Negotiable Gross | Office     | Yes    | Now       |      |
| <b>The lower space also has "common area" that includes lounge, shower/wc &amp; kitchen.</b>                     |       |          |            |         |                  |            |        |           |      |

Listing Company **Rock Solid Companies - Kurt Nowacki (612) 227-6163**

# Plymouth City Center II - 15600 36th Ave

Plymouth, MN 55446-3369 | Hennepin County | Northwest Market

29,878 SF Class B Office - Medical Bldg 1,020 SF Available at \$13.50 - \$17.50 Net



Property Type **Medical Office**  
 Bldg Size **29,878 SF**  
 Status **Existing**  
 Year Built **2002**

Land Area **1.93 Ac.**  
 Zoning **(Office)**  
 Sublease **No**  
 % Occupied **96.59%**

Building Class **B**  
 Stories **2**  
 Typical Floor **425 /SF**  
 Parking Spaces **79**  
 Parking Ratio **5.00 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **1,020 SF**  
 Max Contig **1,020 SF**  
 Min Divisible **1,020 SF**  
 Rental Rate **\$13.50 - \$17.50 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **1**  
 Parcel # **053-1611822330012**

Operating Exp/SF **\$8.34 /SF**  
 Taxes/SF **\$6.01 /SF**

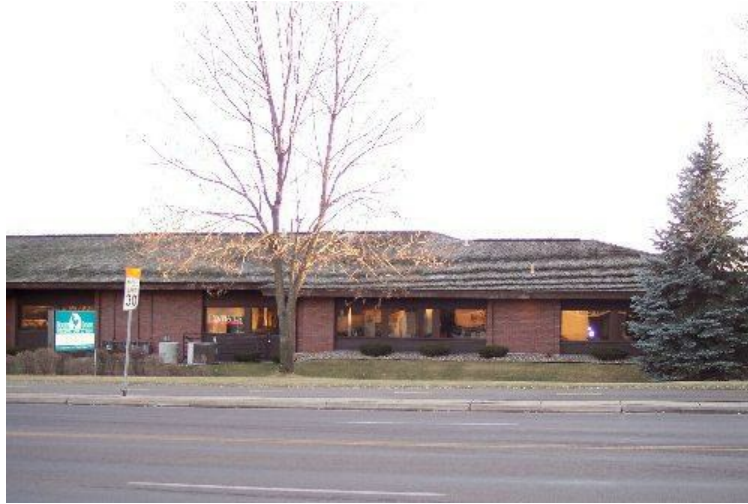
| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate            | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|-----------------------|------------|--------|-----------|------|
| 2nd   | 220  | 1,020    | 1,020      | 1,020   | \$13.50 - \$17.50 Net | Office     | Yes    | Now       |      |
| --    |      |          |            |         |                       |            |        |           |      |

Listing Company **Quest Development, Inc - Stephen Ludovissie (763) 595-9511**

# Northwest Professional Building - 9401-9405 36th Ave N

New Hope, MN 55427 | Hennepin County | Northwest Market

12,658 SF Class B Office - General Bldg 3,276 SF Available at \$8.00 - \$12.00 NNN



Great visibility of 36th Ave along with monument signage. Professional setting with Dentist, Orthodontist, Insurance, and Real Estate tenants.

Property Type **General Office**  
 Bldg Size **12,658 SF**  
 Status **Existing**  
 Year Built **1985**

Land Area **1.59 Ac.**  
 Zoning **Residential/Office**  
 Sublease **No**  
 % Occupied **74.12%**

Building Class **B**  
 Stories **1**  
 Typical Floor **12,658 /SF**  
 Parking Spaces **50**  
 Parking Ratio **3.95 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **3,276 SF**  
 Max Contig **1,972 SF**  
 Min Divisible **1,304 SF**  
 Rental Rate **\$8.00 - \$12.00 NNN**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **0**  
 Parcel # **053-1911821220142**

Operating Exp/SF **\$3.18 /SF**  
 Taxes/SF **\$3.67 /SF**

| Floor   | Unit  | SF Avail | Max Contig | Min Div | Lease Rate           | Space Type | Vacant | Occupancy | Term |
|---|-------|----------|------------|---------|----------------------|------------|--------|-----------|------|
| 1   | 9405B | 1,304    | 1,304      | 1,304   | \$8.00 - \$12.00 NNN | Office     | Yes    | Now       |      |
| <b>Great visibility of 36th Ave along with monument signage. Professional setting with Dentist, Orthodontist, Insurance, and Real Estate tenants.</b> |       |          |            |         |                      |            |        |           |      |
| 1   | 9405D | 1,972    | 1,972      | 1,972   | \$8.00 - \$12.00 NNN | Office     | Yes    | Now       |      |
| <b>Great visibility of 36th Ave along with monument signage. Professional setting with Dentist, Orthodontist, Insurance, and Real Estate tenants.</b> |       |          |            |         |                      |            |        |           |      |

Listing Company **Arrow Real Estate Corp. - Jeff Penfield (763) 424-6355 / Chad Weeks (763) 424-6355**



# Plymouth City Center I - 15650 36th Ave N

Plymouth, MN 55446-2560 | Hennepin County | Northwest Market

22,632 SF Class B Office - General Bldg 8,036 SF Available at \$15.50 - \$17.50 Net



This newer office building has great visibility and high traffic counts.

Property Type **General Office**  
 Bldg Size **22,632 SF**  
 Status **Existing**  
 Year Built **2000**

Land Area **2.07 Ac.**  
 Zoning **(Office)**  
 Sublease **No**  
 % Occupied **64.49%**

Building Class **B**  
 Stories **1**  
 Typical Floor  
 Parking Spaces **102**  
 Parking Ratio **4.76 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **8,036 SF**  
 Max Contig **4,359 SF**  
 Min Divisible **1,200 SF**  
 Rental Rate **\$15.50 - \$17.50 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **0**  
 Parcel # **053-1611822330013**

Operating Exp/SF **\$6.38 /SF**  
 Taxes/SF **\$5.32 /SF**

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate            | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|-----------------------|------------|--------|-----------|------|
| 1     | 110  | 4,359    | 4,359      | 2,000   | \$15.50 - \$17.50 Net |            | Yes    | Now       |      |
| --    |      |          |            |         |                       |            |        |           |      |
| 1     | 140  | 3,677    | 3,677      | 1,200   | \$15.50 - \$17.50 Net |            | Yes    | Now       |      |
| --    |      |          |            |         |                       |            |        |           |      |

Listing Company **Quest Development, Inc - Stephen Ludovissie (763) 595-9511**

# Plymouth City Center Medical Building - 15655 37th Ave

Plymouth, MN 55446 | Hennepin County | Northwest Market

50,000 SF Class A Office - Medical Bldg 17,042 SF Available at \$23.50 Net



> Easy access to I-494 & Hwy 55 > Close proximity to WestHealth, Park Nicollet Clinic, Allina Medical Clinic and other medical/dental office buildings > Near numerous retail and restaurant options > High traffic area, excellent visibility > Developed by BTO Development Corporation

Property Type **Medical Office**  
 Bldg Size **50,000 SF**  
 Status **Existing**  
 Year Built **2014**

Land Area **4.00 Ac.**  
 Zoning --  
 Sublease **No**  
 % Occupied **65.92%**

Building Class **A**  
 Stories **2**  
 Typical Floor  
 Parking Spaces  
 Parking Ratio --  
 Tenancy **Multi-Tenant**

Available SF **17,042 SF**  
 Max Contig **10,804 SF**  
 Min Divisible **1,500 SF**  
 Rental Rate **\$23.50 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **1611822330007**

Operating Exp/SF --  
 Taxes/SF --

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate  | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|-------------|------------|--------|-----------|------|
| 2     |      | 7,669    | 10,804     | 1,500   | \$23.50 Net |            | Yes    | Now       |      |
| --    |      |          |            |         |             |            |        |           |      |
| 2     |      | 2,741    | 2,741      | 1,500   | \$23.50 Net |            | Yes    | Now       |      |
| --    |      |          |            |         |             |            |        |           |      |
| 2     |      | 3,135    | 10,804     | 1,500   | \$23.50 Net |            | Yes    | Now       |      |
| --    |      |          |            |         |             |            |        |           |      |
| 2     |      | 1,873    | 3,497      | 1,500   | \$23.50 Net |            | Yes    |           |      |
| --    |      |          |            |         |             |            |        |           |      |
| 2     |      | 1,624    | 3,497      | 1,624   | \$23.50 Net |            | Yes    |           |      |
| --    |      |          |            |         |             |            |        |           |      |
| 2     | /    | 3,497    | 3,497      | 1,500   | \$23.50 Net |            | Yes    |           |      |

Fort Inc - [www.operationfort.com](http://www.operationfort.com)

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

**Plymouth City Center Medical Building - 15655 37th Ave**

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**Plymouth, MN 55446 | Hennepin County | Northwest Market**

50,000 SF Class A Office - Medical Bldg 17,042 SF Available at \$23.50 Net

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|------------|------------|--------|-----------|------|
| --    |      |          |            |         |            |            |        |           |      |

Listing Company **Colliers International/Minneapolis-St Paul - Brian Bruggeman (952) 837-3079 / Louis Suarez (952) 837-3061**

# City Center Professional Building - 15700 37th Ave

Plymouth, MN 55446 | Hennepin County | Northwest Market

50,000 SF Class A Office - Medical Bldg 6,449 SF Available at \$15.50 - \$17.50 Net



State-of-the-art office/medical building in the heart of Plymouth's City Center District.

Property Type **Medical Office**  
 Bldg Size **50,000 SF**  
 Status **Existing**  
 Year Built **2002**

Land Area **2.83 Ac.**  
 Zoning **B-1**  
 Sublease **No**  
 % Occupied **87.1%**

Building Class **A**  
 Stories **3**  
 Typical Floor **17,000 /SF**  
 Parking Spaces **200**  
 Parking Ratio **4.00 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **6,449 SF**  
 Max Contig **2,971 SF**  
 Min Divisible **802 SF**  
 Rental Rate **\$15.50 - \$17.50 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **1611822330007**

Operating Exp/SF **\$8.50 /SF**  
 Taxes/SF **\$5.78 /SF**

| Floor  | Unit | SF Avail | Max Contig | Min Div | Lease Rate            | Space Type | Vacant | Occupancy | Term |
|--|------|----------|------------|---------|-----------------------|------------|--------|-----------|------|
| 1  | 1xx  | 2,676    | 2,676      | 2,676   | \$15.50 - \$17.50 Net | Office     | Yes    | Now       |      |
| <b>State-of-the-art office/medical building in the heart of Plymouth's City Center District.</b> |      |          |            |         |                       |            |        |           |      |
| 1  | 1xx  | 802      | 802        | 802     | \$15.50 - \$17.50 Net | Office     | Yes    | Now       |      |
| <b>State-of-the-art office/medical building in the heart of Plymouth's City Center District.</b> |      |          |            |         |                       |            |        |           |      |
| 2  | 2xx  | 2,971    | 2,971      | 2,971   | \$15.50 - \$17.50 Net | Office     | Yes    | Now       |      |
| <b>State-of-the-art office/medical building in the heart of Plymouth's City Center District.</b> |      |          |            |         |                       |            |        |           |      |

Listing Company **Colliers International/Minneapolis-St Paul - Michael Gelfman (952) 897-7875**

## Village on Quebec - 7500 42nd Ave

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New Hope, MN 55427 | Hennepin County | Northwest Market

17,360 SF Class B Office - General Bldg 17,360 SF Available at \$10.00 Net



Office and Showroom space with a convenient location and easy access to Highways 169 and 10 via 42nd Avenue N. Building and pylon signage available. This is a shopping Center with two buildings, 7500 42nd Ave N is a shopping center and office complex consisting of 8660 square feet per floor. This building shares the parking lot with the retail shopping center across the parking lot at 7530 42nd. Strong tenant mix.

Property Type **General Office**  
Bldg Size **17,360 SF**  
Status **Existing**  
Year Built **2006**

Land Area **2.46 Ac.**  
Zoning **--**  
Sublease **No**  
% Occupied **0%**

Building Class **B**  
Stories **2**  
Typical Floor  
Parking Spaces **152**  
Parking Ratio **8.75 /1000 SF**  
Tenancy **Multi-Tenant**

Available SF **17,360 SF**  
Max Contig **17,360 SF**  
Min Divisible **1,800 SF**  
Rental Rate **\$10.00 Net**  
Sale Price **Not for Sale**  
Price/SF **Not for Sale**

Core Factor  
Elevators  
Parcel # **053-1711821220039**

Operating Exp/SF **\$3.28 /SF**  
Taxes/SF **\$2.94 /SF**

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate  | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|-------------|------------|--------|-----------|------|
| 1     |      | 17,360   | 17,360     | 1,800   | \$10.00 Net | Office     | Yes    | Now       |      |

- <http://ebrochure.welshco.com/index.asp?P=3811> This is office/showroom space.

Listing Company **Colliers International/Minneapolis-St Paul - Justin Rath (952) 897-7803 / Dan Friedner (952) 897-7863**

**Plymouth Office Condos II - 18205-18215 45th Ave**

Plymouth, MN 55446 | Hennepin County | Northwest Market

11,900 SF Class B Office - General Bldg 8,272 SF Available at \$10.00 - \$12.00 NNN

For Sale at \$285,500 (\$100.00 PSF)



First class building with build-to-suit opportunity. All utilities included, phone and data. Easy access to highways 101 and 55.

Property Type **General Office**  
 Bldg Size **11,900 SF**  
 Status **Existing**  
 Year Built **2005**

Land Area **2.25 Ac.**  
 Zoning **--**  
 Sublease **No**  
 % Occupied **30.49%**

Building Class **B**  
 Stories **2**  
 Typical Floor **5,950 /SF**  
 Parking Spaces **70**  
 Parking Ratio **--**  
 Tenancy **Multi-Tenant**

Available SF **8,272 SF**  
 Max Contig **2,855 SF**  
 Min Divisible **2,652 SF**  
 Rental Rate **\$10.00 - \$12.00 NNN**  
 Sale Price **\$285,500**  
 Price/SF **\$100.00 /SF**

Core Factor  
 Elevators  
 Parcel # **053-1811822120027**

Operating Exp/SF **\$2.02 /SF**  
 Taxes/SF **\$3.17 /SF**

| Floor   | Unit | SF Avail | Max Contig | Min Div | Lease Rate            | Space Type | Vacant | Occupancy | Term |
|---------|------|----------|------------|---------|-----------------------|------------|--------|-----------|------|
| 1 and 2 | A    | 2,765    | 2,765      | 2,765   | \$10.00 - \$12.00 NNN | Office     | Yes    | Now       |      |
| --      |      |          |            |         |                       |            |        |           |      |
| 1 and 2 | B    | 2,855    | 2,855      | 2,855   | \$10.00 - \$12.00 NNN | Office     | Yes    | Now       |      |
| --      |      |          |            |         |                       |            |        |           |      |
| 1 and 2 | D    | 2,652    | 2,652      | 2,652   | \$10.00 - \$12.00 NNN | Office     | Yes    | Now       |      |

**First class building with build-to-suit opportunity. All utilities included, phone and data. Easy access to highways 100 and 55**

Listing Company **NAI Everest - Thomas Dunsmore (612) 424-8454**

**Plymouth Office Plaza - 18200 45th Ave N**

Plymouth, MN 55446-4549 | Hennepin County | Northwest Market

9,929 SF Class B Office - General Bldg 779 SF Available at \$4.41 - \$6.40 FSG



Includes all utilities, phone & data. High end cherry finishes throughout. Perfect for financial company, attorney, or insurance company. Great location in Plymouth off Highway 55. Kitchen & conference room available. Receptionist available upon request.

|                                     |  |
|-------------------------------------|--|
| Property Type <b>General Office</b> | Land Area <b>1.14 Ac.</b>              |
| Bldg Size <b>9,929 SF</b>           | Zoning <b>BC</b>                       |
| Status <b>Existing</b>              | Sublease <b>No</b>                     |
| Year Built <b>2007</b>              | % Occupied <b>92.15%</b>               |
| Building Class <b>B</b>             | Available SF <b>779 SF</b>             |
| Stories <b>2</b>                    | Max Contig <b>427 SF</b>               |
| Typical Floor                       | Min Divisible <b>125 SF</b>            |
| Parking Spaces <b>25</b>            | Rental Rate <b>\$4.41 - \$6.40 FSG</b> |
| Parking Ratio <b>--</b>             | Sale Price <b>Not for Sale</b>         |
| Tenancy <b>Multi-Tenant</b>         | Price/SF <b>Not for Sale</b>           |
| Core Factor                         | Operating Exp/SF <b>--</b>             |
| Elevators                           | Taxes/SF <b>\$2.00 /SF</b>             |
| Parcel # <b>0711822430076</b>       |  |

| Floor  | Unit | SF Avail | Max Contig | Min Div | Lease Rate | Space Type | Vacant | Occupancy | Term |
|--|------|----------|------------|---------|------------|------------|--------|-----------|------|
| 1  |      | 427      | 427        | 427     | \$4.68 FSG | Office     | Yes    | Now       |      |
| Includes all utilities, phone & data. High end cherry finishes throughout. Perfect for financial company, attorney, or insurance company. Great location in Plymouth off Highway 55. Kitchen & conference room available. Receptionist available upon request. |      |          |            |         |            |            |        |           |      |
| 1  | 105  | 125      | 125        | 125     | \$6.40 FSG | Office     | Yes    | Now       |      |
| Includes all utilities, phone & data. High end cherry finishes throughout. Perfect for financial company, attorney, or insurance company. Great location in Plymouth off Highway 55. Kitchen & conference room available. Receptionist available upon request. |      |          |            |         |            |            |        |           |      |
| 1  | 106  | 227      | 227        | 227     | \$4.41 FSG | Office     | Yes    | Now       |      |
| Includes all utilities, phone & data. High end cherry finishes throughout. Perfect for financial company, attorney, or insurance company. Great location in Plymouth off Highway 55. Kitchen & conference room available. Receptionist available upon request. |      |          |            |         |            |            |        |           |      |

Listing Company **Arrow Real Estate Corp. - Chad Weeks (763) 424-6355 / Steven Fischer (763) 424-6355**

# Crystal Square I - 7000 57th Ave N

Crystal, MN 55428 | Hennepin County | Northwest Market

15,863 SF Class B Office - General Bldg 665 SF Available at \$8.50 Gross



One story office/service building with very ample parking. Multiple spaces with windows and private offices.

Property Type **General Office**  
 Bldg Size **15,863 SF**  
 Status **Existing**  
 Year Built **1976**

Land Area **1.36 Ac.**  
 Zoning **C-2**  
 Sublease **No**  
 % Occupied **95.81%**

Building Class **B**  
 Stories **1**  
 Typical Floor **15,863 /SF**  
 Parking Spaces **64**  
 Parking Ratio **4.03 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **665 SF**  
 Max Contig **400 SF**  
 Min Divisible **265 SF**  
 Rental Rate **\$8.50 Gross**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **0**  
 Parcel # **053-0511821420063**

Operating Exp/SF - -  
 Taxes/SF **\$2.25 /SF**

| Floor   | Unit | SF Avail | Max Contig | Min Div | Lease Rate   | Space Type | Vacant | Occupancy | Term |
|---|------|----------|------------|---------|--------------|------------|--------|-----------|------|
| 1   |      | 265      | 265        | 265     | \$8.50 Gross | Office     | Yes    | Now       |      |
| <b>One story office/service building with very ample parking. Multiple spaces with windows and private offices.</b> |      |          |            |         |              |            |        |           |      |
| 1   |      | 400      | 400        | 400     | \$8.50 Gross | Office     | Yes    | Now       |      |
| <b>One story office/service building with very ample parking. Multiple spaces with windows and private offices.</b> |      |          |            |         |              |            |        |           |      |

Listing Company **Edina Realty Inc - Jim Cohen (952) 285-3141**



**Albertville, MN 55301 | Wright County | Northwest Market**  
 28,216 SF Class A Office - General Bldg 2,300 SF Available at \$9.00 NNN



Property Type **General Office**  
 Bldg Size **28,216 SF**  
 Status **Existing**  
 Year Built **2006**

Land Area **0.04 Ac.**  
 Zoning **--**  
 Sublease **No**  
 % Occupied **91.85%**

Building Class **A**  
 Stories **1**  
 Typical Floor **21,744 /SF**  
 Parking Spaces **115**  
 Parking Ratio **--**  
 Tenancy **Multi-Tenant**

Available SF **2,300 SF**  
 Max Contig **2,300 SF**  
 Min Divisible **2,300 SF**  
 Rental Rate **\$9.00 NNN**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **0**  
 Parcel # **101114001090**

Operating Exp/SF **\$5.07 /SF**  
 Taxes/SF **--**

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate | Space Type | Vacant | Occupancy | Term   |
|-------|------|----------|------------|---------|------------|------------|--------|-----------|--------|
| 1     | 1    | 2,300    | 2,300      | 2,300   | \$9.00 NNN | Office     | Yes    | Now       | 3 Year |
| --    |      |          |            |         |            |            |        |           |        |

Listing Company **Commercial Realty Solutions LLC - Sheila Zachman (763) 244-0600**

Osseo, MN 55369 | Hennepin County | Northwest Market  
 46,139 SF Class B Office - General Bldg 7,675 SF Available at \$10.00 Net



Property Type **General Office**  
 Bldg Size **46,139 SF**  
 Status **Existing**  
 Year Built **1956**

Land Area **1.52 Ac.**  
 Zoning **--**  
 Sublease **No**  
 % Occupied **83.37%**

Building Class **B**  
 Stories **1**  
 Typical Floor  
 Parking Spaces **55**  
 Parking Ratio **--**  
 Tenancy **Multi-Tenant**

Available SF **7,675 SF**  
 Max Contig **3,357 SF**  
 Min Divisible **1,646 SF**  
 Rental Rate **\$10.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-1811921340045; 1811921340045**

Operating Exp/SF **\$0.00 /SF**  
 Taxes/SF **\$3.08 /SF**

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate  | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|-------------|------------|--------|-----------|------|
| 1     | 315  | 2,672    | 2,672      | 2,672   | \$10.00 Net | Office     | Yes    | Now       |      |
| --    |      |          |            |         |             |            |        |           |      |
| 1     | 317  | 3,357    | 3,357      | 3,357   | \$10.00 Net | Office     | Yes    | Now       |      |
| --    |      |          |            |         |             |            |        |           |      |
| 1     | 500  | 1,646    | 1,646      | 1,646   | \$10.00 Net | Office     | Yes    | Now       |      |
| --    |      |          |            |         |             |            |        |           |      |

Listing Company **Alpine Real Estate Group LLC - Mike Wiley (612) 490-7052**

**Osseo, MN 55369 | Hennepin County | Northwest Market**  
 8,000 SF Retail - Conv/Strip Ctr Bldg 1,425 SF Available at \$10.00 Net



|                                     |                                    |
|-------------------------------------|------------------------------------|
| Property Type <b>Conv/Strip Ctr</b> | Land Area --                       |
| Bldg Size <b>8,000 SF</b>           | Zoning <b>R-1</b>                  |
| Status <b>Existing</b>              | Sublease <b>No</b>                 |
| Year Built --                       | % Occupied <b>89.6%</b>            |
| Parking Spaces                      | Available SF <b>1,425 SF</b>       |
| Parking Ratio --                    | Max Contig <b>832 SF</b>           |
| Tenancy <b>Multi-Tenant</b>         | Min Divisible <b>593 SF</b>        |
| # Anchors <b>0</b>                  | Rental Rate <b>\$10.00 Net</b>     |
| Anchor SF --                        | Sale Price <b>Not for Sale</b>     |
| # Bldgs --                          | Price/SF <b>Not for Sale</b>       |
| # Floors <b>1</b>                   | Operating Exp/SF <b>\$0.00 /SF</b> |
| Docks / Drive Ins <b>0/0</b>        | Taxes/SF <b>\$3.29 /SF</b>         |
| Parcel # <b>053-1811921240098</b>   |                                    |

| Unit | SF Avail | Max Contig | Min Div | Lease Rate  | Vacant | Occupancy | Space Type | Term |
|------|----------|------------|---------|-------------|--------|-----------|------------|------|
| 415  | 832      | 832        | 832     | \$10.00 Net | Yes    | Now       | Office     |      |
| --   |          |            |         |             |        |           |            |      |
| 427  | 593      | 593        | 593     | \$10.00 Net | No     | 60 Days   | Office     |      |
| --   |          |            |         |             |        |           |            |      |

Listing Company **Alpine Real Estate Group LLC - Mike Wiley (612) 490-7052**

**55 West Financial Center - 10405 6th Ave**

Plymouth, MN 55441 | Hennepin County | Northwest Market

51,019 SF Class B Office - General Bldg 54,012 SF Available at \$10.50 - \$11.50 Net



Property Type **General Office**  
 Bldg Size **51,019 SF**  
 Status **Existing**  
 Year Built **1990**

Land Area **4.63 Ac.**  
 Zoning **(Office)**  
 Sublease **No**  
 % Occupied **56.77%**

Building Class **B**  
 Stories **3**  
 Typical Floor **17,006 /SF**  
 Parking Spaces **240**  
 Parking Ratio **4.70 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **54,012 SF**  
 Max Contig **30,000 SF**  
 Min Divisible **1,256 SF**  
 Rental Rate **\$10.50 - \$11.50 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-3611822240010; 3611822240010**

Operating Exp/SF **\$6.75 /SF**  
 Taxes/SF **\$3.58 /SF**

| Floor                       | Unit | SF Avail | Max Contig | Min Div | Lease Rate            | Space Type | Vacant | Occupancy | Term |
|-----------------------------|------|----------|------------|---------|-----------------------|------------|--------|-----------|------|
| 1                           | 100  | 4,313    | 4,313      | 4,313   | \$10.50 - \$11.50 Net | Office     | Yes    | Now       |      |
| <b>www.cassidyurley.com</b> |      |          |            |         |                       |            |        |           |      |
| 1                           | 105  | 1,256    | 1,256      | 1,256   | \$10.50 - \$11.50 Net | Office     | Yes    | Now       |      |
| --                          |      |          |            |         |                       |            |        |           |      |
| 1                           | 110  | 1,956    | 1,956      | 1,956   | \$10.50 - \$11.50 Net | Office     | No     | 10/1/2014 |      |
| --                          |      |          |            |         |                       |            |        |           |      |
| 1                           | 130  | 3,087    | 3,087      | 3,087   | \$10.50 - \$11.50 Net | Office     | Yes    | Now       |      |
| --                          |      |          |            |         |                       |            |        |           |      |

Listing Company **Colliers International/Minneapolis-St Paul - Steve Shepherd (952) 897-7864 / Kevin O'Neill (952) 897-7724**

# Timberland North II - 8401 N 73rd Ave

Brooklyn Park, MN 55428 | Hennepin County | Northwest Market

91,872 SF Industrial - Bulk Warehouse Bldg 2,743 SF Available at \$9.00 - \$14.00 MG



Timberland North is an outstanding multi-tenant complex consisting of five different buildings conveniently located off of Hwy 694 and Boone Avenue in Brooklyn Park. Shared conference room and work-out room with showers. On-site management and maintenance staff. Quick turn-key build-outs. Tenant referral program.

Property Type **Bulk Warehouse**  
 Bldg Size **91,872 SF**  
 Status **Existing**  
 Year Built **1978**

Land Area **5.82 Ac.**  
 Zoning **I-1**  
 Sublease **No**  
 % Occupied **97.01%**

Clear Height **12.00 FT**  
 Dock Doors **18**  
 Drive-Ins **18**  
 Office SF **--**  
 Sprinkler **Unknown Type**  
 Power **200 Amps/408 Volts/3 Phase**

Available SF **2,743 SF**  
 Max Contig **1,643 SF**  
 Min Divisible **390 SF**  
 Rental Rate **\$9.00 - \$14.00 MG**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

HVAC **--**  
 Rail **No**

Operating Exp/SF **\$1.65 /SF**  
 Taxes/SF **\$1.62 /SF**

Parcel # **3011921420004**

| Unit   | SF Avail | Max Contig | Min Div | Lease Rate | Vacant | Occupancy | Office SF | Docks | Drive-Ins | Clear Height |
|--|----------|------------|---------|------------|--------|-----------|-----------|-------|-----------|--------------|
| E-24   | 390      | 390        | 390     | \$9.00 MG  | Yes    | Now       |           |       |           |              |
| <b>Perfect small office. Has a window facing north!</b>  |          |            |         |            |        |           |           |       |           |              |
| E-26   | 710      | 710        | 710     | \$14.00 MG | Yes    | Now       |           |       |           |              |
| <b>Perfect small office. Has windows facing north!</b>   |          |            |         |            |        |           |           |       |           |              |
| E-36   | 1,643    | 1,643      | 820     | \$14.00 MG | Yes    | Now       |           |       |           |              |
| <b>Perfect small office with reception and multiple private offices. Can be split. Has Windows facing north!</b> |          |            |         |            |        |           |           |       |           |              |

Listing Company **Timberland Partners LLP - Paul Bragelman (763) 424-8419**

**Timberland North III - 8601 N 73rd Ave**

**Brooklyn Park, MN 55428 | Hennepin County | Northwest Market**  
 90,217 SF Industrial - Bulk Warehouse Bldg 1,315 SF Available at \$7.00 Net



Timberland North is an outstanding multi-tenant complex consisting of five different buildings conveniently located off of Hwy 694 and Boone Avenue in Brooklyn Park. Free shared conference room and work-out room with showers. On-site management and maintenance staff. Quick turn-key build-outs. Tenant referral program.

Property Type **Bulk Warehouse**  
 Bldg Size **90,217 SF**  
 Status **Existing**  
 Year Built **1974**

Land Area **5.02 Ac.**  
 Zoning **L-1 (Light Industrial)**  
 Sublease **No**  
 % Occupied **98.54%**

Clear Height **12.00 FT**  
 Dock Doors **17**  
 Drive-Ins **19**  
 Office SF **2,597 (2.87%)**  
 Sprinkler **Unknown Type**  
 Power **1,600 Amps/120/208 Volts/3 Phase**

Available SF **1,315 SF**  
 Max Contig **1,315 SF**  
 Min Divisible **1,315 SF**  
 Rental Rate **\$7.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

HVAC --  
 Rail **No**  
 Parcel # **3011921420001**

Operating Exp/SF --  
 Taxes/SF --

| Unit | SF Avail | Max Contig | Min Div | Lease Rate | Vacant | Occupancy | Office SF | Docks | Drive-Ins | Clear Height |
|------|----------|------------|---------|------------|--------|-----------|-----------|-------|-----------|--------------|
| 24   | 1,315    | 1,315      | 1,315   | \$7.00 Net | Yes    | Now       |           |       |           |              |

**Office only space. Can be built out and combined with #26 for office-warehouse combination.**

Listing Company **Timberland Partners LLP - Paul Bragelman (763) 424-8419**

# Westgate Professional Building - 5820 74th Ave

Brooklyn Park, MN 55443-3144 | Hennepin County | Northwest Market

11,488 SF Class B Office - General Bldg 1,656 SF Available at \$0.97 Gross

For Sale at \$725,000 (\$63.11 PSF)



## Flexible rates and term

Property Type **General Office**  
 Bldg Size **11,488 SF**  
 Status **Existing**  
 Year Built **1979**

Land Area **1.69 Ac.**  
 Zoning **(Office)**  
 Sublease **No**  
 % Occupied **85.58%**

Building Class **B**  
 Stories **1**  
 Typical Floor **11,488 /SF**  
 Parking Spaces **58**  
 Parking Ratio **5.04 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **1,656 SF**  
 Max Contig **1,656 SF**  
 Min Divisible **1,656 SF**  
 Rental Rate **\$0.97 Gross**  
 Sale Price **\$725,000**  
 Price/SF **\$63.11 /SF**

Core Factor  
 Elevators **0**  
 Parcel # **053-2811921240012**

Operating Exp/SF **\$3.28 /SF**  
 Taxes/SF **\$2.59 /SF**

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate  | Space Type | Vacant | Occupancy | Term     |
|-------|------|----------|------------|---------|-------------|------------|--------|-----------|----------|
| 1     | 100  | 1,656    | 1,656      | 1,656   | \$.97 Gross |            | Yes    | Now       | 1+ years |
| --    |      |          |            |         |             |            |        |           |          |

Listing Company **Entheos Commercial Realty, LLC - Ben Ditzer (612) 719-6075**

# Creek West Office Building - 6800 78th Ave

Brooklyn Park, MN 55445-2758 | Hennepin County | Northwest Market

7,739 SF Class B Office - General Bldg 3,344 SF Available at \$12.00 - \$16.00 Gross

For Sale at Negotiable



Great office building right off of Brooklyn Blvd between Broadway Ave and Zane Ave. Easy access to 694, HWY 169, County Rd 81 and 85th Ave N. Nice windows and landscaping. Great for a medical/dental or general office. Some suites have sinks/kitchenettes. Also available for sale.

|                                     |  |
|-------------------------------------|--|
| Property Type <b>General Office</b> | Land Area <b>1.26 Ac.</b>                  |
| Bldg Size <b>7,739 SF</b>           | Zoning <b>B1</b>                           |
| Status <b>Existing</b>              | Sublease <b>No</b>                         |
| Year Built <b>1980</b>              | % Occupied <b>56.79%</b>                   |
| Building Class <b>B</b>             | Available SF <b>3,344 SF</b>               |
| Stories <b>1</b>                    | Max Contig <b>2,594 SF</b>                 |
| Typical Floor <b>1,260 /SF</b>      | Min Divisible <b>750 SF</b>                |
| Parking Spaces <b>46</b>            | Rental Rate <b>\$12.00 - \$16.00 Gross</b> |
| Parking Ratio <b>5.94 /1000 SF</b>  | Sale Price <b>Negotiable</b>               |
| Tenancy <b>Multi-Tenant</b>         | Price/SF <b>Negotiable</b>                 |
| Core Factor                         | Operating Exp/SF <b>--</b>                 |
| Elevators <b>0</b>                  | Taxes/SF <b>--</b>                         |
| Parcel # <b>2011921430093</b>       |  |

| Floor  | Unit | SF Avail | Max Contig | Min Div | Lease Rate              | Space Type | Vacant | Occupancy | Term       |
|--|------|----------|------------|---------|-------------------------|------------|--------|-----------|------------|
| 1  |      | 750      | 750        | 750     | \$12.00 - \$16.00 Gross | Office     | Yes    | Now       | Negotiable |
| Great office building right off Brooklyn Blvd between Broadway Ave and Zane Ave. Easy access to 694, HWY 169, County Rd 81 and 85th Ave N. Nice windows and landscaping. Great for a medical/dental or general office. Some suites have sinks/kitchenettes. Also available for sale. |      |          |            |         |                         |            |        |           |            |
| 1  |      | 2,594    | 2,594      | 2,594   | \$12.00 - \$16.00 Gross | Office     | Yes    | Now       | Negotiable |
| Great office building right off Brooklyn Blvd between Broadway Ave and Zane Ave. Easy access to 694, HWY 169, County Rd 81 and 85th Ave N. Nice windows and landscaping. Great for a medical/dental or general office. Some suites have sinks/kitchenettes. Also available for sale. |      |          |            |         |                         |            |        |           |            |

Listing Company **KW Commercial Midwest - Kevin Peck (651) 262-1030 / Tom Baker (651) 262-1100 / David Finigan (651) 274-5034**



**Brook West Condos - 7001 78th Ave****Brooklyn Park, MN 55445-2783 | Hennepin County | Northwest Market**

9,990 SF Class B Office - General Bldg 2,662 SF Available at \$9.00 MG

For Sale at \$205,000 (\$77.01 PSF)



End Cap Unit. Plug-And-Play Opportunity. Medical office condo. Absolute High traffic. Easy access to 169, I-94 & Cty Rd 81 - New roof: 2007, Tiled floors, Washer/dryer hookup. Security system. 2 conference rooms, 4 private Offices, Large reception and waiting areas with reception desk & tons of storage. Amenities-Unit: Tiled Floors, Washer/Dryer Hookup, Security System

Property Type **General Office**  
 Bldg Size **9,990 SF**  
 Status **Existing**  
 Year Built **1986**

Land Area **0.28 Ac.**  
 Zoning **B1**  
 Sublease **No**  
 % Occupied **73.35%**

Building Class **B**  
 Stories **1**  
 Typical Floor **2,306 /SF**  
 Parking Spaces **50**  
 Parking Ratio **5.00 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **2,662 SF**  
 Max Contig **2,662 SF**  
 Min Divisible **2,662 SF**  
 Rental Rate **\$9.00 MG**  
 Sale Price **\$205,000**  
 Price/SF **\$77.01 /SF**

Core Factor  
 Elevators **0**  
 Parcel # **2011921430099; 2011921430100; 2011921430103**

Operating Exp/SF --  
 Taxes/SF --

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate | Space Type | Vacant | Occupancy | Term                           |
|-------|------|----------|------------|---------|------------|------------|--------|-----------|--------------------------------|
| 1     | 100  | 2,662    | 2,662      | 2,662   | \$9.00 MG  | Office     | Yes    | Now       | Plus association fee's and tax |
| --    |      |          |            |         |            |            |        |           |                                |

Listing Company **Coldwell Banker Burnet - Jacqueline Nguyen (612) 418-0395**

# Corrick Chiropractic Center Building - 6001 78th Ave N

Brooklyn Park, MN 55443-2902 | Hennepin County | Northwest Market

8,920 SF Class C Office - Medical Bldg 394 SF Available at \$14.00 - \$16.00 Gross



Property Type **Medical Office**  
Bldg Size **8,920 SF**  
Status **Existing**  
Year Built **2000**

Land Area **0.69 Ac.**  
Zoning **C**  
Sublease **No**  
% Occupied **95.58%**

Building Class **C**  
Stories **2**  
Typical Floor **4,460 /SF**  
Parking Spaces **24**  
Parking Ratio **--**  
Tenancy **Multi-Tenant**

Available SF **394 SF**  
Max Contig **609 SF**  
Min Divisible **394 SF**  
Rental Rate **\$14.00 - \$16.00 Gross**  
Sale Price **Not for Sale**  
Price/SF **Not for Sale**

Core Factor  
Elevators **1**  
Parcel # **053-2111921330105**

Operating Exp/SF **--**  
Taxes/SF **--**

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate              | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|-------------------------|------------|--------|-----------|------|
| 2     | 204  | 394      | 609        | 394     | \$14.00 - \$16.00 Gross |            | Yes    |           |      |
| --    |      |          |            |         |                         |            |        |           |      |

Listing Company **KW Commercial Midwest - Kevin Peck (651) 262-1030**



Most of the available space will be exclusive to a tenant, but some areas will be shared with the church that owns the property. The owner is very flexible and will make accommodations to make this work for you and your client. They are not interested in sharing with another church.

Property Type **General Office**  
 Bldg Size **17,511 SF**  
 Status **Existing**  
 Year Built **2007**

Land Area **4.33 Ac.**  
 Zoning **--**  
 Sublease **No**  
 % Occupied **8.63%**

Building Class **B**  
 Stories **1**  
 Typical Floor **10,000 /SF**  
 Parking Spaces **62**  
 Parking Ratio **6.33 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **16,000 SF**  
 Max Contig **16,000 SF**  
 Min Divisible **5,000 SF**  
 Rental Rate **\$8.00 - \$12.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **0**  
 Parcel # **053-2011921120133**

Operating Exp/SF **\$4.76 /SF**  
 Taxes/SF **--**

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate           | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|----------------------|------------|--------|-----------|------|
| 1     |      | 16,000   | 16,000     | 5,000   | \$8.00 - \$12.00 Net | Office     | Yes    | Now       |      |

**School, daycare, nonprofit or general office. Lots of parking and green space**

Listing Company **KW Commercial Midwest - Kevin Peck (651) 262-1030**

**Brooklyn Park, MN 55445 | Hennepin County | Northwest Market**  
 99,809 SF Industrial - Light Industrial Bldg 1,355 SF Available at \$18.00 Gross



Property Type **Light Industrial**  
 Bldg Size **99,809 SF**  
 Status **Existing**  
 Year Built **1968**

Clear Height **18.00 - 32.00 FT**  
 Dock Doors **10**  
 Drive-Ins **1**  
 Office SF **7,575**  
 Sprinkler **Unknown Type**  
 Power **2,000 Amps/- /3 Phase**

HVAC **--**  
 Rail **Yes**  
 Parcel # **1811921330012**

Land Area **5.31 Ac.**  
 Zoning **--**  
 Sublease **No**  
 % Occupied **98.64%**

Available SF **1,355 SF**  
 Max Contig **1,355 SF**  
 Min Divisible **1,355 SF**  
 Rental Rate **\$18.00 Gross**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Operating Exp/SF **--**  
 Taxes/SF **--**

| Unit | SF Avail | Max Contig | Min Div | Lease Rate    | Vacant | Occupancy | Office SF | Docks | Drive-Ins | Clear Height |
|------|----------|------------|---------|---------------|--------|-----------|-----------|-------|-----------|--------------|
| --   | 1,355    | 1,355      | 1,355   | \$18.00 Gross | Yes    | Now       |           |       |           |              |

Listing Company **Cassidy Turley - Noam Newman (612) 347-9347**

**Weaver Lake Office Park - 11272 86th Ave**

**Maple Grove, MN 55369 | Hennepin County | Northwest Market**  
 10,618 SF Class B Office - General Bldg 1,856 SF Available at \$16.00 NNN



Office condo includes 5+ offices, kitchen, bathroom, and reception area. Lower level with high end finishes throughout. Perfect for small business looking for comfortable setting.

|                                     |                                    |
|-------------------------------------|------------------------------------|
| Property Type <b>General Office</b> | Land Area <b>0.22 Ac.</b>          |
| Bldg Size <b>10,618 SF</b>          | Zoning <b>--</b>                   |
| Status <b>Existing</b>              | Sublease <b>No</b>                 |
| Year Built <b>2003</b>              | % Occupied <b>82.52%</b>           |
| Building Class <b>B</b>             | Available SF <b>1,856 SF</b>       |
| Stories <b>2</b>                    | Max Contig <b>1,856 SF</b>         |
| Typical Floor <b>1,856 /SF</b>      | Min Divisible <b>1,856 SF</b>      |
| Parking Spaces                      | Rental Rate <b>\$16.00 NNN</b>     |
| Parking Ratio <b>--</b>             | Sale Price <b>Not for Sale</b>     |
| Tenancy <b>Single-Tenant</b>        | Price/SF <b>Not for Sale</b>       |
| Core Factor                         | Operating Exp/SF <b>\$1.51 /SF</b> |
| Elevators                           | Taxes/SF <b>\$3.61 /SF</b>         |
| Parcel # <b>1411922440075</b>       |                                    |

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate  | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|-------------|------------|--------|-----------|------|
| 1     |      | 1,856    | 1,856      | 1,856   | \$16.00 NNN | Office     | Yes    | Now       |      |
| --    |      |          |            |         |             |            |        |           |      |

Listing Company **Arrow Real Estate Corp. - Jeff Penfield (763) 424-6355 / Chad Weeks (763) 424-6355**

**Weaver Lake Town Office Park - 11320-11324 86th Ave**

Maple Grove, MN 55369-4528 | Hennepin County | Northwest Market  
 13,600 SF Class B Office - General Bldg 6,488 SF Available at \$21.00 Gross  
 For Sale at Negotiable



Property Type **General Office**  
 Bldg Size **13,600 SF**  
 Status **Existing**  
 Year Built **2003**

Building Class **B**  
 Stories **2**  
 Typical Floor **0 /SF**  
 Parking Spaces **27**  
 Parking Ratio **--**  
 Tenancy **Multi-Tenant**

Core Factor  
 Elevators  
 Parcel # **053-1411922440063**

Land Area **0.22 Ac.**  
 Zoning **--**  
 Sublease **No**  
 % Occupied **52.29%**

Available SF **6,488 SF**  
 Max Contig **3,332 SF**  
 Min Divisible **1,570 SF**  
 Rental Rate **\$21.00 Gross**  
 Sale Price **Negotiable**  
 Price/SF **Negotiable**

Operating Exp/SF **--**  
 Taxes/SF **--**

| Floor | Unit  | SF Avail | Max Contig | Min Div | Lease Rate    | Space Type | Vacant | Occupancy | Term |
|-------|-------|----------|------------|---------|---------------|------------|--------|-----------|------|
| 1     | 11320 | 3,332    | 3,332      | 3,332   | \$21.00 Gross |            | Yes    |           |      |
| --    |       |          |            |         |               |            |        |           |      |
| 1     | 11322 | 3,156    | 3,156      | 1,570   | \$21.00 Gross |            | Yes    |           |      |
| --    |       |          |            |         |               |            |        |           |      |

Listing Company **Colliers International/Minneapolis-St Paul - Chad Anvary (952) 897-7719**



All office space with reception, glass accent privates, 2 conference rooms, and a kitchenette. Monument signage is available. Professionally managed.

|                                     |                                  |
|-------------------------------------|----------------------------------|
| Property Type <b>Medical Office</b> | Land Area <b>5.00 Ac.</b>        |
| Bldg Size <b>17,509 SF</b>          | Zoning <b>B1</b>                 |
| Status <b>Existing</b>              | Sublease <b>No</b>               |
| Year Built <b>1978</b>              | % Occupied <b>85.64%</b>         |
| Building Class <b>C</b>             | Available SF <b>2,515 SF</b>     |
| Stories <b>2</b>                    | Max Contig <b>2,515 SF</b>       |
| Typical Floor <b>8,754 /SF</b>      | Min Divisible <b>2,515 SF</b>    |
| Parking Spaces <b>95</b>            | Rental Rate <b>\$15.75 Gross</b> |
| Parking Ratio <b>--</b>             | Sale Price <b>Not for Sale</b>   |
| Tenancy <b>Multi-Tenant</b>         | Price/SF <b>Not for Sale</b>     |
| Core Factor                         | Operating Exp/SF <b>--</b>       |
| Elevators                           | Taxes/SF <b>--</b>               |
| Parcel # <b>003-243225310003</b>    |                                  |

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate    | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|---------------|------------|--------|-----------|------|
| 1     |      | 2,515    | 2,515      | 2,515   | \$15.75 Gross | Office     | Yes    | Now       |      |
| --    |      |          |            |         |               |            |        |           |      |

Listing Company **Premier Commercial Properties - Robert (Marty) Fisher (763) 862-2005**



1450 sf office condo (upper level) with 3 offices, and large open area (which provides plenty of expansion room within the space), bathroom, kitchenette, and outside deck attached to unit. Corner unit with lots of windows in scenic area of office park. Professional setting with class A finishes.

Property Type **General Office**  
 Bldg Size **6,072 SF**  
 Status **Existing**  
 Year Built **2004**

Land Area **0.22 Ac.**  
 Zoning **Office**  
 Sublease **No**  
 % Occupied **76.12%**

Building Class **B**  
 Stories **2**  
 Typical Floor **3,036 /SF**  
 Parking Spaces **24**  
 Parking Ratio **3.95 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **1,450 SF**  
 Max Contig **1,450 SF**  
 Min Divisible **1,450 SF**  
 Rental Rate **\$1.83 Gross**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-221182230037**

Operating Exp/SF --  
 Taxes/SF --

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate   | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|--------------|------------|--------|-----------|------|
| 1     | A    | 1,450    | 1,450      | 1,450   | \$1.83 Gross | Office     | Yes    | Now       |      |

**\$2,658/month gross. 1450 sf office condo (upper level) with 3 offices, and large open area (which provides plenty of expansion room within the space), bathroom, kitchenette, and outside deck attached to unit. Corner unit with lots of windows in scenic area of office park. Professional setting with class A finishes.**

Listing Company **Arrow Real Estate Corp. - Jeff Penfield (763) 424-6355 / Chad Weeks (763) 424-6355**



# Anthony Place - 2855 Anthony Ln

Saint Anthony, MN 55418 | Hennepin County | Northeast Market

35,577 SF Class C Office - General Bldg 5,000 SF Available at \$8.00 - \$14.00 Gross

For Sale at \$1,400,000 (\$39.35 PSF)



Quiet setting near Francis Gross Golf Course. 2 minute drive to NE Minneapolis or 35W Roseville. First and second floor availability. Full service leases with professional management and on call maintenance services.

Property Type **General Office**  
 Bldg Size **35,577 SF**  
 Status **Existing**  
 Year Built **1979**

Land Area **2.27 Ac.**  
 Zoning **(Office)**  
 Sublease **No**  
 % Occupied **85.95%**

Building Class **C**  
 Stories **2**  
 Typical Floor **11,542 /SF**  
 Parking Spaces **144**  
 Parking Ratio **4.04 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **5,000 SF**  
 Max Contig **5,000 SF**  
 Min Divisible **850 SF**  
 Rental Rate **\$8.00 - \$14.00 Gross**  
 Sale Price **\$1,400,000**  
 Price/SF **\$39.35 /SF**

Core Factor  
 Elevators  
 Parcel # **053-0702923110033**

Operating Exp/SF **--**  
 Taxes/SF **\$1.55 /SF**

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate             | Space Type | Vacant | Occupancy | Term       |
|-------|------|----------|------------|---------|------------------------|------------|--------|-----------|------------|
| 1-2   |      | 5,000    | 5,000      | 850     | \$8.00 - \$14.00 Gross | Office     | Yes    | Now       | Negotiable |
| --    |      |          |            |         |                        |            |        |           |            |

Listing Company **Colliers International/Minneapolis-St Paul - Dan Altstatt (952) 837-3049**

# Timberland North I - 7308 N Aspen Ln

Brooklyn Park, MN 55428 | Hennepin County | Northwest Market  
 91,872 SF Industrial - Bulk Warehouse Bldg 3,810 SF Available at \$9.00 MG



Timberland North is an outstanding multi-tenant complex consisting of five different buildings conveniently located off of Hwy 694 and Boone Avenue in Brooklyn Park. Shared conference room and work-out room with showers. On-site management and maintenance staff. Quick turn-key build-outs. Tenant referral program.

Property Type **Bulk Warehouse**  
 Bldg Size **91,872 SF**  
 Status **Existing**  
 Year Built **1978**

Land Area **5.82 Ac.**  
 Zoning **B (Business)**  
 Sublease **No**  
 % Occupied **95.85%**

Clear Height **12.00 FT**  
 Dock Doors **15**  
 Drive-Ins **15**  
 Office SF **--**  
 Sprinkler **Unknown Type**  
 Power **2,400 Amps/208/480 Volts/3 Phase**

Available SF **3,810 SF**  
 Max Contig **1,492 SF**  
 Min Divisible **410 SF**  
 Rental Rate **\$9.00 MG**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

HVAC **--**  
 Rail **No**  
 Parcel # **3011921130003**

Operating Exp/SF **\$1.58 /SF**  
 Taxes/SF **\$1.61 /SF**

| Unit   | SF Avail | Max Contig | Min Div | Lease Rate | Vacant | Occupancy | Office SF | Docks | Drive-Ins | Clear Height |
|--|----------|------------|---------|------------|--------|-----------|-----------|-------|-----------|--------------|
| 101  | 715      | 715        | 715     | \$9.00 MG  | Yes    | 6/15/2014 |           |       |           |              |
| <b>Great small office. Reception area and two private offices.</b>   |          |            |         |            |        |           |           |       |           |              |
| 105  | 1,492    | 1,492      | 1,492   | \$9.00 MG  | Yes    | 6/15/2014 |           |       |           |              |
| <b>Reception, one private office and open cubicle area with window.</b>  |          |            |         |            |        |           |           |       |           |              |
| 128  | 1,193    | 1,193      | 1,193   | \$9.00 MG  | Yes    | Now       |           |       |           |              |
| <b>Excellent small office. Reception area and two private offices, areas for cubicles and has windows facing west.</b> |          |            |         |            |        |           |           |       |           |              |
| 130  | 410      | 410        | 410     | \$9.00 MG  | Yes    | Now       |           |       |           |              |
| <b>Great small office. Reception area and one private office with window facing west!</b>                              |          |            |         |            |        |           |           |       |           |              |

Listing Company **Timberland Partners LLP - Paul Bragelman (763) 424-8419**

# Bass Lake Center - 6000 Bass Lake Rd

Crystal, MN 55429 | Hennepin County | Northwest Market

14,000 SF Class B Office - General Bldg 1,540 SF Available at \$14.00 - \$16.00 FSG

For Sale at Negotiable



Property Type **General Office**  
Bldg Size **14,000 SF**  
Status **Existing**  
Year Built **1981**

Land Area **1.02 Ac.**  
Zoning **(Office)**  
Sublease **No**  
% Occupied **89%**

Building Class **B**  
Stories **2**  
Typical Floor **7,000 /SF**  
Parking Spaces **64**  
Parking Ratio **4.57 /1000 SF**  
Tenancy **Multi-Tenant**

Available SF **1,540 SF**  
Max Contig **800 SF**  
Min Divisible **224 SF**  
Rental Rate **\$14.00 - \$16.00 FSG**  
Sale Price **Negotiable**  
Price/SF **Negotiable**

Core Factor  
Elevators **0**  
Parcel # **0411821320104**

Operating Exp/SF --  
Taxes/SF --

| Floor  | Unit | SF Avail | Max Contig | Min Div | Lease Rate            | Space Type | Vacant | Occupancy | Term |
|--|------|----------|------------|---------|-----------------------|------------|--------|-----------|------|
| 1  | 100  | 800      | 800        | 250     | \$14.00 - \$16.00 FSG | Office     | Yes    | Now       |      |
| <b>Great location with lots of visibility. Many small suites available with windows.</b> |      |          |            |         |                       |            |        |           |      |
| 1st  | 115  | 740      | 740        | 224     | \$14.00 - \$16.00 FSG | Office     | Yes    | Now       |      |
| <b>4 offices and a large reception/waiting area.</b>                                     |      |          |            |         |                       |            |        |           |      |

Listing Company **Walsh Partners, Inc - Dennis Walsh (612) 414-5055**

# MidAmerica Financial Plaza - 9220 Bass Lake Rd

New Hope, MN 55428 | Hennepin County | Northwest Market

79,221 SF Class B Office - General Bldg 33,468 SF Available at \$14.00 - \$16.00 Gross



Property Type **General Office**  
 Bldg Size **79,221 SF**  
 Status **Existing**  
 Year Built **1973**

Land Area **6.98 Ac.**  
 Zoning **Residential/Office**  
 Sublease **No**  
 % Occupied **66.97%**

Building Class **B**  
 Stories **1**  
 Typical Floor **79,221 /SF**  
 Parking Spaces **230**  
 Parking Ratio **3.22 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **33,468 SF**  
 Max Contig **12,000 SF**  
 Min Divisible **1,200 SF**  
 Rental Rate **\$14.00 - \$16.00 Gross**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor **10%**  
 Elevators **1**  
 Parcel # **0611821230078**

Operating Exp/SF --  
 Taxes/SF --

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate              | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|-------------------------|------------|--------|-----------|------|
| 1     | 200  | 7,300    | 7,300      | 2,600   | \$14.00 - \$16.00 Gross | Office     | No     | Now       |      |
| --    |      |          |            |         |                         |            |        |           |      |
| 1     | 242  | 3,080    | 3,080      | 3,080   | \$14.00 - \$16.00 Gross | Office     | Yes    | Now       |      |
| --    |      |          |            |         |                         |            |        |           |      |
| 1     | 245  | 1,200    | 1,200      | 1,200   | \$14.00 - \$16.00 Gross | Office     | Yes    | Now       |      |
| --    |      |          |            |         |                         |            |        |           |      |
| 1     | 265  | 1,488    | 1,488      | 1,488   | \$14.00 - \$16.00 Gross | Office     | Yes    | Now       |      |
| --    |      |          |            |         |                         |            |        |           |      |
| 1     | 340  | 4,400    | 4,400      | 4,400   | \$14.00 - \$16.00 Gross | Office     | Yes    | Now       |      |
| --    |      |          |            |         |                         |            |        |           |      |
| 1     | 380  | 2,250    | 2,250      | 2,250   | \$14.00 - \$16.00 Gross | Office     | Yes    | Now       |      |
| --    |      |          |            |         |                         |            |        |           |      |
| LL    | LL85 | 1,750    | 1,750      | 1,750   | \$14.00 - \$16.00 Gross | Office     | Yes    | Now       |      |

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: Jacob Gerads

**MidAmerica Financial Plaza - 9220 Bass Lake Rd**

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**New Hope, MN 55428 | Hennepin County | Northwest Market**

79,221 SF Class B Office - General Bldg 33,468 SF Available at \$14.00 - \$16.00 Gross

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|------------|------------|--------|-----------|------|
|-------|------|----------|------------|---------|------------|------------|--------|-----------|------|

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Listing Company **Colliers International/Minneapolis-St Paul - Nathan Karrick (952) 897-7722 / Kevin O'Neill (952) 897-7724**

# 4100 Berkshire Ln N Building - 4100 Berkshire Ln

Plymouth, MN 55446 | Hennepin County | Northwest Market

29,040 SF Class B Office - General Bldg 9,500 SF Available at Negotiable Net



> Convenient location just off I-494 and Rockford Road > Conveniently close to retail area, lodging and dining options > Multiple offices > High traffic area > Dramatic main and rear entrances > Ample parking in on-site surface lot > Highly visible signage

Property Type **General Office**  
 Bldg Size **29,040 SF**  
 Status **Existing**  
 Year Built **1990**

Land Area **0.00 Ac.**  
 Zoning **(Office)**  
 Sublease **No**  
 % Occupied **67.29%**

Building Class **B**  
 Stories **3**  
 Typical Floor **12,000 /SF**  
 Parking Spaces **55**  
 Parking Ratio **1.89 /1000 SF**  
 Tenancy **Single-Tenant**

Available SF **9,500 SF**  
 Max Contig **6,600 SF**  
 Min Divisible **1,000 SF**  
 Rental Rate **Negotiable Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **0**  
 Parcel # **053-1511822240025**

Operating Exp/SF **\$6.50 /SF**  
 Taxes/SF **\$4.00 /SF**

| Floor       | Unit | SF Avail | Max Contig | Min Div | Lease Rate     | Space Type | Vacant | Occupancy | Term |
|-------------|------|----------|------------|---------|----------------|------------|--------|-----------|------|
| 1           |      | 2,900    | 2,900      | 2,900   | Negotiable Net | Office     | Yes    | Now       |      |
| --          |      |          |            |         |                |            |        |           |      |
| Lower Level |      | 6,600    | 6,600      | 1,000   | Negotiable Net |            | Yes    | Now       |      |
| --          |      |          |            |         |                |            |        |           |      |

Listing Company **Colliers International/Minneapolis-St Paul - Eric Rapp (952) 837-3060 / Danielle Loffler (952) 837-3065**

# 750 Boone Ave N - 750 Boone Ave

Golden Valley, MN 55427 | Hennepin County | Northwest Market

8,324 SF Class B Office - General Bldg 3,082 SF Available at \$7.00 Net



Former CPA firm Full service facility Security for each individual suite Janitorial Service On site management CAM includes all utilities except phone and data Leased spaces from 309 – 4,000 sf

Property Type **General Office**  
 Bldg Size **8,324 SF**  
 Status **Existing**  
 Year Built **1978**

Land Area **1.71 Ac.**  
 Zoning **--**  
 Sublease **No**  
 % Occupied **62.97%**

Building Class **B**  
 Stories **2**  
 Typical Floor **3,683 /SF**  
 Parking Spaces **33**  
 Parking Ratio **4.00 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **3,082 SF**  
 Max Contig **909 SF**  
 Min Divisible **338 SF**  
 Rental Rate **\$7.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-3111821130016**

Operating Exp/SF **\$3.02 /SF**  
 Taxes/SF **\$3.57 /SF**

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|------------|------------|--------|-----------|------|
| 1     | 101  | 909      | 909        | 909     | \$7.00 Net |            | Yes    |           |      |
| --    |      |          |            |         |            |            |        |           |      |
| 1     | 102  | 435      | 435        | 435     | \$7.00 Net | Office     | Yes    | Now       |      |
| --    |      |          |            |         |            |            |        |           |      |
| 1     | 103  | 338      | 338        | 338     | \$7.00 Net | Office     | Yes    | Now       |      |

**750 Boone Ave N - 750 Boone Ave**

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Golden Valley, MN 55427 | Hennepin County | Northwest Market

8,324 SF Class B Office - General Bldg 3,082 SF Available at \$7.00 Net

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|------------|------------|--------|-----------|------|
|-------|------|----------|------------|---------|------------|------------|--------|-----------|------|

**Former CPA firm****Full service facility****Security for each individual suite****Janitorial Service****On site management****Rent includes all utilities except phone and data****Leased spaces from 309 – 4,000 sf**

|    |     |     |     |     |            |        |     |     |  |
|----|-----|-----|-----|-----|------------|--------|-----|-----|--|
| 1  | 104 | 362 | 362 | 362 | \$7.00 Net | Office | Yes | Now |  |
| -- |     |     |     |     |            |        |     |     |  |

|   |     |     |     |     |            |        |     |     |  |
|---|-----|-----|-----|-----|------------|--------|-----|-----|--|
| 1 | 105 | 362 | 362 | 362 | \$7.00 Net | Office | Yes | Now |  |
|---|-----|-----|-----|-----|------------|--------|-----|-----|--|

**Former CPA firm****Full service facility****Security for each individual suite****Janitorial Service****On site management****Rent includes all utilities except phone and data****Leased spaces from 309 – 4,000 sf**

|    |     |     |     |     |            |        |     |     |  |
|----|-----|-----|-----|-----|------------|--------|-----|-----|--|
| 1  | 106 | 338 | 338 | 338 | \$7.00 Net | Office | Yes | Now |  |
| -- |     |     |     |     |            |        |     |     |  |

|   |     |     |     |     |            |        |     |     |  |
|---|-----|-----|-----|-----|------------|--------|-----|-----|--|
| 1 | 107 | 338 | 338 | 338 | \$7.00 Net | Office | Yes | Now |  |
|---|-----|-----|-----|-----|------------|--------|-----|-----|--|

**Former CPA firm****Full service facility****Security for each individual suite****Janitorial Service****On site management****Rent includes all utilities except phone and data****Leased spaces from 309 – 4,000 sf**Listing Company **The C Chase Company - Bruce Bahneman (612) 865-8982 / Peter Tanis (952) 224-0723**



# Timberland North V - 7600 N Boone Ave

Brooklyn Park, MN 55428 | Hennepin County | Northwest Market

91,669 SF Industrial - Light Industrial Bldg 1,257 SF Available at \$9.00 MG



Timberland North is an outstanding multi-tenant complex consisting of five different buildings conveniently located off of Hwy 694 and Boone Avenue in Brooklyn Park. Free Shared Conference Room and Work-out Room with showers. On-site management and maintenance staff. Quick turn-key build-outs. Tenant referral program.

Property Type **Light Industrial**  
 Bldg Size **91,669 SF**  
 Status **Existing**  
 Year Built **1979**

Land Area **6.25 Ac.**  
 Zoning **I**  
 Sublease **No**  
 % Occupied **98.63%**

Clear Height **12.00 FT**  
 Dock Doors **13**  
 Drive-Ins **10**  
 Office SF **--**  
 Sprinkler **Unknown Type**  
 Power **--/120/208/480 Volts/3 Phase**

Available SF **1,257 SF**  
 Max Contig **980 SF**  
 Min Divisible **277 SF**  
 Rental Rate **\$9.00 MG**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

HVAC **--**  
 Rail **No**  
 Parcel # **3011921120015**

Operating Exp/SF **\$2.05 /SF**  
 Taxes/SF **\$1.67 /SF**

| Unit  | SF Avail | Max Contig | Min Div | Lease Rate | Vacant | Occupancy | Office SF | Docks | Drive-Ins | Clear Height |
|---|----------|------------|---------|------------|--------|-----------|-----------|-------|-----------|--------------|
| 15  | 277      | 277        | 277     | \$9.00 MG  | Yes    | 6/15/2014 |           |       |           |              |
| <b>Perfect small office. Has a breakroom/kitchenette and private office.</b>        |          |            |         |            |        |           |           |       |           |              |
| 37  | 980      | 980        | 980     | \$9.00 MG  | Yes    | Now       |           |       |           |              |
| <b>Perfect small office space which includes two private offices. On glassline!</b> |          |            |         |            |        |           |           |       |           |              |

Listing Company **Timberland Partners LLP - Paul Bragelman (763) 424-8419**

# Crystal Medical Center - 5700 Bottineau Blvd

Crystal, MN 55429-3183 | Hennepin County | Northwest Market

44,865 SF Class A Office - Medical Bldg 8,613 SF Available at \$24.00 Net



New state of the art medical building. Two story brick building with Class "A" finish level. Dense area demographics. Superior access and visibility. Ample parking available. On-site imaging center.

Property Type **Medical Office**  
Bldg Size **44,865 SF**  
Status **Existing**  
Year Built **2011**

Land Area **3.08 Ac.**  
Zoning **--**  
Sublease **No**  
% Occupied **80.8%**

Building Class **A**  
Stories **2**  
Typical Floor **22,500 /SF**  
Parking **50**  
Spaces  
Parking Ratio **--**  
Tenancy **Multi-Tenant**

Available SF **8,613 SF**  
Max Contig **8,613 SF**  
Min Divisible **2,763 SF**  
Rental Rate **\$24.00 Net**  
Sale Price **Not for Sale**  
Price/SF **Not for Sale**

Core Factor  
Elevators  
Parcel # **053-0411821320027; 053-0411821320100; 053-0411821320015**

Operating Exp/SF **\$7.46 /SF**  
Taxes/SF **\$7.74 /SF**

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate  | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|-------------|------------|--------|-----------|------|
| 2     |      | 8,613    | 8,613      | 2,763   | \$24.00 Net | Medical    | Yes    | Now       |      |
| --    |      |          |            |         |             |            |        |           |      |

Listing Company **Davis Real Estate Services Group, LLC - Jill Rasmussen (612) 341-3247**



This property has great access to all major freeways, video security, after hours card key access, free high speed Wi-Fi, building conference room, signage on the building is available.

|                                     |                                |
|-------------------------------------|--------------------------------|
| Property Type <b>General Office</b> | Land Area <b>0.43 Ac.</b>      |
| Bldg Size <b>7,250 SF</b>           | Zoning <b>--</b>               |
| Status <b>Existing</b>              | Sublease <b>No</b>             |
| Year Built <b>1969</b>              | % Occupied <b>86.9%</b>        |
| Building Class <b>B</b>             | Available SF <b>950 SF</b>     |
| Stories <b>2</b>                    | Max Contig <b>950 SF</b>       |
| Typical Floor <b>3,750 /SF</b>      | Min Divisible <b>125 SF</b>    |
| Parking Spaces <b>40</b>            | Rental Rate <b>\$14.00 FSG</b> |
| Parking Ratio <b>--</b>             | Sale Price <b>Not for Sale</b> |
| Tenancy <b>Multi-Tenant</b>         | Price/SF <b>Not for Sale</b>   |
| Core Factor                         | Operating Exp/SF <b>--</b>     |
| Elevators <b>0</b>                  | Taxes/SF <b>--</b>             |
| Parcel # <b>053-0511821420041</b>   |                                |

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate  | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|-------------|------------|--------|-----------|------|
| 2     |      | 950      | 950        | 125     | \$14.00 FSG | Office     | Yes    | Now       |      |

This property has great access to all major freeways, video security, after hours card key access, free high speed Wi-Fi, building conference room, signage on the building is available.

Listing Company **Walsh Partners, Inc - Dennis Walsh (612) 414-5055**

# 3776 W Broadway Ave

Robbinsdale, MN 55422 | Hennepin County | Northwest Market

8,383 SF Class B Office - General Bldg 8,383 SF Available at \$8.00 Absolute Net

For Sale at \$599,000 (\$71.45 PSF)



Great space with many upgrades. 4 handicap accessible restrooms. Great views.

Property Type **General Office**  
Bldg Size **8,383 SF**  
Status **Existing**  
Year Built **1938**

Land Area **0.67 Ac.**  
Zoning **B2**  
Sublease **No**  
% Occupied **0%**

Building Class **B**  
Stories **1**  
Typical Floor **8,383 /SF**  
Parking Spaces **25**  
Parking Ratio **2.98 /1000 SF**  
Tenancy **Multi-Tenant**

Available SF **8,383 SF**  
Max Contig **8,383 SF**  
Min Divisible **1,000 SF**  
Rental Rate **\$8.00 Absolute Net**  
Sale Price **\$599,000**  
Price/SF **\$71.45 /SF**

Core Factor  
Elevators  
Parcel # **053-0602924410058**

Operating Exp/SF **\$1.00 /SF**  
Taxes/SF **\$1.80 /SF**

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate          | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|---------------------|------------|--------|-----------|------|
| 2     |      | 8,383    | 8,383      | 1,000   | \$8.00 Absolute Net | Office     | Yes    | Now       |      |

**Up to 8,383 sf of space available for sale or lease. Great space for owner occupant, single tenant or multi-tenant building.**

Listing Company **Options Real Estate, Inc - Dean Trongard (612) 812-1616**

# Robbinsdale Town Center - 4080 W Broadway Ave

Robbinsdale, MN 55422-5604 | Hennepin County | Northwest Market

51,037 SF Retail - Conv/Strip Ctr Bldg 16,091 SF Available at \$12.50 - \$14.50 Net



\$5,000 Broker Bonus for lease of 4,000 SF or greater in 2014. Prime Location in Heart of Robbinsdale... Three (3) Story Medical Office Building with attached Shopping Center... Medical, General Office, and Retail Space Available – 450 SF to 11,565 SF... Underground Parking with Elevator Access... Accessible from Four Streets... \*\*Please visit [www.ejlcommercial.com](http://www.ejlcommercial.com) for additional information\*\*

Property Type **Conv/Strip Ctr**  
 Bldg Size **51,037 SF**  
 Status **Existing**  
 Year Built **1988**

Land Area **3.89 Ac.**  
 Zoning **R-1**  
 Sublease **No**  
 % Occupied **68.47%**

Parking Spaces **367**  
 Parking Ratio **7.19 /1000 SF**  
 Tenancy **Multi-Tenant**  
 # Anchors **0**  
 Anchor SF **--**  
 # Bldgs **1**

Available SF **16,091 SF**  
 Max Contig **11,565 SF**  
 Min Divisible **450 SF**  
 Rental Rate **\$12.50 - \$14.50 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

# Floors **1**  
 Docks / Drive Ins **0/1**  
 Parcel # **0602924130122; 053-0602924130122**

Operating Exp/SF **\$3.46 /SF**  
 Taxes/SF **\$2.56 /SF**

| Unit   | SF Avail | Max Contig | Min Div | Lease Rate            | Vacant | Occupancy | Space Type | Term       |
|--|----------|------------|---------|-----------------------|--------|-----------|------------|------------|
| 128  | 776      | 776        | 776     | \$12.50 - \$14.50 Net | Yes    | Now       | Office     | Negotiable |
| --   |          |            |         |                       |        |           |            |            |
| 132  | 3,300    | 3,300      | 3,300   | \$12.50 Net           | Yes    | 30 Days   | Medical    | 3-10 Year  |
| <b>Medical; full build out in place see plan</b> |          |            |         |                       |        |           |            |            |
| 140  | 450      | 450        | 450     | \$12.50 - \$14.50 Net | Yes    | Now       | Office     | Negotiable |
| --   |          |            |         |                       |        |           |            |            |
| 300  | 7,542    | 11,565     | 3,771   | \$12.50 - \$14.50 Net | Yes    | Now       | Medical    | Negotiable |
| --   |          |            |         |                       |        |           |            |            |
| 300/310  | 11,565   | 11,565     | 3,771   | \$12.50 - \$14.50 Net | Yes    | Now       | Medical    |            |
| --   |          |            |         |                       |        |           |            |            |

Fort Inc - [www.operationfort.com](http://www.operationfort.com)

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

**Robbinsdale Town Center - 4080 W Broadway Ave**

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**Robbinsdale, MN 55422-5604 | Hennepin County | Northwest Market**

51,037 SF Retail - Conv/Strip Ctr Bldg 16,091 SF Available at \$12.50 - \$14.50 Net

| Unit | SF Avail | Max Contig | Min Div | Lease Rate            | Vacant | Occupancy | Space Type | Term       |
|------|----------|------------|---------|-----------------------|--------|-----------|------------|------------|
| 310  | 4,023    | 11,565     | 4,023   | \$12.50 - \$14.50 Net | Yes    | Now       | Medical    | Negotiable |
| --   |          |            |         |                       |        |           |            |            |

Listing Company **EJL Commercial Real Estate - Edward J. (Ted) LaFave (612) 875-3858 / Copperwood Investments, LLC - Tom Bissen (952) 392-1308**

# Crystal Gallery Mall, Professional - 5510-5590 W Broadway Ave

Crystal, MN 55428 | Hennepin County | Northwest Market

40,000 SF Class B Office - Medical Bldg 20,000 SF Available at \$9.00 - \$11.00 Net



Property Type **Medical Office**  
 Bldg Size **40,000 SF**  
 Status **Existing**  
 Year Built **1984**

Land Area **0.00 Ac.**  
 Zoning **Commercial**  
 Sublease **No**  
 % Occupied **50%**

Building Class **B**  
 Stories **2**  
 Typical Floor **20,000 /SF**  
 Parking Spaces **445**  
 Parking Ratio **5.25 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **20,000 SF**  
 Max Contig **20,000 SF**  
 Min Divisible **3,000 SF**  
 Rental Rate **\$9.00 - \$11.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **2**  
 Parcel # **053-0511821440046**

Operating Exp/SF **\$2.77 /SF**  
 Taxes/SF **\$2.48 /SF**

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate           | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|----------------------|------------|--------|-----------|------|
| 2     |      | 20,000   | 20,000     | 3,000   | \$9.00 - \$11.00 Net |            | Yes    | Now       |      |
| --    |      |          |            |         |                      |            |        |           |      |

Listing Company **Colliers International/Minneapolis-St Paul - Brian Bruggeman (952) 837-3079 / Louis Suarez (952) 837-3061**

# Brooklyn Peace Center - 5637 Brooklyn Blvd

Brooklyn Center, MN 55429-3061 | Hennepin County | Northwest Market

13,224 SF Class B Office - General Bldg 4,576 SF Available at \$9.00 - \$12.00 Gross



For Sale! Brooklyn Peace Center is located just 1/3 of a mile west from Highway 100 with visibility on Brooklyn Boulevard. This all brick 13,224 sf office building offers investment income and equity building potential and/or space for an owner-user. Features include a building conference room, ample parking and signage along Brooklyn Boulevard.

|                                     |   |
|-------------------------------------|---|
| Property Type <b>General Office</b> | Land Area <b>1.06 Ac.</b>                 |
| Bldg Size <b>13,224 SF</b>          | Zoning <b>C</b>                           |
| Status <b>Existing</b>              | Sublease <b>No</b>                        |
| Year Built <b>1980</b>              | % Occupied <b>65.4%</b>                   |
| Building Class <b>B</b>             | Available SF <b>4,576 SF</b>              |
| Stories <b>2</b>                    | Max Contig <b>2,980 SF</b>                |
| Typical Floor <b>4,287 /SF</b>      | Min Divisible <b>157 SF</b>               |
| Parking Spaces <b>67</b>            | Rental Rate <b>\$9.00 - \$12.00 Gross</b> |
| Parking Ratio <b>5.14 /1000 SF</b>  | Sale Price <b>Not for Sale</b>            |
| Tenancy <b>Multi-Tenant</b>         | Price/SF <b>Not for Sale</b>              |
| Core Factor                         | Operating Exp/SF <b>\$4.25 /SF</b>        |
| Elevators                           | Taxes/SF <b>\$1.77 /SF</b>                |
| Parcel # <b>053-0311821420028</b>   |   |

| Floor   | Unit  | SF Avail | Max Contig | Min Div | Lease Rate              | Space Type | Vacant | Occupancy | Term       |
|---|-------|----------|------------|---------|-------------------------|------------|--------|-----------|------------|
| 1   | 100C  | 314      | 314        | 314     | \$9.00 - \$12.00 Gross  | Office     | Yes    | Now       | Negotiable |
| <b>For Sale! Brooklyn Peace Center is located just 1/3 of a mile west from Highway 100 with visibility on Brooklyn Boulevard. This all brick 13,224 sf office building offers investment income and equity building potential and/or space for an owner-user. Features include a building conference room, ample parking and signage along Brooklyn Boulevard. **</b> |       |          |            |         |                         |            |        |           |            |
| 1   | 106   | 264      | 264        | 264     | \$9.00 - \$12.00 Gross  | Office     | Yes    | Now       | Negotiable |
| <b>For Sale! Brooklyn Peace Center is located just 1/3 of a mile west from Highway 100 with visibility on Brooklyn Boulevard. This all brick 13,224 sf office building offers investment income and equity building potential and/or space for an owner-user. Features include a building conference room, ample parking and signage along Brooklyn Boulevard.</b>    |       |          |            |         |                         |            |        |           |            |
| 2   | 200-B | 268      | 425        | 268     | \$10.00 - \$12.00 Gross | Office     | Yes    | Now       | Negotiable |



## Brooklyn Peace Center - 5637 Brooklyn Blvd

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Brooklyn Center, MN 55429-3061 | Hennepin County | Northwest Market

13,224 SF Class B Office - General Bldg 4,576 SF Available at \$9.00 - \$12.00 Gross

| Floor   | Unit        | SF Avail | Max Contig | Min Div | Lease Rate              | Space Type | Vacant | Occupancy | Term       |
|---|-------------|----------|------------|---------|-------------------------|------------|--------|-----------|------------|
| <b>For Sale! Brooklyn Peace Center is located just 1/3 of a mile west from Highway 100 with visibility on Brooklyn Boulevard. This all brick 13,224 sf office building offers investment income and equity building potential and/or space for an owner-user. Features include a building conference room, ample parking and signage along Brooklyn Boulevard.</b>    |             |          |            |         |                         |            |        |           |            |
| 2   | 200-C       | 157      | 425        | 157     | \$10.00 - \$12.00 Gross | Office     | Yes    | Now       | Negotiable |
| <b>For Sale! Brooklyn Peace Center is located just 1/3 of a mile west from Highway 100 with visibility on Brooklyn Boulevard. This all brick 13,224 sf office building offers investment income and equity building potential and/or space for an owner-user. Features include a building conference room, ample parking and signage along Brooklyn Boulevard.</b>    |             |          |            |         |                         |            |        |           |            |
| 2   | 200-C/200-B | 425      | 425        | 157     | \$10.00 - \$12.00 Gross | Office     | Yes    | Now       |            |
| --  |             |          |            |         |                         |            |        |           |            |
| 2   | 200-G       | 322      | 322        | 322     | \$9.00 - \$12.00 Gross  | Office     | Yes    | Now       | Negotiable |
| <b>For Sale! Brooklyn Peace Center is located just 1/3 of a mile west from Highway 100 with visibility on Brooklyn Boulevard. This all brick 13,224 sf office building offers investment income and equity building potential and/or space for an owner-user. Features include a building conference room, ample parking and signage along Brooklyn Boulevard. **</b> |             |          |            |         |                         |            |        |           |            |
| 2   | 200-L       | 271      | 271        | 271     | \$10.00 - \$12.00 Gross | Office     | Yes    | Now       | Negotiable |
| <b>For Sale! Brooklyn Peace Center is located just 1/3 of a mile west from Highway 100 with visibility on Brooklyn Boulevard. This all brick 13,224 sf office building offers investment income and equity building potential and/or space for an owner-user. Features include a building conference room, ample parking and signage along Brooklyn Boulevard. **</b> |             |          |            |         |                         |            |        |           |            |
| 3   | 300         | 2,980    | 2,980      | 267     | \$10.00 - \$12.00 Gross | Office     | Yes    | Now       | Negotiable |
| <b>For Sale! Brooklyn Peace Center is located just 1/3 of a mile west from Highway 100 with visibility on Brooklyn Boulevard. This all brick 13,224 sf office building offers investment income and equity building potential and/or space for an owner-user. Features include a building conference room, ample parking and signage along Brooklyn Boulevard. **</b> |             |          |            |         |                         |            |        |           |            |

Listing Company **Christianson & Company** - Lisa Christianson (952) 393-1212

# Brookdale West Professional Building - 5901 Brooklyn Blvd

Brooklyn Center, MN 55429-2517 | Hennepin County | Northwest Market

19,479 SF Class C Office - General Bldg 5,610 SF Available at \$1.08 - \$1.19 Gross



Recently renovated office building located at the corner of Brooklyn Blvd & Bass Lake Rd. Within blocks of Hwy 100, Hwy 94, and Hwy 694. This building offers free Wi-Fi, free conference room use, and ample parking. We have a number of small to medium size suites available for lease at this property. We can custom build the spaces to fit your precise needs. This property is in close proximity to Brooklyn Park, Crystal, New Hope, Fridley, Columbia Heights and Minneapolis.

Property Type **General Office**  
 Bldg Size **19,479 SF**  
 Status **Existing**  
 Year Built **1968**

Land Area **1.16 Ac.**  
 Zoning **R2**  
 Sublease **No**  
 % Occupied **71.2%**

Building Class **C**  
 Stories **2**  
 Typical Floor **9,739 /SF**  
 Parking Spaces **98**  
 Parking Ratio **5.03 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **5,610 SF**  
 Max Contig **1,757 SF**  
 Min Divisible **488 SF**  
 Rental Rate **\$1.08 - \$1.19 Gross**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-0311821120001**

Operating Exp/SF - -  
 Taxes/SF **\$1.93 /SF**

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate   | Space Type | Vacant | Occupancy | Term       |
|-------|------|----------|------------|---------|--------------|------------|--------|-----------|------------|
| 1     |      | 961      | 961        | 961     | \$1.19 Gross | Office     | Yes    | Now       | Negotiable |
| --    |      |          |            |         |              |            |        |           |            |
| 2     | 201  | 834      | 834        | 834     | \$1.11 Gross | Office     | Yes    | Now       | Negotiable |
| --    |      |          |            |         |              |            |        |           |            |
| 2     | 207  | 730      | 730        | 730     | \$1.16 Gross | Office     | Yes    | Now       | Negotiable |
| --    |      |          |            |         |              |            |        |           |            |
| 2     | 211  | 488      | 488        | 488     | \$1.13 Gross | Office     | Yes    | Now       | Negotiable |
| --    |      |          |            |         |              |            |        |           |            |
| 2     | 213  | 840      | 840        | 840     | \$1.13 Gross | Office     | Yes    | Now       | Negotiable |

Fort Inc - [www.operationfort.com](http://www.operationfort.com)

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

**Brookdale West Professional Building - 5901 Brooklyn Blvd**

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**Brooklyn Center, MN 55429-2517 | Hennepin County | Northwest Market**

19,479 SF Class C Office - General Bldg 5,610 SF Available at \$1.08 - \$1.19 Gross

| Floor | Unit  | SF Avail | Max Contig | Min Div | Lease Rate   | Space Type | Vacant | Occupancy | Term       |
|-------|-------|----------|------------|---------|--------------|------------|--------|-----------|------------|
| --    |       |          |            |         |              |            |        |           |            |
| LL    | LL150 | 1,757    | 1,757      | 1,757   | \$1.08 Gross | Office     | Yes    | Now       | Negotiable |
| --    |       |          |            |         |              |            |        |           |            |

Listing Company **JGM Properties** - Eli Russell (612) 290-1037

# Brooklyn Executive Center - 7710 Brooklyn Blvd

Brooklyn Park, MN 55443 | Hennepin County | Northwest Market

13,866 SF Class B Office - General Bldg 595 SF Available at \$14.00 FSG



Well located building with a lit pylon sign on Brooklyn Blvd. Many small spaces available. Recently renovated. Elevator access. Conference room in the building. Money for tenant improvements available. Great access to Hwy 169, 694, and 81. Comcast cable is available for high speed internet access.

|                                     |                                    |
|-------------------------------------|------------------------------------|
| Property Type <b>General Office</b> | Land Area <b>0.92 Ac.</b>          |
| Bldg Size <b>13,866 SF</b>          | Zoning <b>B (Business)</b>         |
| Status <b>Existing</b>              | Sublease <b>No</b>                 |
| Year Built <b>1986</b>              | % Occupied <b>95.71%</b>           |
| Building Class <b>B</b>             | Available SF <b>595 SF</b>         |
| Stories <b>2</b>                    | Max Contig <b>595 SF</b>           |
| Typical Floor <b>11,000 /SF</b>     | Min Divisible <b>125 SF</b>        |
| Parking Spaces <b>114</b>           | Rental Rate <b>\$14.00 FSG</b>     |
| Parking Ratio <b>8.22 /1000 SF</b>  | Sale Price <b>Not for Sale</b>     |
| Tenancy <b>Multi-Tenant</b>         | Price/SF <b>Not for Sale</b>       |
| Core Factor                         | Operating Exp/SF <b>\$8.00 /SF</b> |
| Elevators                           | Taxes/SF <b>- -</b>                |
| Parcel # <b>2111921330068</b>       |                                    |

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate  | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|-------------|------------|--------|-----------|------|
| 2     |      | 595      | 595        | 125     | \$14.00 FSG | Office     | Yes    | Now       |      |

**Well located building with a lit pylon sign on Brooklyn Blvd. Many small spaces available. Recently renovated. Elevator access. Conference room in the building. Money for tenant improvements available. Great access to Hwy 169, 694, and 81. Comcast cable is available for high speed internet access.**

Listing Company **Walsh Partners, Inc - Dennis Walsh (612) 414-5055**

# Elk Ridge Health - 14181 Business Center Dr

Elk River, MN 55330-4654 | Sherburne County | Northwest Market  
 28,175 SF Class A Office - Medical Bldg 3,035 SF Available at \$20.00 Net



Class "A" medical office building. Superior access and visibility to County Road 10. Average daily traffic count - 34,500. Strong area demographics. Ample parking for patients, staff and physicians. Building expansion options available.

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Property Type <b>Medical Office</b> | Land Area <b>4.50 Ac.</b>           |
| Bldg Size <b>28,175 SF</b>          | Zoning <b>--</b>                    |
| Status <b>Existing</b>              | Sublease <b>No</b>                  |
| Year Built <b>--</b>                | % Occupied <b>89.23%</b>            |
| Building Class <b>A</b>             | Available SF <b>3,035 SF</b>        |
| Stories <b>2</b>                    | Max Contig <b>3,035 SF</b>          |
| Typical Floor <b>14,000 /SF</b>     | Min Divisible <b>3,035 SF</b>       |
| Parking Spaces <b>175</b>           | Rental Rate <b>\$20.00 Net</b>      |
| Parking Ratio <b>--</b>             | Sale Price <b>Not for Sale</b>      |
| Tenancy <b>Multi-Tenant</b>         | Price/SF <b>Not for Sale</b>        |
| Core Factor                         | Operating Exp/SF <b>\$10.00 /SF</b> |
| Elevators                           | Taxes/SF <b>\$5.00 /SF</b>          |
| Parcel # <b>75-661-0105</b>         |                                     |

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate  | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|-------------|------------|--------|-----------|------|
| 2     |      | 3,035    | 3,035      | 3,035   | \$20.00 Net | Medical    | Yes    | Now       |      |
| --    |      |          |            |         |             |            |        |           |      |

Listing Company **Davis Real Estate Services Group, LLC - Mark Davis (612) 341-3242 / Jill Rasmussen (612) 341-3247**

**Champlin Medical Office - 11942 N Business Park Blvd**

Champlin, MN 55316 | Hennepin County | Northwest Market

30,000 SF Class A Office - Medical Bldg 30,000 SF Available at Negotiable Net



Property Type **Medical Office**  
 Bldg Size **30,000 SF**  
 Status **Proposed**  
 Year Built - -

Land Area **3.57 Ac.**  
 Zoning - -  
 Sublease **No**  
 % Occupied **0%**

Building Class **A**  
 Stories **1**  
 Typical Floor  
 Parking Spaces  
 Parking Ratio - -  
 Tenancy **Multi-Tenant**

Available SF **30,000 SF**  
 Max Contig **30,000 SF**  
 Min Divisible **1,000 SF**  
 Rental Rate **Negotiable Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **3012021420012**

Operating Exp/SF **\$12.00 /SF**  
 Taxes/SF - -

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate     | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|----------------|------------|--------|-----------|------|
| 1     |      | 30,000   | 30,000     | 1,000   | Negotiable Net |            | Yes    | Now       |      |
| - -   |      |          |            |         |                |            |        |           |      |

Listing Company **Colliers International/Minneapolis-St Paul - Colin Ryan (952) 837-3093 / Steve Shepherd (952) 897-7864**

# ATRIA Corporate Center - 3033 Campus Dr

Plymouth, MN 55441 | Hennepin County | Northwest Market

350,631 SF Class A Office - General Bldg 94,107 SF Available at \$15.50 Net



Five-story, 350,000-SF Class A building on 20 wooded acres offering scenic views throughout the building. Grand atrium entry creates a warm inviting atmosphere. On-site deli/cafeteria, first class fitness center, conference center, heated underground parking and large floor plates make building a great option for all users.

Property Type **General Office**  
 Bldg Size **350,631 SF**  
 Status **Existing**  
 Year Built **1985**

Land Area **19.15 Ac.**  
 Zoning **(Office)**  
 Sublease **No**  
 % Occupied **90.23%**

Building Class **A**  
 Stories **5**  
 Typical Floor **70,000 /SF**  
 Parking Spaces **1,367**  
 Parking Ratio **3.89 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **94,107 SF**  
 Max Contig **52,015 SF**  
 Min Divisible **1,001 SF**  
 Rental Rate **\$15.50 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor **16.5%**  
 Elevators **7**  
 Parcel # **053-2211822240005**

Operating Exp/SF **\$6.49 /SF**  
 Taxes/SF **\$4.80 /SF**

| Floor | Unit      | SF Avail | Max Contig | Min Div | Lease Rate  | Space Type | Vacant | Occupancy | Term |
|-------|-----------|----------|------------|---------|-------------|------------|--------|-----------|------|
| 1     | N145      | 1,043    | 1,043      | 1,043   | \$15.50 Net | Office     | Yes    | Now       |      |
| --    |           |          |            |         |             |            |        |           |      |
| 1     | W120      | 1,001    | 9,059      | 1,001   | \$15.50 Net | Office     | Yes    | Now       |      |
| --    |           |          |            |         |             |            |        |           |      |
| 1     | W120/W125 | 6,178    | 9,059      | 1,001   | \$15.50 Net | Office     | Yes    | Now       |      |
| --    |           |          |            |         |             |            |        |           |      |
| 1     | W135      | 2,881    | 9,059      | 2,881   | \$15.50 Net | Office     | Yes    | Now       |      |
| --    |           |          |            |         |             |            |        |           |      |
| 1     | W135/W120 | 3,882    | 9,059      | 1,001   | \$15.50 Net | Office     | Yes    | Now       |      |
| --    |           |          |            |         |             |            |        |           |      |

**ATRIA Corporate Center - 3033 Campus Dr**

49

Plymouth, MN 55441 | Hennepin County | Northwest Market

350,631 SF Class A Office - General Bldg 94, 107 SF Available at \$15.50 Net

| Floor | Unit           | SF Avail | Max Contig | Min Div | Lease Rate  | Space Type | Vacant | Occupancy | Term |
|-------|----------------|----------|------------|---------|-------------|------------|--------|-----------|------|
| 1     | W135/W120/W125 | 9,059    | 9,059      | 1,001   | \$15.50 Net | Office     | Yes    | Now       |      |
| --    |                |          |            |         |             |            |        |           |      |
| 1     | W135/W125      | 8,058    | 9,059      | 2,881   | \$15.50 Net | Office     | Yes    | Now       |      |
| --    |                |          |            |         |             |            |        |           |      |
| 2     | E290           | 18,652   | 18,652     | 4,000   | \$15.50 Net | Office     | Yes    | Now       |      |
| --    |                |          |            |         |             |            |        |           |      |
| 2     | W210           | 1,413    | 7,158      | 1,413   | \$15.50 Net | Office     | Yes    | Now       |      |
| --    |                |          |            |         |             |            |        |           |      |
| 2     | W210/W225      | 7,158    | 7,158      | 1,413   | \$15.50 Net | Office     | No     |           |      |
| --    |                |          |            |         |             |            |        |           |      |
| 3     | W300           | 4,074    | 52,015     | 4,074   | \$15.50 Net | Office     | Yes    | Now       |      |
| --    |                |          |            |         |             |            |        |           |      |
| 3     | W300/W390      | 52,015   | 52,015     | 4,074   | \$15.50 Net | Office     | No     |           |      |
| --    |                |          |            |         |             |            |        |           |      |

Listing Company **Cushman & Wakefield/NorthMarq - Connie Doran (952) 465-3312 / Gordie Hampson (952) 465-3310 / Jason Butterfield (952) 465-3311**



# Physical Therapy Building - 300 Catlin St

Buffalo, MN 55313 | Wright County | Northwest Market

11,326 SF Class B Office - General Bldg 1,276 SF Available at \$12.77 NNN



Great location - Across from Buffalo Hospital! 4-Office Suite with kitchenette. Lease/CAM rates include elec. & gas.

Property Type **General Office**  
Bldg Size **11,326 SF**  
Status **Existing**  
Year Built **1999**

Land Area **0.48 Ac.**  
Zoning - -  
Sublease **No**  
% Occupied **88.73%**

Building Class **B**  
Stories **1**  
Typical Floor **11,326 /SF**  
Parking Spaces **54**  
Parking Ratio - -  
Tenancy **Multi-Tenant**

Available SF **1,276 SF**  
Max Contig **1,276 SF**  
Min Divisible **1,276 SF**  
Rental Rate **\$12.77 NNN**  
Sale Price **Not for Sale**  
Price/SF **Not for Sale**

Core Factor  
Elevators **0**  
Parcel # **103071003010**

Operating Exp/SF **\$3.00 /SF**  
Taxes/SF **\$3.03 /SF**

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate  | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|-------------|------------|--------|-----------|------|
| 1     | 104  | 1,276    | 1,276      | 1,276   | \$12.77 NNN | Office     | Yes    | Now       |      |

**Great location - Across from Buffalo Hospital!**  
**4-Office Suite with kitchenette. Lease/CAM rates include elec. & gas.**

Listing Company **RE/Max Connections - Jim DiOrio (612) 366-1627**

**Osseo, MN 55369 | Hennepin County | Northwest Market**  
 23,141 SF Class C Office - Medical Bldg 1,424 SF Available at \$14.00 NNN



Second generation dental office. Great location, great visibility and blocks from Osseo Junior and Senior High Schools.

|                                     |                                    |
|-------------------------------------|------------------------------------|
| Property Type <b>Medical Office</b> | Land Area <b>1.22 Ac.</b>          |
| Bldg Size <b>23,141 SF</b>          | Zoning <b>C-1</b>                  |
| Status <b>Existing</b>              | Sublease <b>No</b>                 |
| Year Built <b>1992</b>              | % Occupied <b>93.85%</b>           |
| Building Class <b>C</b>             | Available SF <b>1,424 SF</b>       |
| Stories <b>1</b>                    | Max Contig <b>1,424 SF</b>         |
| Typical Floor <b>23,141 /SF</b>     | Min Divisible <b>1,424 SF</b>      |
| Parking Spaces <b>150</b>           | Rental Rate <b>\$14.00 NNN</b>     |
| Parking Ratio <b>6.48 /1000 SF</b>  | Sale Price <b>Not for Sale</b>     |
| Tenancy <b>Multi-Tenant</b>         | Price/SF <b>Not for Sale</b>       |
| Core Factor                         | Operating Exp/SF <b>\$1.31 /SF</b> |
| Elevators <b>0</b>                  | Taxes/SF <b>\$6.59 /SF</b>         |
| Parcel # <b>1811921230195</b>       |                                    |

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate  | Space Type | Vacant | Occupancy | Term    |
|-------|------|----------|------------|---------|-------------|------------|--------|-----------|---------|
| 1     | 10   | 1,424    | 1,424      | 1,424   | \$14.00 NNN | Medical    | Yes    | Now       | 5 Years |

**Second generation dental office. Great location, great visibility and blocks from Osseo Junior and Senior High Schools.**

Listing Company **Alpine Real Estate Group LLC - Mike Wiley (612) 490-7052**

# Champlin Professional Building - 12201 Champlin Dr

Champlin, MN 55316 | Hennepin County | Northwest Market

12,000 SF Class B Office - General Bldg 2,650 SF Available at \$19.90 NNN



Five separate offices available plus four cubes. Leasor would consider renting one office and one cube for approximately \$800/month.

Property Type **General Office**  
Bldg Size **12,000 SF**  
Status **Existing**  
Year Built **1998**

Land Area **0.00 Ac.**  
Zoning **(Office)**  
Sublease **No**  
% Occupied **100%**

Building Class **B**  
Stories **1**  
Typical Floor **12,000 /SF**  
Parking Spaces **36**  
Parking Ratio **3.00 /1000 SF**  
Tenancy **Multi-Tenant**

Available SF **2,650 SF**  
Max Contig **2,650 SF**  
Min Divisible **2,650 SF**  
Rental Rate **\$19.90 NNN**  
Sale Price **Not for Sale**  
Price/SF **Not for Sale**

Core Factor  
Elevators **0**  
Parcel # **053-3012021240045**

Operating Exp/SF **--**  
Taxes/SF **\$4.29 /SF**

| Floor | Unit   | SF Avail | Max Contig | Min Div | Lease Rate  | Space Type | Vacant | Occupancy | Term |
|-------|--------|----------|------------|---------|-------------|------------|--------|-----------|------|
| 1     | Unit 5 | 2,650    | 2,650      | 2,650   | \$19.90 NNN | Office     | No     | Now       |      |
| --    |        |          |            |         |             |            |        |           |      |

Listing Company **RE/MAX Results - Jon Jondahl (763) 286-7573**

**Groveland Center - 4041-4071 Chelsea Rd**

Monticello, MN 55362-3349 | Wright County | Northwest Market  
 57,274 SF Industrial - Flex/R&D Bldg 3,700 SF Available at \$22.00 FSG



Great small personal office space available with secure access and nice common area with kitchen and baths. Great location new interstate 94 in Monticello.

Property Type **Flex/R&D**  
 Bldg Size **57,274 SF**  
 Status **Existing**  
 Year Built **2009**

Land Area **7.74 Ac.**  
 Zoning - -  
 Sublease **No**  
 % Occupied **93.54%**

Clear Height - -  
 Dock Doors - -  
 Drive-Ins - -  
 Office SF - -  
 Sprinkler **Unknown Type**  
 Power - - / - - / - -

Available SF **3,700 SF**  
 Max Contig **689 SF**  
 Min Divisible **401 SF**  
 Rental Rate **\$22.00 FSG**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

HVAC - -  
 Rail  
 Parcel # **155141001010**

Operating Exp/SF **\$0.00 /SF**  
 Taxes/SF **\$0.00 /SF**

| Unit   | SF Avail | Max Contig | Min Div | Lease Rate  | Vacant | Occupancy | Office SF | Docks | Drive-Ins | Clear Height |
|--|----------|------------|---------|-------------|--------|-----------|-----------|-------|-----------|--------------|
| 201  | 642      | 642        | 642     | \$22.00 FSG | Yes    | Now       |           |       |           |              |
| <b>Great small personal office space available with secure access and nice common area with kitchen and baths. Great location new interstate 94 in Monticello.</b> |          |            |         |             |        |           |           |       |           |              |
| 202  | 649      | 649        | 649     | \$22.00 FSG | Yes    | Now       |           |       |           |              |
| <b>Great small personal office space available with secure access and nice common area with kitchen and baths. Great location new interstate 94 in Monticello.</b> |          |            |         |             |        |           |           |       |           |              |
| 203  | 689      | 689        | 689     | \$22.00 FSG | Yes    | Now       |           |       |           |              |
| <b>Great small personal office space available with secure access and nice common area with kitchen and baths. Great location new interstate 94 in Monticello.</b> |          |            |         |             |        |           |           |       |           |              |
| 204  | 689      | 689        | 689     | \$22.00 FSG | Yes    | Now       |           |       |           |              |

**Groveland Center - 4041-4071 Chelsea Rd**

53

**Monticello, MN 55362-3349 | Wright County | Northwest Market**

57,274 SF Industrial - Flex/R&amp;D Bldg 3,700 SF Available at \$22.00 FSG

| Unit   | SF Avail | Max Contig | Min Div | Lease Rate  | Vacant | Occupancy | Office SF | Docks | Drive-Ins | Clear Height |
|--|----------|------------|---------|-------------|--------|-----------|-----------|-------|-----------|--------------|
| <b>Great small personal office space available with secure access and nice common area with kitchen and baths. Great location new interstate 94 in Monticello.</b> |          |            |         |             |        |           |           |       |           |              |
| 205  | 630      | 630        | 630     | \$22.00 FSG | Yes    | Now       |           |       |           |              |
| <b>Great small personal office space available with secure access and nice common area with kitchen and baths. Great location new interstate 94 in Monticello.</b> |          |            |         |             |        |           |           |       |           |              |
| 206  | 401      | 401        | 401     | \$22.00 FSG | Yes    | Now       |           |       |           |              |
| <b>Great small personal office space available with secure access and nice common area with kitchen and baths. Great location new interstate 94 in Monticello.</b> |          |            |         |             |        |           |           |       |           |              |

Listing Company **Minnesota Star Realty, Inc - Jason Semler (612) 282-8233**

# Maple Business Park - 10650 Co Rd 81

Maple Grove, MN 55369 | Hennepin County | Northwest Market

70,970 SF Industrial - Warehouse - Distribution Bldg 6,801 SF Available at \$8.25 Net



More information available at [www.Sharp-Associates.com](http://www.Sharp-Associates.com). Two story office building with elevators. Free access to conference room, lunch room and vending. Restrooms on each floor. Secured building with 24/7 access to tenants. Comcast now available to all tenants. We are currently renovating all of the common areas at this building so it will have a fresh new look!

Property Type **Warehouse - Distribution**  
 Bldg Size **70,970 SF**  
 Status **Existing**  
 Year Built **1987**

Land Area **5.07 Ac.**  
 Zoning **BP (Business Park)**  
 Sublease **No**  
 % Occupied **90.42%**

Clear Height **12.00 FT**  
 Dock Doors **5**  
 Drive-Ins **16**  
 Office SF **--**  
 Sprinkler **Unknown Type**  
 Power **200 Amps/208 Volts/1 Phase**

Available SF **6,801 SF**  
 Max Contig **1,116 SF**  
 Min Divisible **216 SF**  
 Rental Rate **\$8.25 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

HVAC **--**  
 Rail **No**

Operating Exp/SF **\$4.41 /SF**  
 Taxes/SF **\$2.35 /SF**

Parcel # **053-1311922210005**

| Unit  | SF Avail | Max Contig | Min Div | Lease Rate | Vacant | Occupancy | Office SF | Docks | Drive-Ins | Clear Height |
|---|----------|------------|---------|------------|--------|-----------|-----------|-------|-----------|--------------|
| 101   | 322      | 322        | 322     | \$8.25 Net | Yes    | Now       |           | 0     | 0         | .00          |
| --  |          |            |         |            |        |           |           |       |           |              |
| 102   | 369      | 369        | 369     | \$8.25 Net | Yes    | Now       | 369       |       |           |              |
| More information available at <a href="http://www.Sharp-Associates.com">www.Sharp-Associates.com</a> . Two story office building with elevators. Free access to conference room, lunch room and vending. Restrooms on each floor. Secured building with 24/7 access to tenants. Comcast now available to all tenants. |          |            |         |            |        |           |           |       |           |              |
| 105   | 880      | 880        | 880     | \$8.25 Net | Yes    | Now       | 880       |       |           |              |
| More information available at <a href="http://www.Sharp-Associates.com">www.Sharp-Associates.com</a> . Two story office building with elevators. Free access to conference room, lunch room and vending. Restrooms on each floor. Secured building with 24/7 access to tenants. Comcast now available to all tenants. |          |            |         |            |        |           |           |       |           |              |
| 106   | 526      | 526        | 526     | \$8.25 Net | Yes    | Now       | 526       |       |           |              |
| --  |          |            |         |            |        |           |           |       |           |              |

# Maple Business Park - 10650 Co Rd 81

54

Maple Grove, MN 55369 | Hennepin County | Northwest Market

70,970 SF Industrial - Warehouse - Distribution Bldg 6,801 SF Available at \$8.25 Net

| Unit   | SF Avail | Max Contig | Min Div | Lease Rate | Vacant | Occupancy | Office SF | Docks | Drive-Ins | Clear Height |
|--|----------|------------|---------|------------|--------|-----------|-----------|-------|-----------|--------------|
| 133  | 440      | 440        | 440     | \$8.25 Net | Yes    | Now       | 440       |       |           |              |
| --   |          |            |         |            |        |           |           |       |           |              |
| 135  | 288      | 288        | 288     | \$8.25 Net | Yes    | Now       | 288       |       |           |              |
| --   |          |            |         |            |        |           |           |       |           |              |
| 210  | 216      | 216        | 216     | \$8.25 Net | Yes    | Now       | 216       |       |           |              |
| <b>More information available at <a href="http://www.Sharp-Associates.com">www.Sharp-Associates.com</a>. Two story office building with elevators. Free access to conference room, lunch room and vending. Restrooms on each floor. Secured building with 24/7 access to tenants. Comcast now available to all tenants.</b>                            |          |            |         |            |        |           |           |       |           |              |
| 216  | 246      | 246        | 246     | \$8.25 Net | Yes    | Now       | 246       |       |           |              |
| <b>Window office</b>   |          |            |         |            |        |           |           |       |           |              |
| 207  | 288      | 288        | 288     | \$8.25 Net | Yes    | Now       | 288       |       |           |              |
| <b>More information available at <a href="http://www.Sharp-Associates.com">www.Sharp-Associates.com</a>. Two story office building with elevators. Free access to conference room, lunch room and vending. Restrooms on each floor. Secured building with 24/7 access to tenants. Comcast now available to all tenants.</b>                            |          |            |         |            |        |           |           |       |           |              |
| 208  | 216      | 216        | 216     | \$8.25 Net | Yes    | Now       | 216       |       |           |              |
| <b>Window office</b>   |          |            |         |            |        |           |           |       |           |              |
| 211  | 318      | 318        | 318     | \$8.25 Net | Yes    | Now       | 318       |       |           |              |
| <b>Windowed second floor office</b>  |          |            |         |            |        |           |           |       |           |              |
| 218  | 288      | 288        | 288     | \$8.25 Net | Yes    | Now       | 288       |       |           |              |
| --   |          |            |         |            |        |           |           |       |           |              |
| 220  | 432      | 432        | 432     | \$8.25 Net | Yes    | Now       | 432       |       |           |              |
| <b>More information available at <a href="http://www.Sharp-Associates.com">www.Sharp-Associates.com</a>. Updated/remodeled in 2001. Two story office building with elevators. Free access to conference room, lunch room and vending. Restrooms on each floor. Secured building with 24/7 access to tenants. Comcast now available to all tenants.</b> |          |            |         |            |        |           |           |       |           |              |
| 222  | 856      | 856        | 856     | \$8.25 Net | Yes    | Now       | 856       |       |           |              |
| <b>More information available at <a href="http://www.Sharp-Associates.com">www.Sharp-Associates.com</a>. Two story office building with elevators. Free access to conference room, lunch room and vending. Restrooms on each floor. Secured building with 24/7 access to tenants. Comcast now available to all tenants.</b>                            |          |            |         |            |        |           |           |       |           |              |
| 224  | 1,116    | 1,116      | 1,116   | \$8.25 Net | Yes    | Now       | 1,116     |       |           |              |
| --   |          |            |         |            |        |           |           |       |           |              |

Listing Company **Sharp & Associates, LLC - Patty Sharp (763) 424-6520**

# Elm Creek Professional Building - 11132 Commerce Ln

Champlin, MN 55316 | Hennepin County | Northwest Market

5,156 SF Class A Office - General Bldg 3,828 SF Available at \$11.50 - \$13.00 NNN



Property Type **General Office**  
 Bldg Size **5,156 SF**  
 Status **Existing**  
 Year Built **2002**

Land Area **1.18 Ac.**  
 Zoning **C**  
 Sublease **No**  
 % Occupied **25.76%**

Building Class **A**  
 Stories **1**  
 Typical Floor **4,000 /SF**  
 Parking Spaces  
 Parking Ratio **- -**  
 Tenancy **Multi-Tenant**

Available SF **3,828 SF**  
 Max Contig **3,828 SF**  
 Min Divisible **3,828 SF**  
 Rental Rate **\$11.50 - \$13.00 NNN**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **0**  
 Parcel # **3112021310015**

Operating Exp/SF **\$2.13 /SF**  
 Taxes/SF **\$5.01 /SF**

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate            | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|-----------------------|------------|--------|-----------|------|
| 1     |      | 3,828    | 3,828      | 3,828   | \$11.50 - \$13.00 NNN | Office     | Yes    | Now       |      |
| --    |      |          |            |         |                       |            |        |           |      |

Listing Company **Equity Property Group, LLC - Dick Ward (612) 759-9150**



# Brooklyn Crossing - 3300 County Rd 10

Brooklyn Center, MN 55429 | Hennepin County | Northwest Market  
 83,488 SF Class C Office - General Bldg 3,520 SF Available at \$16.00 FSG



Bank Building for Lease at Brookdale. Driver thru, bank vault...

|                                     |                                    |
|-------------------------------------|------------------------------------|
| Property Type <b>General Office</b> | Land Area <b>3.30 Ac.</b>          |
| Bldg Size <b>83,488 SF</b>          | Zoning <b>(Office)</b>             |
| Status <b>Existing</b>              | Sublease <b>No</b>                 |
| Year Built <b>1980</b>              | % Occupied <b>95.78%</b>           |
| Building Class <b>C</b>             | Available SF <b>3,520 SF</b>       |
| Stories <b>5</b>                    | Max Contig <b>2,620 SF</b>         |
| Typical Floor <b>11,000 /SF</b>     | Min Divisible <b>200 SF</b>        |
| Parking Spaces <b>350</b>           | Rental Rate <b>\$16.00 FSG</b>     |
| Parking Ratio <b>31.61 /1000 SF</b> | Sale Price <b>Not for Sale</b>     |
| Tenancy <b>Multi-Tenant</b>         | Price/SF <b>Not for Sale</b>       |
| Core Factor                         | Operating Exp/SF <b>\$8.00 /SF</b> |
| Elevators                           | Taxes/SF <b>\$1.56 /SF</b>         |
| Parcel # <b>0311821140033</b>       |                                    |

| Floor  | Unit | SF Avail | Max Contig | Min Div | Lease Rate  | Space Type | Vacant | Occupancy | Term |
|--|------|----------|------------|---------|-------------|------------|--------|-----------|------|
| 1  | 120  | 500      | 500        | 250     | \$16.00 FSG | Office     | Yes    | Now       |      |
| <b>On the end of the building on 1st floor with lots of glass and exposure on Brooklyn Blvd. &amp; County Road 10</b>                      |      |          |            |         |             |            |        |           |      |
| 2nd  | 220  | 2,620    | 2,620      | 300     | \$16.00 FSG | Office     | Yes    | Now       |      |
| <b>End space with 3 sides of glass. 9 offices on the windows. 24 hour video security. After hours card key access. On site management.</b> |      |          |            |         |             |            |        |           |      |
| 3  | 314  | 400      | 400        | 200     | \$16.00 FSG | Office     | Yes    | Now       |      |
| <b>On the corner of the 3rd floor with lots of glass. Elevator lobby exposure also.</b>  |      |          |            |         |             |            |        |           |      |

Listing Company **Walsh Partners, Inc - Dennis Walsh (612) 414-5055**

# Golden Valley Executive Center - 4232 - 4232 Dahlberg Dr

Golden Valley, MN 55422 | Hennepin County | Northwest Market

0 Acres - Ofc-General site Available at \$12.00 NNN

For Sale at \$200,000 (\$1,428,571.43 /Acre)



4232 Dahlberg Drive (Building 2): 6,000 sf pad site - \$200,000 For Sale or Lease - Own your office space in this premier location! Just 2 minutes from the Minneapolis CBD at Highway 55 & Dahlberg Drive in Golden Valley. One block to Theodore Wirth Golf Course. Golden Valley Executive Center consists of 3 single story office buildings and 2 pad sites ready for construction.

Property Type **Ofc-General**  
Specific Use **Ofc-General**  
Lot Size **0.14 Ac.**  
Lot Size SF --

Zoning --  
Will Divide **No**  
Rail  
Rail Provider --  
Flood Plain --

Gas **No**  
Water **No**  
Electricity **No**  
Sewer **No**

Sale Price **\$200,000**  
Price/Acre **\$1,428,571.43**  
Price/SF **\$33.33**  
Min Divisible **1,500 SF**  
Rental Rate **\$12.00 NNN**

Parcel # **053-1902924130043**

Listing Company **Christianson & Company** - Lisa Christianson (952) 393-1212 / Nancy Flicek (952) 992-0093

# Golden Valley Executive Center - 4248 - 4248 Dahlberg Dr

Golden Valley, MN 55422 | Hennepin County | Northwest Market

0 Acres - Ofc-General site Available at \$12.00 NNN

For Sale at \$200,000 (\$1,428,571.43 /Acre)



4248 Dahlberg Drive (Building 3): 6,000 sf pad site -\$200,000 For Sale or Lease - Own your office space in this premier location! Just 2 minutes from the Minneapolis CBD at Highway 55 & Dahlberg Drive in Golden Valley. One block to Theodore Wirth Golf Course. Golden Valley Executive Center consists of 3 single story office buildings and 2 pad sites ready for construction.

Property Type **Ofc-General**  
Specific Use **Ofc-General**  
Lot Size **0.19 Ac.**  
Lot Size SF --

Zoning --  
Will Divide **No**  
Rail  
Rail Provider --  
Flood Plain --

Gas **No**  
Water **No**  
Electricity **No**  
Sewer **No**

Sale Price **\$200,000**  
Price/Acre **\$1,428,571.43**  
Price/SF **\$33.33**  
Min Divisible **1,500 SF**  
Rental Rate **\$12.00 NNN**

Parcel # **053-1902924130051**

Listing Company **Christianson & Company - Lisa Christianson (952) 393-1212 / Nancy Flicek (952) 992-0093**

# Golden Valley Executive Center - 4268-4270 - 4270 Dahlberg Dr

Golden Valley, MN 55422-4805 | Hennepin County | Northwest Market

6,000 SF Class B Office - General Bldg 1,500 SF Available at \$8.00 NNN

For Sale at \$138,000 (\$92.00 PSF)



4270 Dahlberg Drive (Building 4): 1,500 sf Sale Price \$138,000 (\$92 psf) or \$8NNN lease rate - Own your office space in this premier location! Just 2 minutes from the Minneapolis CBD at Highway 55 & Dahlberg Drive in Golden Valley. One block to Theodore Wirth Golf Course. Golden Valley Executive Center consists of 3 single story office buildings and 2 pad sites ready for construction.

Property Type **General Office**  
Bldg Size **6,000 SF**  
Status **Existing**  
Year Built **2006**

Land Area **0.19 Ac.**  
Zoning **PUD**  
Sublease **No**  
% Occupied **75%**

Building Class **B**  
Stories **1**  
Typical Floor  
Parking Spaces **29**  
Parking Ratio **4.83 /1000 SF**  
Tenancy **Multi-Tenant**

Available SF **1,500 SF**  
Max Contig **1,500 SF**  
Min Divisible **1,500 SF**  
Rental Rate **\$8.00 NNN**  
Sale Price **\$138,000**  
Price/SF **\$92.00 /SF**

Core Factor  
Elevators **0**  
Parcel # **053-1902924130053**

Operating Exp/SF **\$2.45 /SF**  
Taxes/SF **\$1.58 /SF**

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate | Space Type | Vacant | Occupancy | Term       |
|-------|------|----------|------------|---------|------------|------------|--------|-----------|------------|
| 1     | 4270 | 1,500    | 1,500      | 1,500   | \$8.00 NNN | Office     | Yes    | Now       | Negotiable |
| --    |      |          |            |         |            |            |        |           |            |

Listing Company **Christianson & Company - Lisa Christianson (952) 393-1212**

**Decatur Business Center - 701-735 Decatur Ave N**

Golden Valley, MN 55427 | Hennepin County | Northwest Market  
 44,278 SF Industrial - Flex/R&D Bldg 5, 151 SF Available at \$4.25 - \$8.50 Net



Excellent location with great access to Hwy 55, 169 and 100.

Property Type **Flex/R&D**  
 Bldg Size **44,278 SF**  
 Status **Existing**  
 Year Built **1982**

Land Area **3.97 Ac.**  
 Zoning **Comm**  
 Sublease **No**  
 % Occupied **88.37%**

Clear Height --  
 Dock Doors --  
 Drive-Ins --  
 Office SF --  
 Sprinkler **Unknown Type**  
 Power - - / - - / - -

Available SF **5,151 SF**  
 Max Contig **2,521 SF**  
 Min Divisible **502 SF**  
 Rental Rate **\$4.25 - \$8.50 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

HVAC --  
 Rail  
 Parcel # **3111821240037; 3111821240016; 3111821240025**

Operating Exp/SF **\$5.64 /SF**  
 Taxes/SF --

| Unit | SF Avail | Max Contig | Min Div | Lease Rate          | Vacant | Occupancy | Office SF | Docks | Drive-Ins | Clear Height |
|------|----------|------------|---------|---------------------|--------|-----------|-----------|-------|-----------|--------------|
| 102  | 2,128    | 2,128      | 2,128   | \$4.25 - \$8.25 Net | Yes    | Now       |           |       |           |              |
| --   |          |            |         |                     |        |           |           |       |           |              |
| 104B | 2,521    | 2,521      | 2,521   | \$4.50 - \$8.50 Net | Yes    | Now       |           |       |           |              |
| --   |          |            |         |                     |        |           |           |       |           |              |
| 206A | 502      | 502        | 502     | \$4.25 - \$8.25 Net | Yes    | Now       |           |       |           |              |
| --   |          |            |         |                     |        |           |           |       |           |              |

Listing Company **Colliers International/Minneapolis-St Paul - Nick Leviton (952) 897-7843**

**Premier Bank Monticello - 4134 Deegan Ave**

Monticello, MN 55362-4584 | Wright County | Northwest Market

14,400 SF Retail - Bank Bldg 1,695 SF Available at \$12.00 Net



1/2 of the 2nd floor in the Premier Bank Building is ready for build-out. Tenant Improvement allowance \$10/psf. Great location in Monticello on Highway 25. Near restaurants and major retailers. Quick access to I-94.

|                              |                                    |
|------------------------------|------------------------------------|
| Property Type <b>Bank</b>    | Land Area <b>1.55 Ac.</b>          |
| Bldg Size <b>14,400 SF</b>   | Zoning <b>Commercial</b>           |
| Status <b>Existing</b>       | Sublease <b>No</b>                 |
| Year Built <b>2006</b>       | % Occupied <b>88.23%</b>           |
| Parking Spaces <b>58</b>     | Available SF <b>1,695 SF</b>       |
| Parking Ratio <b>--</b>      | Max Contig <b>1,695 SF</b>         |
| Tenancy <b>Multi-Tenant</b>  | Min Divisible <b>1,000 SF</b>      |
| # Anchors <b>0</b>           | Rental Rate <b>\$12.00 Net</b>     |
| Anchor SF <b>--</b>          | Sale Price <b>Not for Sale</b>     |
| # Bldgs <b>1</b>             | Price/SF <b>Not for Sale</b>       |
| # Floors <b>3</b>            | Operating Exp/SF <b>\$2.92 /SF</b> |
| Docks / Drive Ins <b>0/0</b> | Taxes/SF <b>\$4.54 /SF</b>         |
| Parcel # <b>155174001020</b> |                                    |

| Unit | SF Avail | Max Contig | Min Div | Lease Rate  | Vacant | Occupancy | Space Type | Term |
|------|----------|------------|---------|-------------|--------|-----------|------------|------|
|      | 1,695    | 1,695      | 1,000   | \$12.00 Net | Yes    | Now       | Office     |      |

1/2 of the 2nd floor in the Premier Bank Building is ready for build-out. Tenant Improvement allowance \$10/psf. Great location in Monticello on Highway 25. Near restaurants and major retailers. Quick access to I-94.

Listing Company **Commercial Realty Solutions LLC - Wayne Elam (763) 682-2400**

# Douglas Commons - 6250-6282 Douglas Ct

Champlin, MN 55316 | Hennepin County | Northwest Market

9,133 SF Class A Office - General Bldg 5,851 SF Available at \$10.00 - \$12.00 NNN

For Sale at \$850,000 (\$93.07 PSF)



Newer concrete block construction with attractive architectural features. Up to four suites available- one End cap with 1408 sf - 2840 sf and two interior suites with 1405 sf - 3038 sf.

|                                     |  |
|-------------------------------------|--|
| Property Type <b>General Office</b> | Land Area <b>0.82 Ac.</b>                |
| Bldg Size <b>9,133 SF</b>           | Zoning <b>--</b>                         |
| Status <b>Existing</b>              | Sublease <b>No</b>                       |
| Year Built <b>2008</b>              | % Occupied <b>35.94%</b>                 |
| Building Class <b>A</b>             | Available SF <b>5,851 SF</b>             |
| Stories <b>1</b>                    | Max Contig <b>3,038 SF</b>               |
| Typical Floor <b>9,133 /SF</b>      | Min Divisible <b>1,405 SF</b>            |
| Parking Spaces <b>50</b>            | Rental Rate <b>\$10.00 - \$12.00 NNN</b> |
| Parking Ratio <b>5.47 /1000 SF</b>  | Sale Price <b>\$850,000</b>              |
| Tenancy <b>Multi-Tenant</b>         | Price/SF <b>\$93.07 /SF</b>              |
| Core Factor                         | Operating Exp/SF <b>\$3.15 /SF</b>       |
| Elevators                           | Taxes/SF <b>\$2.65 /SF</b>               |
| Parcel # <b>3312021330089</b>       |  |

| Floor                            | Unit      | SF Avail | Max Contig | Min Div | Lease Rate            | Space Type | Vacant | Occupancy | Term |
|----------------------------------|-----------|----------|------------|---------|-----------------------|------------|--------|-----------|------|
| 1                                | 6250      | 1,408    | 2,813      | 1,408   | \$10.00 - \$12.00 NNN | Office     | Yes    | Now       |      |
| <b>End cap available.</b>        |           |          |            |         |                       |            |        |           |      |
| 1                                | 6254      | 1,405    | 2,813      | 1,405   | \$10.00 - \$12.00 NNN | Office     | Yes    | Now       |      |
| <b>End cap available.</b>        |           |          |            |         |                       |            |        |           |      |
| 1                                | 6254/6250 | 2,813    | 2,813      | 1,405   | \$10.00 - \$12.00 NNN | Office     | Yes    | Now       |      |
| --                               |           |          |            |         |                       |            |        |           |      |
| 1                                | 6266      | 1,633    | 3,038      | 1,633   | \$10.00 - \$12.00 NNN | Office     | Yes    | Now       |      |
| <b>Interior Suite available.</b> |           |          |            |         |                       |            |        |           |      |
| 1                                | 6274      | 1,405    | 3,038      | 1,405   | \$10.00 - \$12.00 NNN | Office     | Yes    | Now       |      |
| <b>Interior Suite available.</b> |           |          |            |         |                       |            |        |           |      |
| 1                                | 6274/6266 | 3,038    | 3,038      | 1,405   | \$10.00 - \$12.00 NNN | Office     | Yes    | Now       |      |

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Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: Jacob Gerads

**Douglas Commons - 6250-6282 Douglas Ct**

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**Champlin, MN 55316 | Hennepin County | Northwest Market**

9,133 SF Class A Office - General Bldg 5,851 SF Available at \$10.00 - \$12.00 NNN

For Sale at \$850,000 (\$93.07 PSF)

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|------------|------------|--------|-----------|------|
| --    |      |          |            |         |            |            |        |           |      |

Listing Company **Arrow Real Estate Corp. - Jeff Penfield (763) 424-6355**



# Golden Valley Corporate Center - 1710 Douglas Dr

Golden Valley, MN 55422 | Hennepin County | Northwest Market

65,000 SF Class B Office - General Bldg 4,816 SF Available at \$12.00 - \$18.00 FSG



Building has a conference room, vending area, video security, card access for after hours access, sand volleyball court, newly remodeled common areas, on site management.

|                                     |  |
|-------------------------------------|--|
| Property Type <b>General Office</b> | Land Area <b>4.59 Ac.</b>                |
| Bldg Size <b>65,000 SF</b>          | Zoning <b>B (Business)</b>               |
| Status <b>Existing</b>              | Sublease <b>No</b>                       |
| Year Built <b>1965</b>              | % Occupied <b>92.59%</b>                 |
| Building Class <b>B</b>             | Available SF <b>4,816 SF</b>             |
| Stories <b>2</b>                    | Max Contig <b>3,500 SF</b>               |
| Typical Floor <b>20,000 /SF</b>     | Min Divisible <b>200 SF</b>              |
| Parking Spaces <b>244</b>           | Rental Rate <b>\$12.00 - \$18.00 FSG</b> |
| Parking Ratio <b>3.75 /1000 SF</b>  | Sale Price <b>Not for Sale</b>           |
| Tenancy <b>Multi-Tenant</b>         | Price/SF <b>Not for Sale</b>             |
| Core Factor                         | Operating Exp/SF --                      |
| Elevators                           | Taxes/SF --                              |
| Parcel # <b>2811821320077</b>       |  |

| Floor   | Unit | SF Avail | Max Contig | Min Div | Lease Rate            | Space Type | Vacant | Occupancy | Term |
|---|------|----------|------------|---------|-----------------------|------------|--------|-----------|------|
| 1   | 115  | 652      | 652        | 200     | \$16.00 - \$18.00 FSG | Office     | Yes    | Now       |      |
| <b>Full floor space with 5 offices, open bullen area and storage room, and lunchroom.</b>     |      |          |            |         |                       |            |        |           |      |
| 1   | 120  | 3,500    | 3,500      | 3,500   | \$12.00 FSG           | Office     | Yes    | Now       |      |
| <b>Space has a large open area.</b>   |      |          |            |         |                       |            |        |           |      |
| 2   | 212  | 664      | 664        | 200     | \$16.00 FSG           | Office     | Yes    | Now       |      |
| <b>1 office on the windows, 1 interior office and a reception area, and a storage closet.</b> |      |          |            |         |                       |            |        |           |      |

Listing Company **Walsh Partners, Inc - Dennis Walsh (612) 414-5055**

# Bassett Creek Office Plaza - 5801 Duluth St

Golden Valley, MN 55422 | Hennepin County | Northwest Market

34,966 SF Class B Office - General Bldg 9,010 SF Available at \$7.00 - \$8.50 Net



Great opportunities at Bassett Creek office building. Easy access to Hwy 100 just north of 394. Complete Common Area upgrade in 2008. Ample free parking on site. Brand new shared conference room in March 2014! Negotiable.

Property Type **General Office**  
 Bldg Size **34,966 SF**  
 Status **Existing**  
 Year Built **1975**

Land Area **2.42 Ac.**  
 Zoning **(Office)**  
 Sublease **No**  
 % Occupied **74.23%**

Building Class **B**  
 Stories **3**  
 Typical Floor **11,655 /SF**  
 Parking Spaces **157**  
 Parking Ratio **4.49 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **9,010 SF**  
 Max Contig **3,138 SF**  
 Min Divisible **1,068 SF**  
 Rental Rate **\$7.00 - \$8.50 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-2811821310022**

Operating Exp/SF **\$9.76 /SF**  
 Taxes/SF **--**

| Floor   | Unit | SF Avail | Max Contig | Min Div | Lease Rate          | Space Type | Vacant | Occupancy | Term |
|---|------|----------|------------|---------|---------------------|------------|--------|-----------|------|
| 1   | 103  | 1,068    | 1,068      | 1,068   | \$7.00 - \$8.50 Net | Office     | Yes    | Now       |      |
| <b>First floor vacancy in beautiful office building with great access to Hwy 100 just north of 394. Great first floor office suite with spacious offices, interior conference room, reception and storage areas. Complete Common Area upgrade in 2008. Ample parking on site.</b> |      |          |            |         |                     |            |        |           |      |
| 1   | 135A | 1,678    | 1,678      | 1,678   | \$7.00 - \$8.50 Net | Office     | Yes    | Now       |      |
| <b>First floor vacancy in beautiful office building with great access to Hwy 100 just north of 394.. Great first floor office suite with spacious offices, large open area and reception area . Complete Common Area upgrade in 2008. Ample parking on site.</b>                  |      |          |            |         |                     |            |        |           |      |
| 3   | 345  | 3,138    | 3,138      | 3,138   | \$7.00 - \$8.50 Net | Office     | Yes    | Now       |      |
| <b>Great new space available in Bassett Creek office building.</b>  |      |          |            |         |                     |            |        |           |      |
| 3   | 355  | 3,126    | 3,126      | 3,126   | \$7.00 - \$8.50 Net | Office     | Yes    | Now       |      |
| <b>Office suite on top floor has five private offices with large windows and also generous open area for workstations. Beautiful office building with great access to Hwy 100 just north of 394. Complete common area upgrade in 2008. Ample free parking on site.</b>            |      |          |            |         |                     |            |        |           |      |

**Bassett Creek Office Plaza - 5801 Duluth St**

**Golden Valley, MN 55422 | Hennepin County | Northwest Market**

34,966 SF Class B Office - General Bldg 9,010 SF Available at \$7.00 - \$8.50 Net

Listing Company **Parkwood Properties, LLC - Martha Anderson (952) 931-9538**

**Bassett Creek Medical Building - 5851 Duluth St**

Golden Valley, MN 55422 | Hennepin County | Northwest Market

36,036 SF Class B Office - Medical Bldg 3,838 SF Available at \$12.00 - \$15.00 Net



Property Type **Medical Office**  
 Bldg Size **36,036 SF**  
 Status **Existing**  
 Year Built **1972**

Land Area **4.40 Ac.**  
 Zoning **(Office)**  
 Sublease **No**  
 % Occupied **89.35%**

Building Class **B**  
 Stories **3**  
 Typical Floor **12,012 /SF**  
 Parking Spaces **130**  
 Parking Ratio **3.60 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **3,838 SF**  
 Max Contig **3,838 SF**  
 Min Divisible **1,000 SF**  
 Rental Rate **\$12.00 - \$15.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **1**  
 Parcel # **053-2811821310021**

Operating Exp/SF **\$7.57 /SF**  
 Taxes/SF **\$4.77 /SF**

| Floor   | Unit    | SF Avail | Max Contig | Min Div | Lease Rate            | Space Type | Vacant | Occupancy | Term |
|---|---------|----------|------------|---------|-----------------------|------------|--------|-----------|------|
| 2   | 204     | 2,586    | 3,838      | 1,000   | \$12.00 - \$15.00 Net | Medical    | Yes    | Now       |      |
| <b>Plug and Play medical clinic w/ waiting reception, exam rooms with water, nurse station, doctors office, file room, x-ray and lab.</b> |         |          |            |         |                       |            |        |           |      |
| 2   | 216     | 1,252    | 3,838      | 1,252   | \$12.00 - \$15.00 Net | Medical    | Yes    | Now       |      |
| <b>Has private restroom, lots of east windows. Will build to suit the entire suite. RE Agent is Owner</b>                                 |         |          |            |         |                       |            |        |           |      |
| 2   | 216/204 | 3,838    | 3,838      | 1,000   | \$12.00 - \$15.00 Net | Medical    | Yes    | Now       |      |
| --  |         |          |            |         |                       |            |        |           |      |

Listing Company **Leutem Commercial Real Estate LLC - Mark Leutem (763) 234-8128**

# Earle Brown Plaza - 6040 Earle Brown Dr

Brooklyn Center, MN 55430 | Hennepin County | Northwest Market

50,731 SF Class C Office - General Bldg 13,665 SF Available at \$1.11 - \$1.28



Office building located off of Hwy 100 and I-604 and blocks from I-94 in Brooklyn Center. The building has had many updates including nicely appointed marble elevator lobbies, free Wi-Fi, and ample parking. We have many sizes and configurations of office space available for rent at this location. We can custom-build or configure a space to fit your exact needs. The property has close proximity to Brooklyn Park, Crystal, New Hope, Fridley, Columbia Heights and Minneapolis.

Property Type **General Office**  
 Bldg Size **50,731 SF**  
 Status **Existing**  
 Year Built **1975**

Land Area **5.00 Ac.**  
 Zoning **B-1**  
 Sublease **No**  
 % Occupied **73.06%**

Building Class **C**  
 Stories **4**  
 Typical Floor **12,500 /SF**  
 Parking Spaces **303**  
 Parking Ratio **5.97 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **13,665 SF**  
 Max Contig **5,000 SF**  
 Min Divisible **1,016 SF**  
 Rental Rate **\$1.11 - \$1.28 - -**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor **15.5%**  
 Elevators **2**  
 Parcel # **053-0211821110002**

Operating Exp/SF **- -**  
 Taxes/SF **\$1.89 /SF**

| Floor | Unit    | SF Avail | Max Contig | Min Div | Lease Rate          | Space Type | Vacant | Occupancy | Term       |
|-------|---------|----------|------------|---------|---------------------|------------|--------|-----------|------------|
| 1     |         | 1,717    | 1,717      | 1,717   | \$1.11 Gross        | Office     | Yes    | Now       | Negotiable |
| --    |         |          |            |         |                     |            |        |           |            |
| 2     |         | 1,016    | 1,016      | 1,016   | \$15.35 Gross Lease | Office     | Yes    | Now       |            |
| --    |         |          |            |         |                     |            |        |           |            |
| 2     | 210-250 | 5,000    | 5,000      | 1,200   | Negotiable Gross    | Office     | Yes    | Now       | Negotiable |
| --    |         |          |            |         |                     |            |        |           |            |
| 2     | 270     | 1,399    | 1,399      | 1,399   | \$1.11 Gross        | Office     | Yes    | Now       | Negotiable |
| --    |         |          |            |         |                     |            |        |           |            |
| 4     | 460     | 2,412    | 2,412      | 2,412   | \$1.16 Gross        | Office     | Yes    | Now       | Negotiable |

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Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

**Earle Brown Plaza - 6040 Earle Brown Dr**

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**Brooklyn Center, MN 55430 | Hennepin County | Northwest Market**

50,731 SF Class C Office - General Bldg 13,665 SF Available at \$1.11 - \$1.28

| Floor | Unit         | SF Avail | Max Contig | Min Div | Lease Rate   | Space Type | Vacant | Occupancy | Term       |
|-------|--------------|----------|------------|---------|--------------|------------|--------|-----------|------------|
| --    |              |          |            |         |              |            |        |           |            |
| 4     | Sound Studio | 2,121    | 2,121      | 2,121   | \$1.18 Gross | Office     | Yes    | Now       | Negotiable |
| --    |              |          |            |         |              |            |        |           |            |

Listing Company **JGM Properties** - Eli Russell (612) 290-1037

# EBT Office Center - 6120 Earle Brown Dr

Brooklyn Center, MN 55430-2123 | Hennepin County | Northwest Market  
 112,952 SF Class B Office - General Bldg 31,852 SF Available at Negotiable



**\*\*Energy Star Building\*\*** Great access to Hwy 100, I-694 & I-94, newly renovated lobby, heated underground parking, building signage available, close to area restaurants, shops, credit unions, etc. Conference room, racquet ball court, work-out area.

Property Type **General Office**  
 Bldg Size **112,952 SF**  
 Status **Existing**  
 Year Built **1973**

Land Area **6.27 Ac.**  
 Zoning **(Office)**  
 Sublease **No**  
 % Occupied **71.8%**

Building Class **B**  
 Stories **7**  
 Typical Floor  
 Parking Spaces **803**  
 Parking Ratio **7.11 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **31,852 SF**  
 Max Contig **14,700 SF**  
 Min Divisible **601 SF**  
 Rental Rate **Negotiable - -**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **3**  
 Parcel # **3511921440003; 053-3511921440003**

Operating Exp/SF **\$6.65 /SF**  
 Taxes/SF **\$1.70 /SF**

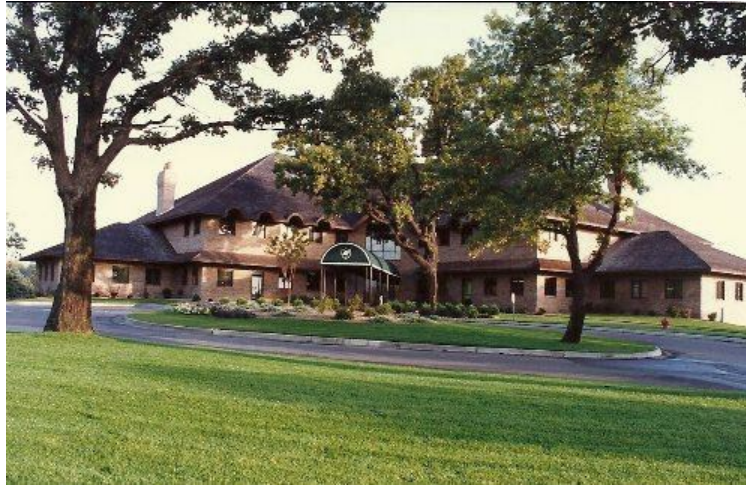
| Floor                           | Unit   | SF Avail | Max Contig | Min Div | Lease Rate | Space Type | Vacant | Occupancy | Term |
|---------------------------------|--------|----------|------------|---------|------------|------------|--------|-----------|------|
| 2                               | 601    | 601      | 601        | 601     | Negotiable | Office     | Yes    | Now       |      |
| <b>**Energy Star Building**</b> |        |          |            |         |            |            |        |           |      |
| 2                               | 1,385  | 1,385    | 1,385      | 1,385   | Negotiable | Office     | Yes    | Now       |      |
| --                              |        |          |            |         |            |            |        |           |      |
| 3                               | 10,700 | 10,700   | 10,700     | 887     | Negotiable | Office     | Yes    | Now       |      |
| <b>**Energy Star Building**</b> |        |          |            |         |            |            |        |           |      |
| 5                               | 4,466  | 4,466    | 4,466      | 4,466   | Negotiable | Office     | Yes    | Now       |      |
| <b>**Energy Star Building**</b> |        |          |            |         |            |            |        |           |      |

Listing Company **The Davidson Companies Inc - Rob Davidson (651) 481-6290**

# Edinburgh Executive Office Plaza - 8525 Edinbrook Crossing N

Brooklyn Park, MN 55443 | Hennepin County | Northwest Market

39,844 SF Class B Office - General Bldg 7,736 SF Available at \$6.00 - \$9.50 NNN



Quality professional space located at the entrance of the Edinburgh USA Golf Course. Offers a variety of suites from a one person suite to mid size office users. Lease rates from \$6.00 - \$9.50 psf amenities include private decks and patios, fireplaces, kitchenette/ cafeteria, private gym featuring locker rooms and showers. Minutes from I 694, 610, Hwy 252.

|                                     |  |
|-------------------------------------|--|
| Property Type <b>General Office</b> | Land Area <b>2.91 Ac.</b>              |
| Bldg Size <b>39,844 SF</b>          | Zoning <b>--</b>                       |
| Status <b>Existing</b>              | Sublease <b>No</b>                     |
| Year Built <b>1985</b>              | % Occupied <b>80.58%</b>               |
| Building Class <b>B</b>             | Available SF <b>7,736 SF</b>           |
| Stories <b>4</b>                    | Max Contig <b>3,636 SF</b>             |
| Typical Floor <b>4,285 /SF</b>      | Min Divisible <b>206 SF</b>            |
| Parking Spaces <b>88</b>            | Rental Rate <b>\$6.00 - \$9.50 NNN</b> |
| Parking Ratio <b>2.20 /1000 SF</b>  | Sale Price <b>Not for Sale</b>         |
| Tenancy <b>Multi-Tenant</b>         | Price/SF <b>Not for Sale</b>           |
| Core Factor                         | Operating Exp/SF <b>\$8.51 /SF</b>     |
| Elevators <b>1</b>                  | Taxes/SF <b>--</b>                     |
| Parcel # <b>053-1511921430016</b>   |  |

| Floor  | Unit | SF Avail | Max Contig | Min Div | Lease Rate | Space Type | Vacant | Occupancy | Term       |
|--|------|----------|------------|---------|------------|------------|--------|-----------|------------|
| 1  |      | 460      | 460        | 460     | \$9.50 NNN | Office     | Yes    | Now       |            |
| <p><b>Located in the entrance of the Edinburgh USA Golf Course - this stately brick office building offers all the amenities. Spacious suites - private decks and patios - 2 common area conference rooms - large breakroom - private gym - fireplaces and more. On site management , located on park trails , ample parking and more. Located minutes from Hwy 61</b></p>   |      |          |            |         |            |            |        |           |            |
| 2  | 230  | 3,636    | 3,636      | 1,784   | \$9.50 NNN | Office     | Yes    | Now       | Two Year   |
| <p><b>Quality professional space located at the entrance of the Edinburgh USA Golf Course. Offers a variety of suites from a one person suite to mid size office users. Lease rates from \$6.00 - \$9.00 psf amenities include private decks and patios, fireplaces, kitchenette/ cafeteria, private gym featuring locker rooms and showers. Minutes from I 694, 610</b></p> |      |          |            |         |            |            |        |           |            |
| LL   | 1    | 1,244    | 1,244      | 206     | \$6.00 NNN | Office     | Yes    | Now       | Negotiable |



# Edinburgh Executive Office Plaza - 8525 Edinbrook Crossing N

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Brooklyn Park, MN 55443 | Hennepin County | Northwest Market

39,844 SF Class B Office - General Bldg 7,736 SF Available at \$6.00 - \$9.50 NNN

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|------------|------------|--------|-----------|------|
|-------|------|----------|------------|---------|------------|------------|--------|-----------|------|

Quality professional space located at the entrance of the Edinburgh USA Golf Course. Offers a variety of suites from a one person suite to mid size office users. Lease rates from \$6.00 - \$9.00 psf amenities include private decks and patios, fireplaces, kitchenette/ cafeteria, private gym featuring locker rooms and showers. Minutes from I 694, 610

|    |   |     |     |     |            |        |     |     |          |
|----|---|-----|-----|-----|------------|--------|-----|-----|----------|
| LL | 4 | 832 | 832 | 832 | \$9.50 NNN | Office | Yes | Now | Two Year |
|----|---|-----|-----|-----|------------|--------|-----|-----|----------|

Quality professional space located at the entrance of the Edinburgh USA Golf Course. Offers a variety of suites from a one person suite to mid size office users. Lease rates from \$6.00 - \$9.00 psf amenities include private decks and patios, fireplaces, kitchenette/ cafeteria, private gym featuring locker rooms and showers. Minutes from I 694, 610

|    |   |       |       |       |            |        |     |     |           |
|----|---|-------|-------|-------|------------|--------|-----|-----|-----------|
| LL | 5 | 1,564 | 1,564 | 1,564 | \$9.50 NNN | Office | Yes | Now | Two Years |
|----|---|-------|-------|-------|------------|--------|-----|-----|-----------|

Quality professional space located at the entrance of the Edinburgh USA Golf Course. Offers a variety of suites from a one person suite to mid size office users. Lease rates from \$6.00 - \$9.00 psf amenities include private decks and patios, fireplaces, kitchenette/ cafeteria, private gym featuring locker rooms and showers. Minutes from I 694, 610

Listing Company **Brook Park Realty, Inc** - Gwen Segelstrom (763) 424-8525

# Edinbrook Professional Building - 8500 Edinbrook Pkwy N

Brooklyn Park, MN 55443-3720 | Hennepin County | Northwest Market  
 18,821 SF Class B Office - General Bldg 2,028 SF Available at Negotiable NNN



Built on 3 acres, Edinbrook Professional Building is a great building that has easy access to Hwy 252. This is the perfect environment for those looking for professional or medical space.

|                                     |                                    |
|-------------------------------------|------------------------------------|
| Property Type <b>General Office</b> | Land Area <b>2.45 Ac.</b>          |
| Bldg Size <b>18,821 SF</b>          | Zoning <b>--</b>                   |
| Status <b>Existing</b>              | Sublease <b>No</b>                 |
| Year Built <b>1998</b>              | % Occupied <b>89.22%</b>           |
| Building Class <b>B</b>             | Available SF <b>2,028 SF</b>       |
| Stories <b>1</b>                    | Max Contig <b>1,554 SF</b>         |
| Typical Floor <b>18,821 /SF</b>     | Min Divisible <b>474 SF</b>        |
| Parking Spaces <b>105</b>           | Rental Rate <b>Negotiable NNN</b>  |
| Parking Ratio <b>5.57 /1000 SF</b>  | Sale Price <b>Not for Sale</b>     |
| Tenancy <b>Multi-Tenant</b>         | Price/SF <b>Not for Sale</b>       |
| Core Factor                         | Operating Exp/SF <b>\$7.05 /SF</b> |
| Elevators                           | Taxes/SF <b>\$5.45 /SF</b>         |
| Parcel # <b>1411921430047</b>       |                                    |

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate     | Space Type | Vacant | Occupancy | Term       |
|-------|------|----------|------------|---------|----------------|------------|--------|-----------|------------|
| 1     | B    | 1,554    | 1,554      | 1,554   | Negotiable NNN | Office     | Yes    | Now       | Negotiable |
| --    |      |          |            |         |                |            |        |           |            |
| 1     | C    | 474      | 474        | 474     | Negotiable NNN | Office     | Yes    | Now       | Negotiable |
| --    |      |          |            |         |                |            |        |           |            |

Listing Company **Tomas Management, Inc. - Traci Tomas (952) 473-1700**

# Maple Grove Executive Plaza - 7767 Elm Creek Blvd

Maple Grove, MN 55369 | Hennepin County | Northwest Market  
 58,500 SF Class B Office - General Bldg 8,974 SF Available at \$14.00 Net



Property Type **General Office**  
 Bldg Size **58,500 SF**  
 Status **Existing**  
 Year Built **1998**

Land Area **3.62 Ac.**  
 Zoning **--**  
 Sublease **No**  
 % Occupied **84.66%**

Building Class **B**  
 Stories **3**  
 Typical Floor **19,500 /SF**  
 Parking Spaces **175**  
 Parking Ratio **--**  
 Tenancy **Multi-Tenant**

Available SF **8,974 SF**  
 Max Contig **6,687 SF**  
 Min Divisible **732 SF**  
 Rental Rate **\$14.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-2211922440007**

Operating Exp/SF **\$7.48 /SF**  
 Taxes/SF **\$4.77 /SF**

| Floor | Unit    | SF Avail | Max Contig | Min Div | Lease Rate  | Space Type | Vacant | Occupancy | Term |
|-------|---------|----------|------------|---------|-------------|------------|--------|-----------|------|
| 2     | 208     | 732      | 6,687      | 732     | \$14.00 Net |            | Yes    | Now       |      |
| --    |         |          |            |         |             |            |        |           |      |
| 2     | 220     | 5,955    | 6,687      | 3,000   | \$14.00 Net |            | Yes    | Now       |      |
| --    |         |          |            |         |             |            |        |           |      |
| 2     | 220/208 | 6,687    | 6,687      | 732     | \$14.00 Net |            | Yes    | Now       |      |
| --    |         |          |            |         |             |            |        |           |      |
| 3     | 305     | 2,287    | 2,287      | 2,287   | \$14.00 Net |            | Yes    | Now       |      |
| --    |         |          |            |         |             |            |        |           |      |

Listing Company **Colliers International/Minneapolis-St Paul - Bryan Beltrand (952) 897-7786 / Matt Delisle (952) 837-3029**

# Arbor Lakes Medical Building - 12000 N Elm Creek Blvd

Maple Grove, MN 55369 | Hennepin County | Northwest Market

85,000 SF Class B Office - Medical Bldg 2,494 SF Available at \$16.00 - \$17.00 Net



Property Type **Medical Office**  
 Bldg Size **85,000 SF**  
 Status **Existing**  
 Year Built **2000**

Land Area **8.50 Ac.**  
 Zoning **PUD**  
 Sublease **No**  
 % Occupied **97.07%**

Building Class **B**  
 Stories **3**  
 Typical Floor **27,000 /SF**  
 Parking Spaces **525**  
 Parking Ratio **6.17 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **2,494 SF**  
 Max Contig **1,301 SF**  
 Min Divisible **1,193 SF**  
 Rental Rate **\$16.00 - \$17.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-2311922340002**

Operating Exp/SF **\$10.09 /SF**  
 Taxes/SF **\$5.92 /SF**

| Floor     | Unit        | SF Avail | Max Contig | Min Div | Lease Rate            | Space Type | Vacant | Occupancy | Term |
|-----------|-------------|----------|------------|---------|-----------------------|------------|--------|-----------|------|
| 1         | Lower Level | 1,193    | 1,193      | 1,193   | \$16.00 - \$17.00 Net |            | Yes    |           |      |
| --        |             |          |            |         |                       |            |        |           |      |
| 3rd Floor |             | 1,301    | 1,301      | 1,301   | \$16.00 - \$17.00 Net |            | Yes    |           |      |
| --        |             |          |            |         |                       |            |        |           |      |

Listing Company **Colliers International/Minneapolis-St Paul - Matt Delisle (952) 837-3029 / Bryan Beltrand (952) 897-7786**

# Hillside Professional Building - 19230 Evans St NW

Elk River, MN 55330-1573 | Sherburne County | Northwest Market

21,428 SF Class B Office - General Bldg 4,626 SF Available at \$8.50 - \$20.51



Professional office space overlooking lake. Main entrance with several private entrances. Highway 169 signage and visibility.

|                                     |   |
|-------------------------------------|---|
| Property Type <b>General Office</b> | Land Area <b>1.14 Ac.</b>               |
| Bldg Size <b>21,428 SF</b>          | Zoning - -                              |
| Status <b>Existing</b>              | Sublease <b>No</b>                      |
| Year Built <b>2001</b>              | % Occupied <b>78.41%</b>                |
| Building Class <b>B</b>             | Available SF <b>4,626 SF</b>            |
| Stories <b>2</b>                    | Max Contig <b>3,660 SF</b>              |
| Typical Floor <b>8,995 /SF</b>      | Min Divisible <b>220 SF</b>             |
| Parking Spaces <b>44</b>            | Rental Rate <b>\$8.50 - \$20.51 - -</b> |
| Parking Ratio <b>3.27 /1000 SF</b>  | Sale Price <b>Not for Sale</b>          |
| Tenancy <b>Multi-Tenant</b>         | Price/SF <b>Not for Sale</b>            |
| Core Factor                         | Operating Exp/SF <b>\$2.52 /SF</b>      |
| Elevators <b>1</b>                  | Taxes/SF <b>\$2.52 /SF</b>              |
| Parcel # <b>75-572-0105</b>         |   |

| Floor  | Unit    | SF Avail | Max Contig | Min Div | Lease Rate           | Space Type | Vacant | Occupancy | Term |
|--|---------|----------|------------|---------|----------------------|------------|--------|-----------|------|
| 1  | 103     | 220      | 220        | 220     | \$15.00 Gross        | Office     | Yes    | Now       |      |
| <b>square footage is approximation.</b>  |         |          |            |         |                      |            |        |           |      |
| 1  | 104     | 234      | 234        | 234     | \$20.51 Gross        | Office     | Yes    | Now       |      |
| --   |         |          |            |         |                      |            |        |           |      |
| 1  | 114     | 512      | 512        | 512     | \$8.50 - \$10.50 NNN | Office     | Yes    | Now       |      |
| <b>Professional office space overlooking lake. Main entrance with several private entrances. Highway 169 signage and visibility.</b> |         |          |            |         |                      |            |        |           |      |
| 2  | 203/204 | 3,660    | 3,660      | 1,476   | \$8.50 - \$10.50 NNN | Office     | Yes    | Now       |      |
| <b>Professional office space overlooking lake. Main entrance with several private entrances. Highway 169 signage and visibility.</b> |         |          |            |         |                      |            |        |           |      |

Listing Company **Premier Commercial Properties - Robert (Marty) Fisher (763) 862-2005**

**Monticello, MN 55362-4588 | Wright County | Northwest Market**

20,000 SF Class B Office - General Bldg 7,673 SF Available at \$12.00 NNN

For Sale at \$1,795,000 (\$89.75 PSF)



Property Type **General Office**  
 Bldg Size **20,000 SF**  
 Status **Existing**  
 Year Built **2005**

Land Area **3.46 Ac.**  
 Zoning **--**  
 Sublease **No**  
 % Occupied **90.09%**

Building Class **B**  
 Stories **1**  
 Typical Floor **20,000 /SF**  
 Parking Spaces **86**  
 Parking Ratio **6.50 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **7,673 SF**  
 Max Contig **3,114 SF**  
 Min Divisible **868 SF**  
 Rental Rate **\$12.00 NNN**  
 Sale Price **\$1,795,000**  
 Price/SF **\$89.75 /SF**

Core Factor **13%**  
 Elevators **0**  
 Parcel # **155131001010**

Operating Exp/SF **\$6.15 /SF**  
 Taxes/SF **--**

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate  | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|-------------|------------|--------|-----------|------|
| 1     | 101  | 868      | 868        | 868     | \$12.00 NNN |            | Yes    |           |      |
| --    |      |          |            |         |             |            |        |           |      |
| 1     | 102  | 2,577    | 2,577      | 2,577   | \$12.00 NNN | Office     | No     | 30 Days   |      |
| --    |      |          |            |         |             |            |        |           |      |
| 1     | 107  | 1,114    | 1,114      | 1,114   | \$12.00 NNN | Office     | Yes    | Now       |      |
| --    |      |          |            |         |             |            |        |           |      |
| 1     | 109  | 3,114    | 3,114      | 3,114   | \$12.00 NNN | Office     | No     | 60 Days   |      |
| --    |      |          |            |         |             |            |        |           |      |

Listing Company **Commercial Realty Solutions LLC - Wayne Elam (763) 682-2400**

**Plymouth Office Center - 3131 Fernbrook Ln**

Plymouth, MN 55447 | Hennepin County | Northwest Market

30,712 SF Class C Office - General Bldg 9,519 SF Available at \$7.50



Property Type **General Office**  
 Bldg Size **30,712 SF**  
 Status **Existing**  
 Year Built **1974**

Land Area **2.53 Ac.**  
 Zoning **(Office)**  
 Sublease **No**  
 % Occupied **69.01%**

Building Class **C**  
 Stories **2**  
 Typical Floor **15,000 /SF**  
 Parking Spaces **164**  
 Parking Ratio **--**  
 Tenancy **Multi-Tenant**

Available SF **9,519 SF**  
 Max Contig **5,381 SF**  
 Min Divisible **846 SF**  
 Rental Rate **\$7.50 --**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-2111822140008**

Operating Exp/SF **\$8.75 /SF**  
 Taxes/SF **--**

| Floor   | Unit    | SF Avail | Max Contig | Min Div | Lease Rate | Space Type | Vacant | Occupancy | Term |
|---|---------|----------|------------|---------|------------|------------|--------|-----------|------|
| 1   | 100     | 3,416    | 5,381      | 3,416   | \$7.50 NNN |            | Yes    | Now       |      |
| <b>Operating Expenses for 2014 estimated at \$8.75 per square foot.</b> |         |          |            |         |            |            |        |           |      |
| 1   | 120     | 1,965    | 5,381      | 1,965   | \$7.50 NNN |            | Yes    | Now       |      |
| <b>Operating Expenses for 2014 estimated at \$8.75 per square foot.</b> |         |          |            |         |            |            |        |           |      |
| 1   | 120/100 | 5,381    | 5,381      | 1,965   | \$7.50 NNN |            | Yes    | Now       |      |
| --  |         |          |            |         |            |            |        |           |      |
| 2   | 225     | 846      | 1,871      | 846     | \$7.50 NNN |            | Yes    | Now       |      |
| <b>Operating Expenses for 2014 estimated at \$8.75 per square foot.</b> |         |          |            |         |            |            |        |           |      |
| 2   | 225/230 | 1,871    | 1,871      | 846     | \$7.50 NNN |            | Yes    | Now       |      |
| --  |         |          |            |         |            |            |        |           |      |
| 2   | 230     | 1,025    | 1,871      | 1,025   | \$7.50 NNN |            | Yes    | Now       |      |
| <b>Operating Expenses for 2014 estimated at \$8.75 per square foot.</b> |         |          |            |         |            |            |        |           |      |
| 2   | 235     | 1,383    | 1,383      | 1,383   | \$7.50 Net |            | Yes    | Now       |      |

**Plymouth Office Center - 3131 Fernbrook Ln**

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**Plymouth, MN 55447 | Hennepin County | Northwest Market**

30,712 SF Class C Office - General Bldg 9,519 SF Available at \$7.50

| Floor  | Unit | SF Avail | Max Contig | Min Div | Lease Rate | Space Type | Vacant | Occupancy | Term |
|--|------|----------|------------|---------|------------|------------|--------|-----------|------|
| <b>CAM/Tax total is \$8.75. Works out to \$16.25 psf gross annually.</b> |      |          |            |         |            |            |        |           |      |
| 2  | 238  | 884      | 884        | 884     | \$7.50 Net | Office     | Yes    | Now       |      |
| --   |      |          |            |         |            |            |        |           |      |

Listing Company **Yablo Commercial Real Estate - Richard Yablonsky (763) 231-0282**



**Plymouth Woods Office Center - 3300 Fernbrook Ln**

Plymouth, MN 55447-5338 | Hennepin County | Northwest Market  
 85,232 SF Class B Office - General Bldg 10,392 SF Available at \$13.00 Net



Plymouth Woods Office Center is an exceptional Class B office building conveniently located off of I-494 and Highway 55 on Fernbrook Lane North. Located near the heart of Plymouth with close amenities including Lifetime Fitness, Lund's foods and several restaurant options. The 85,232 square foot building includes large and efficient floor plates up to 30,000 square feet. The wooded setting and pond make this building a premier location for suburban office users.

Property Type **General Office**  
 Bldg Size **85,232 SF**  
 Status **Existing**  
 Year Built **1999**

Land Area **7.92 Ac.**  
 Zoning **C**  
 Sublease **No**  
 % Occupied **87.81%**

Building Class **B**  
 Stories **3**  
 Typical Floor **30,459 /SF**  
 Parking Spaces **327**  
 Parking Ratio **4.70 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **10,392 SF**  
 Max Contig **8,727 SF**  
 Min Divisible **1,665 SF**  
 Rental Rate **\$13.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **2**  
 Parcel # **053-2211822230016**

Operating Exp/SF **\$5.87 /SF**  
 Taxes/SF **\$4.31 /SF**

| Floor   | Unit | SF Avail | Max Contig | Min Div | Lease Rate  | Space Type | Vacant | Occupancy | Term |
|---|------|----------|------------|---------|-------------|------------|--------|-----------|------|
| 1   | 120  | 1,665    | 1,665      | 1,665   | \$13.00 Net | Office     | Yes    | Now       |      |
| <b>Nice wooded setting. Building amenities include building conference room, vending area and underground parking. Please see marketing website above for additional information.</b> |      |          |            |         |             |            |        |           |      |
| 2   | 250  | 8,727    | 8,727      | 5,000   | \$13.00 Net | Office     | Yes    | Now       |      |
| --  |      |          |            |         |             |            |        |           |      |

Listing Company **Cushman & Wakefield/NorthMarq - Bob Revoir (952) 893-7586 / Tate Krosschell (952) 893-8284**

# Fernbrook Office Park - 3141 Fernbrook Ln N

Plymouth, MN 55447 | Hennepin County | Northwest Market

7,653 SF Class B Office - General Bldg 225 SF Available at \$20.00 - \$22.00 Gross



Highly accessible location in a professional building off of Hwy 494 and 55 in Plymouth, MN. These executive offices come with all utilities, internet, and weekly office cleaning. The building is equipped with upgraded finishes, bathrooms, and shared kitchenettes for all tenants. In addition, the location features a beautiful green space and marsh

Property Type **General Office**  
 Bldg Size **7,653 SF**  
 Status **Existing**  
 Year Built **2001**

Land Area **0.07 Ac.**  
 Zoning **Office/Residential**  
 Sublease **No**  
 % Occupied **100%**

Building Class **B**  
 Stories **2**  
 Typical Floor **0 /SF**  
 Parking Spaces **12**  
 Parking Ratio **4.80 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **225 SF**  
 Max Contig **225 SF**  
 Min Divisible **225 SF**  
 Rental Rate **\$20.00 - \$22.00 Gross**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-2111822140022**

Operating Exp/SF --  
 Taxes/SF --

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate              | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|-------------------------|------------|--------|-----------|------|
|       |      | 225      | 225        | 225     | \$20.00 - \$22.00 Gross |            | Yes    | Now       |      |

Highly accessible location in a professional building off of Hwy 494 and 55 in Plymouth, MN. These executive offices come with all utilities, internet, and weekly office cleaning. The building is equipped with upgraded finishes, bathrooms, and shared kitchenettes for all tenants. In addition, the location features a beautiful green space and marsh

Listing Company **Channel Drive Real Estate Services - Nicholas Kozlak (612) 325-3539**

# Fernbrook Office Park - 3141 Fernbrook Ln N

Plymouth, MN 55447 | Hennepin County | Northwest Market  
 7,653 SF Class B Office - General Bldg 250 SF Available at \$19.20 FSG



Property Type **General Office**  
 Bldg Size **7,653 SF**  
 Status **Existing**  
 Year Built **2001**

Land Area **0.07 Ac.**  
 Zoning **Office/Residential**  
 Sublease **No**  
 % Occupied **96.73%**

Building Class **B**  
 Stories **2**  
 Typical Floor **0 /SF**  
 Parking Spaces **12**  
 Parking Ratio **4.80 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **250 SF**  
 Max Contig **250 SF**  
 Min Divisible **250 SF**  
 Rental Rate **\$19.20 FSG**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-2111822140022**

Operating Exp/SF --  
 Taxes/SF --

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate  | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|-------------|------------|--------|-----------|------|
| L     | 105  | 250      | 250        | 250     | \$19.20 FSG |            | Yes    |           |      |

**Full service private office, with shared break area, common restrooms, internet included, and janitorial. From \$350 per month to \$450 per month.**

Listing Company **Yablo Commercial Real Estate - Ryan Hoveland (763) 231-0282**

**Fernbrook Office Park - 3181-3189 Fernbrook Ln N**

**Plymouth, MN 55447-5355 | Hennepin County | Northwest Market**  
 4,964 SF Class B Office - General Bldg 1,250 SF Available at \$15.00 NNN  
 For Sale at \$375,000 (\$150.00 PSF)



Property Type **General Office**  
 Bldg Size **4,964 SF**  
 Status **Existing**  
 Year Built **2001**

Land Area **0.12 Ac.**  
 Zoning **Office/Residential**  
 Sublease **No**  
 % Occupied **74.82%**

Building Class **B**  
 Stories **2**  
 Typical Floor **0 /SF**  
 Parking Spaces  
 Parking Ratio **4.80 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **1,250 SF**  
 Max Contig **1,250 SF**  
 Min Divisible **1,250 SF**  
 Rental Rate **\$15.00 NNN**  
 Sale Price **\$375,000**  
 Price/SF **\$150.00 /SF**

Core Factor  
 Elevators  
 Parcel # **053-2111822140041**

Operating Exp/SF --  
 Taxes/SF --

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate  | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|-------------|------------|--------|-----------|------|
| 1     |      | 1,250    | 1,250      | 1,250   | \$15.00 NNN | Office     | Yes    | Now       |      |
| --    |      |          |            |         |             |            |        |           |      |

Listing Company **Arrow Real Estate Corp. - Jeff Penfield (763) 424-6355**

# Wedgewood Office Park - 7001 E Fish Lake Rd

Maple Grove, MN 55311 | Hennepin County | Northwest Market  
17,148 SF Class B Office - General Bldg 1,105 SF Available at \$13.00 Net



Build-to-Suit option available - please contact Broker for more info.

Property Type **General Office**  
Bldg Size **17,148 SF**  
Status **Existing**  
Year Built **1997**

Land Area **2.85 Ac.**  
Zoning **--**  
Sublease **No**  
% Occupied **93.56%**

Building Class **B**  
Stories **2**  
Typical Floor **8,112 /SF**  
Parking Spaces **103**  
Parking Ratio **4.54 /1000 SF**  
Tenancy **Multi-Tenant**

Available SF **1,105 SF**  
Max Contig **1,105 SF**  
Min Divisible **1,105 SF**  
Rental Rate **\$13.00 Net**  
Sale Price **Not for Sale**  
Price/SF **Not for Sale**

Core Factor  
Elevators  
Parcel # **053-2711922430006**

Operating Exp/SF **\$10.84 /SF**  
Taxes/SF **\$0.00 /SF**

| Floor | Unit      | SF Avail | Max Contig | Min Div | Lease Rate  | Space Type | Vacant | Occupancy | Term |
|-------|-----------|----------|------------|---------|-------------|------------|--------|-----------|------|
| 1     | 1st Floor | 1,105    | 1,105      | 1,105   | \$13.00 Net | Office     | Yes    | Now       |      |
| --    |           |          |            |         |             |            |        |           |      |

Listing Company **Colliers International/Minneapolis-St Paul - Nathan Karrick (952) 897-7722 / Steve Shepherd (952) 897-7864**



Lakeway Office Park consists of two 2-story colonial style buildings each with approximately 20 main level and/or courtyard units. 1328 sf office condo currently offers two private offices plus a training/cube, open area, & kitchenette. Minutes from the Shoppes at Arbor Lakes, restaurants, entertainment, area hotels.

Property Type **General Office**  
 Bldg Size **2,656 SF**  
 Status **Existing**  
 Year Built **2003**

Land Area **0.90 Ac.**  
 Zoning **PUD**  
 Sublease **No**  
 % Occupied **50%**

Building Class **B**  
 Stories **2**  
 Typical Floor  
 Parking Spaces  
 Parking Ratio **--**  
 Tenancy **Multi-Tenant**

Available SF **1,328 SF**  
 Max Contig **1,328 SF**  
 Min Divisible **1,328 SF**  
 Rental Rate **\$13.55 Gross Lease**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **2711922430081**

Operating Exp/SF **--**  
 Taxes/SF **--**

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate          | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|---------------------|------------|--------|-----------|------|
| 1     | 7052 | 1,328    | 1,328      | 1,328   | \$13.55 Gross Lease | Office     | Yes    |           |      |

**Spacious reception and sitting area, two private offices plus a training/cube, open area and kitchenette**

Listing Company **Rock Solid Companies - Ron Touchette (612) 435-7777**

**Lakeway Office Park - 7002-7092 E Fish Lake Rd E**

Maple Grove, MN 55311 | Hennepin County | Northwest Market

54,000 SF Class B Office - General Bldg 2,675 SF Available at \$11.25 - \$12.00 NNN

For Sale at \$277,000 (\$103.55 PSF)



2 floor 2,675 s.f office condo for rent. Visible from Highway 94 in Maple Grove. With easy access off of Bass Lake Road.

Property **General Office**

Type  
Bldg **54,000 SF**  
Size  
Status **Existing**  
Year **2004**  
Built

Building **B**

Class  
Stories **2**  
Typical  
Floor  
Parking **185**  
Spaces  
Parking **3.42 /1000 SF**  
Ratio

Tenancy **Multi-Tenant**

Core  
Factor

Elevators **0**

Parcel # **2711922430080; 2711922430085; 2711922430078;**  
**2711922430079; 2711922430086; 2711922430087;**  
**2711922430061; 2711922430091; 2711922430092;**  
**2711922430054; 053-2711922430079**

Land Area **3.57 Ac.**

Zoning **PUD**

Sublease **No**

% Occupied **95.05%**

Available SF **2,675 SF**

Max Contig **2,675 SF**

Min Divisible **2,675 SF**

Rental Rate **\$11.25 - \$12.00 NNN**

Sale Price **\$277,000**

Price/SF **\$103.55 /SF**

Operating Exp/SF **\$1.53 /SF**

Taxes/SF **\$1.36 /SF**

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate            | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|-----------------------|------------|--------|-----------|------|
| 2     |      | 2,675    | 2,675      | 2,675   | \$11.25 - \$12.00 NNN | Office     | Yes    | Now       |      |

**2 floor 2,675 s.f office condo for rent. Visible from Highway 94 in Maple Grove. With easy access off of Bass Lake Road.**

**Lakeway Office Park - 7002-7092 E Fish Lake Rd E**

81

**Maple Grove, MN 55311 | Hennepin County | Northwest Market**

54,000 SF Class B Office - General Bldg 2,675 SF Available at \$11.25 - \$12.00 NNN

For Sale at \$277,000 (\$103.55 PSF)

Listing Company **Streeter Companies - Kenneth Streeter (763) 566-4151**



**Golden Valley, MN 55426 | Hennepin County | Northwest Market**

126,204 SF Industrial - Light Industrial Bldg 832 SF Available at \$12.00 Gross Lease



Property Type **Light Industrial**  
 Bldg Size **126,204 SF**  
 Status **Existing**  
 Year Built **1969**

Clear Height **18.00 FT**  
 Dock Doors **16**  
 Drive-Ins **3**  
 Office SF **--**  
 Sprinkler **Unknown Type**  
 Power **--/--/--**

HVAC **--**  
 Rail **Yes**  
 Parcel # **053-0511721140024**

Land Area **9.87 Ac.**  
 Zoning **I**  
 Sublease **No**  
 % Occupied **99.34%**

Available SF **832 SF**  
 Max Contig **832 SF**  
 Min Divisible **832 SF**  
 Rental Rate **\$12.00 Gross Lease**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Operating Exp/SF **--**  
 Taxes/SF **--**

| Unit | SF Avail | Max Contig | Min Div | Lease Rate          | Vacant | Occupancy | Office SF | Docks | Drive-Ins | Clear Height |
|------|----------|------------|---------|---------------------|--------|-----------|-----------|-------|-----------|--------------|
| D-1  | 832      | 832        | 832     | \$12.00 Gross Lease | Yes    | Now       |           |       |           |              |
| --   |          |            |         |                     |        |           |           |       |           |              |

Listing Company **Points West Realty - Jodi Vucinovich (612) 290-0060**

# Sigma One Building - 7270 Forestview Ln N

Maple Grove, MN 55369 | Hennepin County | Northwest Market

17,824 SF Class A Office - General Bldg 5,200 SF Available at \$14.50 - \$16.50



Property Type **General Office**  
Bldg Size **17,824 SF**  
Status **Existing**  
Year Built **1995**

Land Area **1.47 Ac.**  
Zoning **(Office)**  
Sublease **No**  
% Occupied **77.85%**

Building Class **A**  
Stories **3**  
Typical Floor **5,941 /SF**  
Parking Spaces **65**  
Parking Ratio **3.64 /1000 SF**  
Tenancy **Multi-Tenant**

Available SF **5,200 SF**  
Max Contig **2,875 SF**  
Min Divisible **1,073 SF**  
Rental Rate **\$14.50 - \$16.50 - -**  
Sale Price **Not for Sale**  
Price/SF **Not for Sale**

Core Factor **15%**  
Elevators **1**  
Parcel # **053-2611922420014**

Operating Exp/SF **\$6.05 /SF**  
Taxes/SF **\$3.92 /SF**

| Floor  | Unit        | SF Avail | Max Contig | Min Div | Lease Rate            | Space Type | Vacant | Occupancy | Term |
|--|-------------|----------|------------|---------|-----------------------|------------|--------|-----------|------|
| 1  | 125         | 1,252    | 1,252      | 1,252   | \$14.50 - \$16.50 NNN | Office     | No     | 30 Days   |      |
| <b>Sinks in each office. Currently a hair salon.</b> |             |          |            |         |                       |            |        |           |      |
| 2  | 225         | 1,073    | 1,073      | 1,073   | \$14.50 - \$16.50 NNN | Office     | Yes    | Now       |      |
| <b>Studio Space!</b>                                 |             |          |            |         |                       |            |        |           |      |
| LL   | Lower Level | 2,875    | 2,875      | 2,875   | \$14.50 FSG           | Office     | Yes    | Now       |      |
| <b>Studio Space!</b>                                 |             |          |            |         |                       |            |        |           |      |

Listing Company **Hempel - Brent Jacobson (612) 355-2609 / Benjamin Krsnak (612) 355-2608**

**Elk River Plaza - 508 Freeport Ave**

Elk River, MN 55330-1873 | Sherburne County | Northwest Market  
 15,488 SF Retail - Neighborhood Ctr Bldg 4,944 SF Available at \$8.00 NNN



Complete interior and exterior renovation in progress. Rent reflects gray shell finish.

|                                       |                                    |
|---------------------------------------|------------------------------------|
| Property Type <b>Neighborhood Ctr</b> | Land Area <b>1.63 Ac.</b>          |
| Bldg Size <b>15,488 SF</b>            | Zoning <b>C4</b>                   |
| Status <b>Existing</b>                | Sublease <b>No</b>                 |
| Year Built <b>--</b>                  | % Occupied <b>68.08%</b>           |
| Parking Spaces <b>65</b>              | Available SF <b>4,944 SF</b>       |
| Parking Ratio <b>--</b>               | Max Contig <b>2,552 SF</b>         |
| Tenancy <b>Multi-Tenant</b>           | Min Divisible <b>2,392 SF</b>      |
| # Anchors                             | Rental Rate <b>\$8.00 NNN</b>      |
| Anchor SF <b>--</b>                   | Sale Price <b>Not for Sale</b>     |
| # Bldgs <b>1</b>                      | Price/SF <b>Not for Sale</b>       |
| # Floors <b>1</b>                     | Operating Exp/SF <b>\$3.43 /SF</b> |
| Docks / Drive Ins <b>0/0</b>          | Taxes/SF <b>--</b>                 |
| Parcel # <b>75-447-0140</b>           |                                    |

| Unit   | SF Avail | Max Contig | Min Div | Lease Rate | Vacant | Occupancy | Space Type | Term |
|--|----------|------------|---------|------------|--------|-----------|------------|------|
| Suite B  | 2,552    | 2,552      | 2,552   | \$8.00 NNN | Yes    | Now       | Office     |      |
| <b>Complete interior and exterior renovation in progress. Rent reflects gray shell finish.</b> |          |            |         |            |        |           |            |      |
| Suite D  | 2,392    | 2,392      | 2,392   | \$8.00 NNN | Yes    | Now       | Office     |      |
| --   |          |            |         |            |        |           |            |      |

Listing Company **Rock Solid Companies - Ron Touchette (612) 435-7777**

**Brooklyn Center, MN 55430 | Hennepin County | Northwest Market**  
 17,613 SF Class C Office - General Bldg 2,000 SF Available at \$15.00 NNN



2,000 sf lease available. Flexible lease terms, easily adapted for medical, dental, or general office use. Building & monument signage available. Prime access to I-94, I-694, Hwy 100, and Hwy 169. Located near many restaurants, hotels & the newly constructed Shingle Creek Shopping Center

|                                     |                                |
|-------------------------------------|--------------------------------|
| Property Type <b>General Office</b> | Land Area <b>2.30 Ac.</b>      |
| Bldg Size <b>17,613 SF</b>          | Zoning <b>R-1</b>              |
| Status <b>Existing</b>              | Sublease <b>No</b>             |
| Year Built <b>2001</b>              | % Occupied <b>88.64%</b>       |
| Building Class <b>C</b>             | Available SF <b>2,000 SF</b>   |
| Stories <b>1</b>                    | Max Contig <b>2,000 SF</b>     |
| Typical Floor <b>17,613 /SF</b>     | Min Divisible <b>2,000 SF</b>  |
| Parking Spaces <b>80</b>            | Rental Rate <b>\$15.00 NNN</b> |
| Parking Ratio <b>4.54 /1000 SF</b>  | Sale Price <b>Not for Sale</b> |
| Tenancy <b>Multi-Tenant</b>         | Price/SF <b>Not for Sale</b>   |
| Core Factor                         | Operating Exp/SF <b>--</b>     |
| Elevators <b>0</b>                  | Taxes/SF <b>\$3.00 /SF</b>     |
| Parcel # <b>053-3511921230086</b>   |                                |

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate  | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|-------------|------------|--------|-----------|------|
| 1     |      | 2,000    | 2,000      | 2,000   | \$15.00 NNN | Office     | Yes    | Now       |      |
| --    |      |          |            |         |             |            |        |           |      |

Listing Company **KW Commercial - Brian Ertel (763) 228-2800**

# 2800 Freeway Blvd

Brooklyn Center, MN 55430-1751 | Hubbard County | Northwest Market  
 13,936 SF Class B Office - General Bldg 1,835 SF Available at \$14.00 Gross



Professional office space for lease. All glass lobby/entrance. Great access to I-94/694. Locally managed. UP TO 3 MONTHS FREE RENT!!!

Property Type **General Office**  
 Bldg Size **13,936 SF**  
 Status **Existing**  
 Year Built **1988**

Land Area **1.22 Ac.**  
 Zoning **R1**  
 Sublease **No**  
 % Occupied **86.83%**

Building Class **B**  
 Stories **2**  
 Typical Floor **13,936 /SF**  
 Parking Spaces **64**  
 Parking Ratio **--**  
 Tenancy **Multi-Tenant**

Available SF **1,835 SF**  
 Max Contig **1,835 SF**  
 Min Divisible **394 SF**  
 Rental Rate **\$14.00 Gross**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **0**  
 Parcel # **053-3511921220052**

Operating Exp/SF **--**  
 Taxes/SF **--**

| Floor | Unit        | SF Avail | Max Contig | Min Div | Lease Rate    | Space Type | Vacant | Occupancy | Term |
|-------|-------------|----------|------------|---------|---------------|------------|--------|-----------|------|
| 2     | 201         | 651      | 1,835      | 651     | \$14.00 Gross | Office     | Yes    | Now       |      |
| --    |             |          |            |         |               |            |        |           |      |
| 2     | 201/202     | 1,045    | 1,835      | 394     | \$14.00 Gross | Office     | Yes    | Now       |      |
| --    |             |          |            |         |               |            |        |           |      |
| 2     | 201/206     | 1,441    | 1,835      | 651     | \$14.00 Gross | Office     | Yes    | Now       |      |
| --    |             |          |            |         |               |            |        |           |      |
| 2     | 201/202/206 | 1,835    | 1,835      | 394     | \$14.00 Gross | Office     | Yes    | Now       |      |
| --    |             |          |            |         |               |            |        |           |      |
| 2     | 202         | 394      | 1,045      | 394     | \$14.00 Gross | Office     | Yes    | Now       |      |
| --    |             |          |            |         |               |            |        |           |      |
| 2     | 206         | 790      | 1,441      | 790     | \$14.00 Gross | Office     | Yes    | Now       |      |
| --    |             |          |            |         |               |            |        |           |      |

## 2800 Freeway Blvd

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Brooklyn Center, MN 55430-1751 | Hubbard County | Northwest Market

13,936 SF Class B Office - General Bldg 1,835 SF Available at \$14.00 Gross

Listing Company **Premier Commercial Properties - Robert (Marty) Fisher (763) 862-2005**

# The Richter Building - 5905 Golden Valley Rd

Golden Valley, MN 55422 | Hennepin County | Northwest Market

58,247 SF Industrial - Flex/R&D Bldg 7,951 SF Available at \$13.00 - \$15.00

For Sale at \$3,150,000 (\$54.08 PSF)



On-site property management & ownership. Easy access to Highways 55, 100 & 169. Seven minutes to downtown. Close to many area amenities such as retail, banks and restaurants.

Property Type **Flex/R&D**  
 Bldg Size **58,247 SF**  
 Status **Existing**  
 Year Built **1978**

Land Area **3.88 Ac.**  
 Zoning **(Office)**  
 Sublease **No**  
 % Occupied **86.35%**

Clear Height **20.00 FT**  
 Dock Doors **4**  
 Drive-Ins **1**  
 Office SF **--**  
 Sprinkler **Unknown Type**  
 Power **--/--/--**

Available SF **7,951 SF**  
 Max Contig **5,820 SF**  
 Min Divisible **143 SF**  
 Rental Rate **\$13.00 - \$15.00 --**  
 Sale Price **\$3,150,000**  
 Price/SF **\$54.08 /SF**

HVAC **--**  
 Rail **No**  
 Parcel # **053-3311821210057**

Operating Exp/SF **\$3.80 /SF**  
 Taxes/SF **\$1.75 /SF**

| Unit | SF Avail | Max Contig | Min Div | Lease Rate              | Vacant | Occupancy | Office SF | Docks | Drive-Ins | Clear Height |
|------|----------|------------|---------|-------------------------|--------|-----------|-----------|-------|-----------|--------------|
| 112  | 4,374    | 5,820      | 4,374   | \$13.00 - \$15.00 Gross | Yes    | Now       |           |       |           |              |

**Great investment opportunity on owner/user for 10,000 - 15,000 SF user.**

**On-site property management & ownership**

**10.21% Cap**

**Easy access to Highways 55,100 & 169**

**Seven minutes to downtown**

**Close to many area amenities such as retail, banks and restaurants**

|     |     |     |     |                       |     |     |  |  |  |  |
|-----|-----|-----|-----|-----------------------|-----|-----|--|--|--|--|
| 205 | 938 | 938 | 938 | \$13.00 - \$15.00 Net | Yes | Now |  |  |  |  |
| --  |     |     |     |                       |     |     |  |  |  |  |

|     |       |       |       |                       |     |     |  |  |  |  |
|-----|-------|-------|-------|-----------------------|-----|-----|--|--|--|--|
| 206 | 1,191 | 1,191 | 1,191 | \$13.00 - \$15.00 Net | Yes | Now |  |  |  |  |
| --  |       |       |       |                       |     |     |  |  |  |  |

# The Richter Building - 5905 Golden Valley Rd

87

Golden Valley, MN 55422 | Hennepin County | Northwest Market

58,247 SF Industrial - Flex/R&D Bldg 7,951 SF Available at \$13.00 - \$15.00

For Sale at \$3,150,000 (\$54.08 PSF)

| Unit | SF Avail | Max Contig | Min Div | Lease Rate              | Vacant | Occupancy | Office SF | Docks | Drive-Ins | Clear Height |
|------|----------|------------|---------|-------------------------|--------|-----------|-----------|-------|-----------|--------------|
| 212A | 208      | 208        | 208     | \$13.00 - \$15.00 Gross | Yes    | Now       |           |       |           |              |

Great investment opportunity on owner/user for 10,000 - 15,000 SF user.

On-site property management & ownership

10.21% Cap

Easy access to Highways 55,100 & 169

Seven minutes to downtown

Close to many area amenities such as retail, banks and restaurants

|     |       |       |       |                         |     |     |  |  |  |  |
|-----|-------|-------|-------|-------------------------|-----|-----|--|--|--|--|
| 239 | 1,097 | 1,097 | 1,097 | \$13.00 - \$15.00 Gross | Yes | Now |  |  |  |  |
|-----|-------|-------|-------|-------------------------|-----|-----|--|--|--|--|

Great investment opportunity on owner/user for 10,000 - 15,000 SF user.

On-site property management & ownership

10.21% Cap

Easy access to Highways 55,100 & 169

Seven minutes to downtown

Close to many area amenities such as retail, banks and restaurants

|         |     |     |     |                         |     |     |  |  |  |  |
|---------|-----|-----|-----|-------------------------|-----|-----|--|--|--|--|
| Storage | 143 | 143 | 143 | \$13.00 - \$15.00 Gross | Yes | Now |  |  |  |  |
|---------|-----|-----|-----|-------------------------|-----|-----|--|--|--|--|

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Listing Company Colliers International/Minneapolis-St Paul - Joseph Owen (952) 897-7888



# Valley Square Office Center - 7575 Golden Valley Rd

Golden Valley, MN 55427 | Hennepin County | Northwest Market

37,234 SF Class B Office - General Bldg 6,367 SF Available at \$10.50 Net



Located in a tree-lined area. Building has Conference Room and Break Room. Easy access to Highways 100, 55, 169 and I-394 10 minutes to Downtown Minneapolis. Located across the street from post office, lots of retail and restaurants in the area (Starbucks and D`Amico`s).

Property Type **General Office**  
 Bldg Size **37,234 SF**  
 Status **Existing**  
 Year Built **1980**

Land Area **2.62 Ac.**  
 Zoning **(Office)**  
 Sublease **No**  
 % Occupied **82.9%**

Building Class **B**  
 Stories **3**  
 Typical Floor **12,700 /SF**  
 Parking Spaces **115**  
 Parking Ratio **3.08 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **6,367 SF**  
 Max Contig **3,809 SF**  
 Min Divisible **755 SF**  
 Rental Rate **\$10.50 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-3211821230053**

Operating Exp/SF **\$10.40 /SF**  
 Taxes/SF **--**

| Floor  | Unit | SF Avail | Max Contig | Min Div | Lease Rate  | Space Type | Vacant | Occupancy | Term |
|--|------|----------|------------|---------|-------------|------------|--------|-----------|------|
| 1  | 137  | 755      | 755        | 755     | \$10.50 Net |            | Yes    | Now       |      |
| <b>Located in a tree-lined area</b><br><b>Building has Conference Room and Break Room</b><br><b>Easy access to Highways 100, 55, 169 and I-394</b><br><b>10 minutes to Downtown Minneapolis</b><br><b>Located across the street from post office, lots of retail and restuarants in the area (Starbucks and D`Amico`s)</b> |      |          |            |         |             |            |        |           |      |
| 3  | 350  | 1,803    | 1,803      | 1,803   | \$10.50 Net |            | Yes    | Now       |      |

**Valley Square Office Center - 7575 Golden Valley Rd**

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**Golden Valley, MN 55427 | Hennepin County | Northwest Market**

37,234 SF Class B Office - General Bldg 6,367 SF Available at \$10.50 Net

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|------------|------------|--------|-----------|------|
|-------|------|----------|------------|---------|------------|------------|--------|-----------|------|

Located in a tree-lined area

Building has Conference Room and Break Room

Easy access to Highways 100, 55, 169 and I-394

10 minutes to Downtown Minneapolis

Located across the street from post office, lots of retail and restuarants in the area (Starbucks and D`Amico`s)

|   |         |       |       |       |             |  |     |     |  |
|---|---------|-------|-------|-------|-------------|--|-----|-----|--|
| 3 | 375/395 | 3,809 | 3,809 | 3,809 | \$10.50 Net |  | Yes | Now |  |
|---|---------|-------|-------|-------|-------------|--|-----|-----|--|

--

Listing Company **Colliers International/Minneapolis-St Paul - Kevin O'Neill (952) 897-7724 / Steve Shepherd (952) 897-7864**

**Golden Valley, MN 55427 | Hennepin County | Northwest Market**  
 48,000 SF Class B Office - General Bldg 1,067 SF Available at Negotiable



Property Type **General Office**  
 Bldg Size **48,000 SF**  
 Status **Existing**  
 Year Built **1998**

Land Area **2.73 Ac.**  
 Zoning **(Office)**  
 Sublease **No**  
 % Occupied **97.78%**

Building Class **B**  
 Stories **3**  
 Typical Floor **15,000 /SF**  
 Parking Spaces **600**  
 Parking Ratio **12.50 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **1,067 SF**  
 Max Contig **1,067 SF**  
 Min Divisible **1,067 SF**  
 Rental Rate **Negotiable - -**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **3111821130022**

Operating Exp/SF **\$6.97 /SF**  
 Taxes/SF **\$3.97 /SF**

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|------------|------------|--------|-----------|------|
| 3     | 300  | 1,067    | 1,067      | 1,067   | Negotiable | Office     | Yes    | Now       |      |
| --    |      |          |            |         |            |            |        |           |      |

Listing Company **Cassidy Turley - Kai Thomsen (612) 347-9318**



Incredible full floor opportunity with underground parking. Owner will consider demising the floor down. Potential for building signage for a full floor user.

|                                     |  |
|-------------------------------------|--|
| Property Type <b>General Office</b> | Land Area <b>3.15 Ac.</b>                |
| Bldg Size <b>40,500 SF</b>          | Zoning <b>(Office)</b>                   |
| Status <b>Existing</b>              | Sublease <b>No</b>                       |
| Year Built <b>1998</b>              | % Occupied <b>67.21%</b>                 |
| Building Class <b>B</b>             | Available SF <b>13,278 SF</b>            |
| Stories <b>3</b>                    | Max Contig <b>13,278 SF</b>              |
| Typical Floor <b>13,000 /SF</b>     | Min Divisible <b>5,000 SF</b>            |
| Parking Spaces <b>600</b>           | Rental Rate <b>\$14.00 - \$15.00 Net</b> |
| Parking Ratio <b>14.81 /1000 SF</b> | Sale Price <b>Not for Sale</b>           |
| Tenancy <b>Multi-Tenant</b>         | Price/SF <b>Not for Sale</b>             |
| Core Factor                         | Operating Exp/SF <b>\$6.97 /SF</b>       |
| Elevators                           | Taxes/SF <b>\$3.97 /SF</b>               |
| Parcel # <b>3111821130021</b>       |  |

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate            | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|-----------------------|------------|--------|-----------|------|
| 2     |      | 13,278   | 13,278     | 5,000   | \$14.00 - \$15.00 Net | Office     | Yes    | Now       |      |
| --    |      |          |            |         |                       |            |        |           |      |

Listing Company **Cassidy Turley - Kai Thomsen (612) 347-9318**

**Grove Health West - 9630 Grove Cir N**

Osseo, MN 55311 | Hennepin County | Northwest Market

41,012 SF Class A Office - Medical Bldg 14,264 SF Available at \$23.95 NNN



Class A finishes, flexible design, common area restrooms, wheelchair storage, lab box room.

Property Type **Medical Office**  
 Bldg Size **41,012 SF**  
 Status **U/C**  
 Year Built - -

Land Area **4.45 Ac.**  
 Zoning - -  
 Sublease **No**  
 % Occupied **65.22%**

Building Class **A**  
 Stories **2**  
 Typical Floor  
 Parking Spaces **200**  
 Parking Ratio **4.87 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **14,264 SF**  
 Max Contig **14,264 SF**  
 Min Divisible **2,000 SF**  
 Rental Rate **\$23.95 NNN**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-0911922320039**

Operating Exp/SF - -  
 Taxes/SF - -

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate  | Space Type | Vacant | Occupancy | Term     |
|-------|------|----------|------------|---------|-------------|------------|--------|-----------|----------|
| 1     |      | 14,264   | 14,264     | 2,000   | \$23.95 NNN | Medical    | Yes    | 1/1/2015  | 10 years |
| - -   |      |          |            |         |             |            |        |           |          |

Listing Company **Ryan Companies - Erwin Effler (612) 492-4669 / Jeremy Jacobs (612) 492-4641**

# Goldridge Building - 3021 Harbor Ln

Plymouth, MN 55447-5109 | Hennepin County | Northwest Market

31,712 SF Class B Office - General Bldg 8,534 SF Available at \$12.00 - \$19.95 FSG



31,714 SF Office & Medical Building in Plymouth\_\_Space from 1,071 SF - 2,605 SF Available, & 7,000 SF Basement Unit (former Daycare)\_\_Strong Local Ownership & Management\_\_Aggressive Lease Rates From \$18.95-\$19.95 PSF Gross\_\_Monument Signage Visible to 56,000 VPD on Hwy 55\_\_Centrally Located on Hwy 55, with Easy Access to I-494, I-394, & I-694\_\_Please visit [www.showcasemybuilding.com](http://www.showcasemybuilding.com) or [www.ejlcommercial.com](http://www.ejlcommercial.com) for info

Property Type **General Office**  
 Bldg Size **31,712 SF**  
 Status **Existing**  
 Year Built **1997**

Land Area **2.27 Ac.**  
 Zoning **(Office)**  
 Sublease **No**  
 % Occupied **95.16%**

Building Class **B**  
 Stories **2**  
 Typical Floor **8,000 /SF**  
 Parking Spaces **115**  
 Parking Ratio **5.00 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **8,534 SF**  
 Max Contig **7,000 SF**  
 Min Divisible **1,534 SF**  
 Rental Rate **\$12.00 - \$19.95 FSG**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor **15%**  
 Elevators **1**  
 Parcel # **2111822410030**

Operating Exp/SF **--**  
 Taxes/SF **--**

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate            | Space Type | Vacant | Occupancy | Term        |
|-------|------|----------|------------|---------|-----------------------|------------|--------|-----------|-------------|
| 2     | 210  | 1,534    | 1,534      | 1,534   | \$18.95 - \$19.95 FSG | Office     | Yes    | Now       | 36-60 month |

**Three (3) private window offices, conference room, kitchen break room, storage room, reception area. General Office or Medical use!**

Listing Company **EJL Commercial Real Estate - Edward J. (Ted) LaFave (612) 875-3858 / Copperwood Investments, LLC - Justin Stueve 612-360-8104**

**Plymouth Office Center Bldg 3025 - 3025 Harbor Ln**

Plymouth, MN 55447 | Hennepin County | Northwest Market

46,026 SF Class C Office - General Bldg 4,055 SF Available at \$7.50



Operating Expenses for 2014 estimated at \$8.75 per square foot.

Property Type **General Office**  
 Bldg Size **46,026 SF**  
 Status **Existing**  
 Year Built **1974**

Land Area **4.09 Ac.**  
 Zoning **(Office)**  
 Sublease **No**  
 % Occupied **92.4%**

Building Class **C**  
 Stories **2**  
 Typical Floor **12,500 /SF**  
 Parking Spaces **230**  
 Parking Ratio **5.00 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **4,055 SF**  
 Max Contig **2,104 SF**  
 Min Divisible **558 SF**  
 Rental Rate **\$7.50 - -**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **2**  
 Parcel # **053-2111822410022**

Operating Exp/SF **\$8.75 /SF**  
 Taxes/SF **- -**

| Floor   | Unit     | SF Avail | Max Contig | Min Div | Lease Rate | Space Type | Vacant | Occupancy | Term |
|---|----------|----------|------------|---------|------------|------------|--------|-----------|------|
| 1   | 106      | 1,393    | 1,393      | 1,393   | \$7.50 Net | Office     | Yes    | Now       |      |
| --  |          |          |            |         |            |            |        |           |      |
| 4   | 420      | 1,073    | 2,104      | 1,073   | \$7.50 NNN |            | Yes    | Now       |      |
| <b>Operating Expenses for 2014 estimated at \$8.75 per square foot.</b> |          |          |            |         |            |            |        |           |      |
| 4   | 420/420A | 2,104    | 2,104      | 1,031   | \$7.50 NNN |            | Yes    | Now       |      |
| --  |          |          |            |         |            |            |        |           |      |
| 4   | 420A     | 1,031    | 2,104      | 1,031   | \$7.50 NNN |            | Yes    | Now       |      |
| --  |          |          |            |         |            |            |        |           |      |
|   | 324      | 558      | 558        | 558     | \$7.50 NNN |            | No     |           |      |
| --  |          |          |            |         |            |            |        |           |      |

Listing Company **Yablo Commercial Real Estate - Richard Yablonsky (763) 231-0282**

**Plymouth Office Center Bldg 3030 - 3030 Harbor Ln**

Plymouth, MN 55447 | Hennepin County | Northwest Market

30,940 SF Class C Office - General Bldg 5,051 SF Available at \$7.50



Operating Expenses for 2014 estimated at \$8.75 per square foot.

Property Type **General Office**  
 Bldg Size **30,940 SF**  
 Status **Existing**  
 Year Built **1972**

Land Area **1.25 Ac.**  
 Zoning **(Office)**  
 Sublease **No**  
 % Occupied **83.67%**

Building Class **C**  
 Stories **2**  
 Typical Floor **15,500 /SF**  
 Parking Spaces **154**  
 Parking Ratio **5.00 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **5,051 SF**  
 Max Contig **1,815 SF**  
 Min Divisible **461 SF**  
 Rental Rate **\$7.50 - -**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-2111822140015**

Operating Exp/SF **\$8.75 /SF**  
 Taxes/SF **- -**

| Floor   | Unit | SF Avail | Max Contig | Min Div | Lease Rate | Space Type | Vacant | Occupancy | Term |
|---|------|----------|------------|---------|------------|------------|--------|-----------|------|
| 1   | 125  | 549      | 549        | 549     | \$7.50 NNN |            | Yes    | Now       |      |
| <b>Operating Expenses for 2014 estimated at \$8.75 per square foot.</b> |      |          |            |         |            |            |        |           |      |
| 1   | 127  | 1,144    | 1,144      | 1,144   | \$7.50 Net |            | Yes    | Now       |      |
| <b>Operating Expenses for 2014 estimated at \$8.75 per square foot.</b> |      |          |            |         |            |            |        |           |      |
| 2   | 200  | 474      | 935        | 474     | \$7.50 Net |            | Yes    | Now       |      |
| <b>Operating Expenses for 2014 estimated at \$8.75 per square foot.</b> |      |          |            |         |            |            |        |           |      |
| 2   | 213  | 608      | 608        | 608     | \$7.50 NNN |            | Yes    | Now       |      |
| <b>Operating Expenses for 2014 estimated at \$8.75 per square foot.</b> |      |          |            |         |            |            |        |           |      |
| 2   | 215  | 1,815    | 1,815      | 1,815   | \$7.50 Net | Office     | Yes    | Now       |      |
| --  |      |          |            |         |            |            |        |           |      |
| 2   | 222  | 461      | 935        | 461     | \$7.50 Net |            | Yes    | Now       |      |
| <b>Operating Expenses for 2014 estimated at \$8.75 per square foot.</b> |      |          |            |         |            |            |        |           |      |



**Plymouth Office Center Bldg 3030 - 3030 Harbor Ln**

94

**Plymouth, MN 55447 | Hennepin County | Northwest Market**

30,940 SF Class C Office - General Bldg 5,051 SF Available at \$7.50

| Floor | Unit    | SF Avail | Max Contig | Min Div | Lease Rate | Space Type | Vacant | Occupancy | Term |
|-------|---------|----------|------------|---------|------------|------------|--------|-----------|------|
| 2     | 222/200 | 935      | 935        | 461     | \$7.50 Net |            | Yes    | Now       |      |
| --    |         |          |            |         |            |            |        |           |      |

Listing Company **Yablo Commercial Real Estate - Richard Yablonsky (763) 231-0282**

**Plymouth Office Center Bldg - 3140 Harbor Ln**

Plymouth, MN 55447 | Hennepin County | Northwest Market

31,387 SF Class C Office - General Bldg 2,096 SF Available at \$7.50 NNN



Property Type **General Office**  
Bldg Size **31,387 SF**  
Status **Existing**  
Year Built **1974**

Land Area **1.77 Ac.**  
Zoning **(Office)**  
Sublease **No**  
% Occupied **93.32%**

Building Class **C**  
Stories **2**  
Typical Floor **15,500 /SF**  
Parking Spaces **156**  
Parking Ratio **5.00 /1000 SF**  
Tenancy **Multi-Tenant**

Available SF **2,096 SF**  
Max Contig **2,096 SF**  
Min Divisible **2,096 SF**  
Rental Rate **\$7.50 NNN**  
Sale Price **Not for Sale**  
Price/SF **Not for Sale**

Core Factor  
Elevators **1**  
Parcel # **053-2111822140014**

Operating Exp/SF **\$8.75 /SF**  
Taxes/SF **--**

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|------------|------------|--------|-----------|------|
| 1     | 125  | 2,096    | 2,096      | 2,096   | \$7.50 NNN |            | Yes    | Now       |      |

**Operating Expenses for 2014 estimated at \$8.75 per square foot.**

Listing Company **Yablo Commercial Real Estate - Richard Yablonsky (763) 231-0282**

# Zaudtke Building - 7711 Humboldt Ave N

Brooklyn Park, MN 55444 | Hennepin County | Northwest Market

3,960 SF Class C Office - General Bldg 4,825 SF Available at \$12.00 - \$14.00



Property Type **General Office**  
 Bldg Size **3,960 SF**  
 Status **Existing**  
 Year Built **1984**

Land Area **0.39 Ac.**  
 Zoning **C-4**  
 Sublease **No**  
 % Occupied **-21.84%**

Building Class **C**  
 Stories **2**  
 Typical Floor **1,980 /SF**  
 Parking Spaces **12**  
 Parking Ratio **3.03 /1000 SF**  
 Tenancy **Single-Tenant**

Available SF **4,825 SF**  
 Max Contig **1,995 SF**  
 Min Divisible **408 SF**  
 Rental Rate **\$12.00 - \$14.00 - -**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **0**  
 Parcel # **2311921440005**

Operating Exp/SF - -  
 Taxes/SF - -

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate                    | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|-------------------------------|------------|--------|-----------|------|
| 1     | 100  | 1,995    | 1,995      | 408     | \$12.00 - \$14.00 Gross       | Office     | Yes    | Now       |      |
| --    |      |          |            |         |                               |            |        |           |      |
| 1     | 101  | 940      | 940        | 408     | \$12.00 - \$14.00 Gross       | Office     | Yes    | Now       |      |
| --    |      |          |            |         |                               |            |        |           |      |
| 1     | 102  | 906      | 906        | 450     | \$12.00 - \$14.00 Gross       | Office     | Yes    | Now       |      |
| --    |      |          |            |         |                               |            |        |           |      |
| 1     | 103  | 530      | 530        | 530     | \$12.00 - \$14.00 Gross Lease |            | Yes    | Now       |      |
| --    |      |          |            |         |                               |            |        |           |      |
| 1     | 104  | 454      | 454        | 454     | \$12.00 - \$14.00 Gross Lease |            | Yes    |           |      |
| --    |      |          |            |         |                               |            |        |           |      |

Listing Company **KW Commercial Midwest - Kevin Peck (651) 262-1030 / Jeffrey Wilwerding (651) 262-1028**

**Ramsey, MN 55303-6061 | Anoka County | Northwest Market**

9,555 SF Class B Office - General Bldg 575 SF Available at \$12.50 Gross

For Sale at \$395,000 (\$41.34 PSF)



Office space located on Hwy 10 in Ramsey. 575 sf with 2 privates. 274 sf suite divided into two offices.

|                                     |                                  |
|-------------------------------------|----------------------------------|
| Property Type <b>General Office</b> | Land Area <b>1.04 Ac.</b>        |
| Bldg Size <b>9,555 SF</b>           | Zoning - -                       |
| Status <b>Existing</b>              | Sublease <b>No</b>               |
| Year Built <b>1978</b>              | % Occupied <b>93.98%</b>         |
| Building Class <b>B</b>             | Available SF <b>575 SF</b>       |
| Stories <b>2</b>                    | Max Contig <b>575 SF</b>         |
| Typical Floor <b>4,777 /SF</b>      | Min Divisible <b>274 SF</b>      |
| Parking Spaces <b>36</b>            | Rental Rate <b>\$12.50 Gross</b> |
| Parking Ratio - -                   | Sale Price <b>\$395,000</b>      |
| Tenancy <b>Multi-Tenant</b>         | Price/SF <b>\$41.34 /SF</b>      |
| Core Factor                         | Operating Exp/SF - -             |
| Elevators <b>0</b>                  | Taxes/SF - -                     |
| Parcel # <b>003-343225210017</b>    |                                  |

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate    | Space Type | Vacant | Occupancy | Term       |
|-------|------|----------|------------|---------|---------------|------------|--------|-----------|------------|
| 2     | 2    | 575      | 575        | 274     | \$12.50 Gross | Office     | Yes    | Now       | Negotiable |

**Office space located on Hwy 10 in Ramsey**  
**575 sf w 2 privates**  
**274 sf suite divided into two offices**

Listing Company **Premier Commercial Properties - Gary Dehn (763) 862-2005**

Ramsey, MN 55303-7206 | Anoka County | Northwest Market

13,000 SF Class C Office - General Bldg 9,234 SF Available at \$9.50 Gross

For Sale at \$1,099,900 (\$84.61 PSF)



Convenient location on North side of Hwy 10 between Anoka and Elk River. Excellent exposure with traffic counts reaching over 40,000 vpd. Prime office spaces available with front and back entrances, spacious reception areas, conference rooms, private offices plus full eat-in kitchen w/appliances on main level and upper level kitchenette/breakroom. Plenty of storage, work space and professional decor that would compliment most any type of business. Ample parking. Restrooms on both levels.

|                                     |                                 |
|-------------------------------------|---------------------------------|
| Property Type <b>General Office</b> | Land Area <b>1.81 Ac.</b>       |
| Bldg Size <b>13,000 SF</b>          | Zoning <b>flex</b>              |
| Status <b>Existing</b>              | Sublease <b>No</b>              |
| Year Built <b>2002</b>              | % Occupied <b>74.1%</b>         |
| Building Class <b>C</b>             | Available SF <b>9,234 SF</b>    |
| Stories <b>2</b>                    | Max Contig <b>3,904 SF</b>      |
| Typical Floor <b>6,500 /SF</b>      | Min Divisible <b>1,963 SF</b>   |
| Parking Spaces <b>60</b>            | Rental Rate <b>\$9.50 Gross</b> |
| Parking Ratio <b>4.61 /1000 SF</b>  | Sale Price <b>\$1,099,900</b>   |
| Tenancy <b>Multi-Tenant</b>         | Price/SF <b>\$84.61 /SF</b>     |
| Core Factor                         | Operating Exp/SF --             |
| Elevators                           | Taxes/SF --                     |
| Parcel # <b>003-193225230025</b>    |                                 |

| Floor | Unit | SF Avail | Max Contig | Min Div | Lease Rate       | Space Type | Vacant | Occupancy | Term |
|-------|------|----------|------------|---------|------------------|------------|--------|-----------|------|
| 1     | 100  | 3,904    | 3,904      | 3,904   | \$9.50 Gross     |            | No     | Now       |      |
| --    |      |          |            |         |                  |            |        |           |      |
| 1     | 130  | 1,963    | 1,963      | 1,963   | \$9.50 Gross     | Office     | No     | Now       |      |
| --    |      |          |            |         |                  |            |        |           |      |
| 2     | 200  | 3,367    | 3,367      | 3,367   | Negotiable Gross |            | Yes    | Now       |      |
| --    |      |          |            |         |                  |            |        |           |      |

Listing Company **RE/MAX Results - Jon Jondahl (763) 286-7573**

# 4900 Place Building - 4900 Hwy 169 N

New Hope, MN 55428 | Hennepin County | Northwest Market  
 29,920 SF Class B Office - General Bldg 4,874 SF Available at \$9.50 NNN



Convenient location off of 169 & 49th. 2 Miles South of 694. Easy access to Maple Grove, Plymouth, Minneapolis, etc. More info at [www.ummc.co](http://www.ummc.co)

|                                     |                                    |
|-------------------------------------|------------------------------------|
| Property Type <b>General Office</b> | Land Area <b>1.79 Ac.</b>          |
| Bldg Size <b>29,920 SF</b>          | Zoning <b>--</b>                   |
| Status <b>Existing</b>              | Sublease <b>No</b>                 |
| Year Built <b>1986</b>              | % Occupied <b>87.46%</b>           |
| Building Class <b>B</b>             | Available SF <b>4,874 SF</b>       |
| Stories <b>3</b>                    | Max Contig <b>2,496 SF</b>         |
| Typical Floor <b>9,973 /SF</b>      | Min Divisible <b>1,123 SF</b>      |
| Parking Spaces <b>135</b>           | Rental Rate <b>\$9.50 NNN</b>      |
| Parking Ratio <b>4.51 /1000 SF</b>  | Sale Price <b>Not for Sale</b>     |
| Tenancy <b>Multi-Tenant</b>         | Price/SF <b>Not for Sale</b>       |
| Core Factor <b>17.3%</b>            | Operating Exp/SF <b>\$5.04 /SF</b> |
| Elevators <b>1</b>                  | Taxes/SF <b>\$2.45 /SF</b>         |
| Parcel # <b>0711821230016</b>       |                                    |

| Floor   | Unit    | SF Avail | Max Contig | Min Div | Lease Rate | Space Type | Vacant | Occupancy | Term |
|---|---------|----------|------------|---------|------------|------------|--------|-----------|------|
| 3   | 307     | 1,373    | 2,496      | 1,373   | \$9.50 NNN | Office     | Yes    | Now       |      |
| <b>Convenient location off of 169 &amp; 49th. 2 Miles South of 694. Easy access to Maple Grove, Plymouth, Minneapolis, etc. More info at <a href="http://www.ummc.co">www.ummc.co</a></b> |         |          |            |         |            |            |        |           |      |
| 3   | 307/315 | 2,496    | 2,496      | 1,123   | \$9.50 NNN | Office     | No     |           |      |
| --  |         |          |            |         |            |            |        |           |      |
| 3   | 315     | 1,123    | 2,496      | 1,123   | \$9.50 NNN | Office     | No     | 30 Days   |      |
| --  |         |          |            |         |            |            |        |           |      |
| 3   | 322     | 2,378    | 2,378      | 1,500   | \$9.50 NNN | Office     | Yes    | Now       |      |
| <b>Convenient location off of 169 &amp; 49th. 2 Miles South of 694. Easy access to Maple Grove, Plymouth, Minneapolis, etc. More info at <a href="http://www.ummc.co">www.ummc.co</a></b> |         |          |            |         |            |            |        |           |      |

Listing Company **Upper Midwest Management - Jeffrey Houg (763) 951-7564**

**Annandale, MN 55302-1957 | Wright County | Northwest Market**

9,624 SF Class A Office - General Bldg 4,088 SF Available at \$8.00 - \$10.00 NNN



Property Type **General Office**  
 Bldg Size **9,624 SF**  
 Status **Existing**  
 Year Built **2003**

Land Area **4.28 Ac.**  
 Zoning **--**  
 Sublease **No**  
 % Occupied **57.52%**

Building Class **A**  
 Stories **1**  
 Typical Floor **9,920 /SF**  
 Parking Spaces **40**  
 Parking Ratio **4.03 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **4,088 SF**  
 Max Contig **4,088 SF**  
 Min Divisible **1,963 SF**  
 Rental Rate **\$8.00 - \$10.00 NNN**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

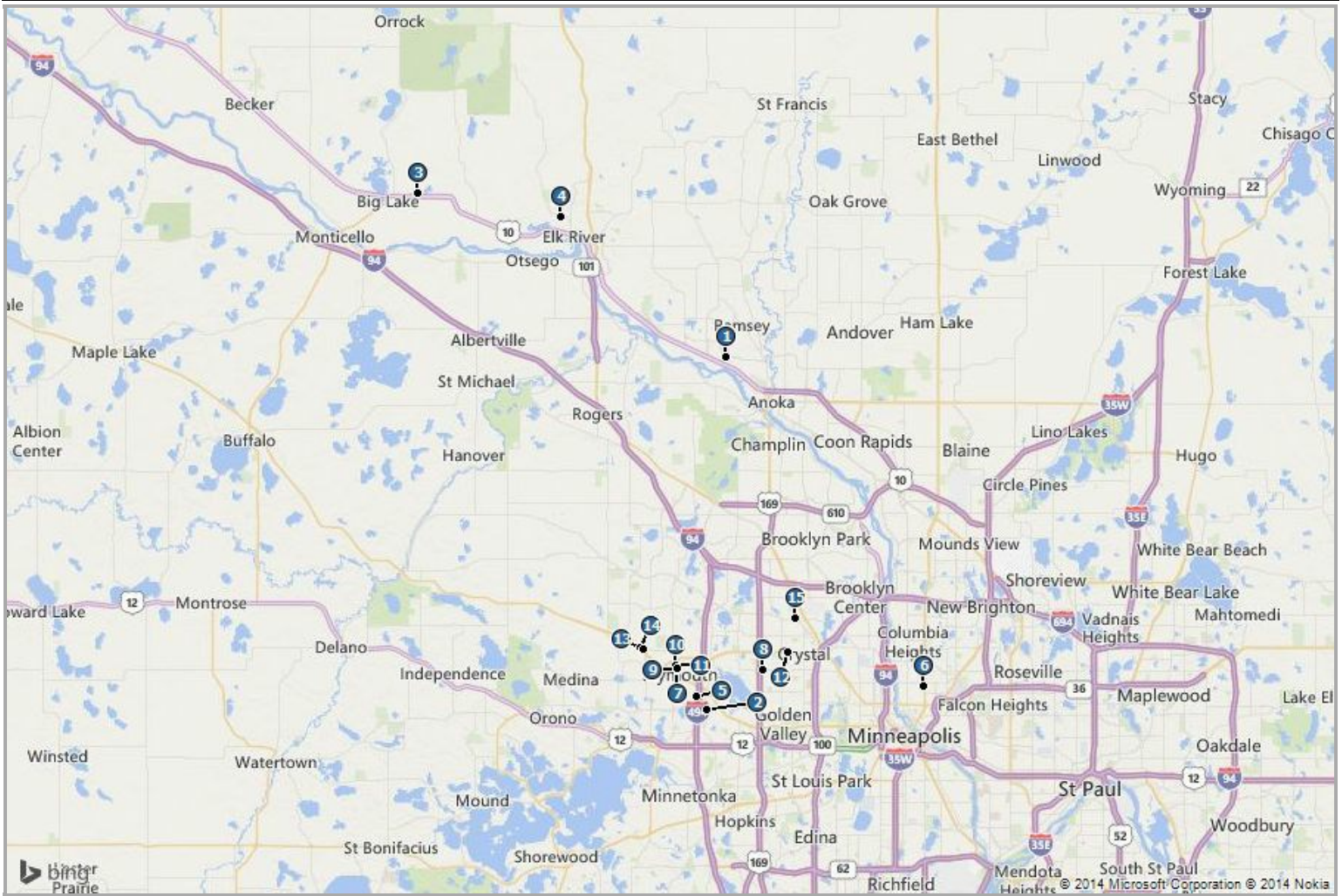
Core Factor  
 Elevators **0**  
 Parcel # **102070000010**

Operating Exp/SF **\$1.89 /SF**  
 Taxes/SF **\$1.96 /SF**

| Floor | Unit    | SF Avail | Max Contig | Min Div | Lease Rate           | Space Type | Vacant | Occupancy | Term |
|-------|---------|----------|------------|---------|----------------------|------------|--------|-----------|------|
| 1     | 100     | 2,125    | 4,088      | 2,125   | \$8.00 - \$10.00 NNN | Office     | Yes    | Now       |      |
| --    |         |          |            |         |                      |            |        |           |      |
| 1     | 100/200 | 4,088    | 4,088      | 1,963   | \$8.00 - \$10.00 NNN | Office     | Yes    | Now       |      |
| --    |         |          |            |         |                      |            |        |           |      |
| 1     | 200     | 1,963    | 4,088      | 1,963   | \$8.00 - \$10.00 NNN | Office     | Yes    | Now       |      |
| --    |         |          |            |         |                      |            |        |           |      |

Listing Company **RE/Max Connections - Jim DiOrio (612) 366-1627**

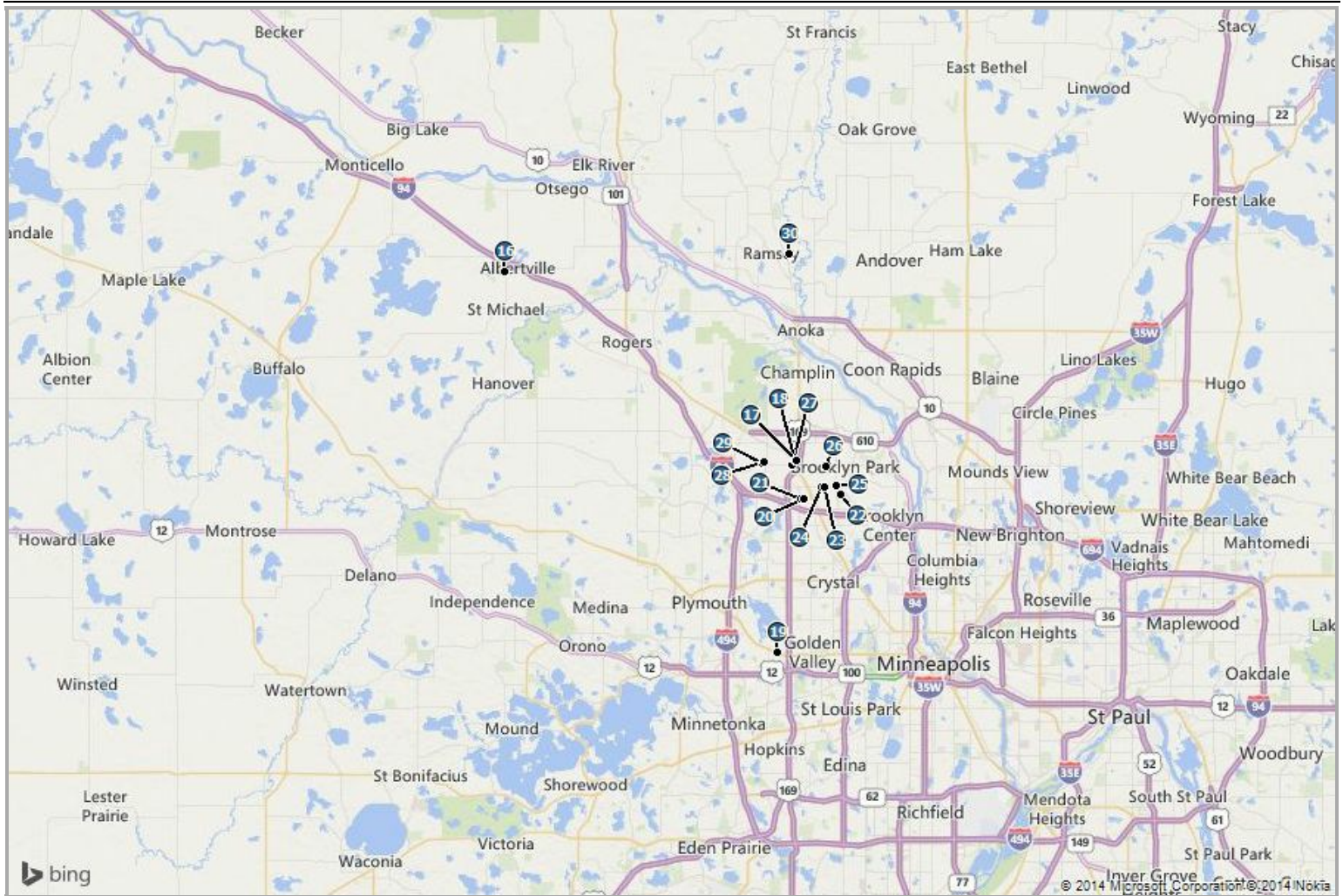
# Road Map



| Address                 | City, State Zip         | Number on report |
|-------------------------|-------------------------|------------------|
| 1 6575 141st Ave        | Ramsey, MN 55303-5750   | 1                |
| 2 13400 15th Ave        | Plymouth, MN 55441      | 2                |
| 3 19950 177th St NW     | Big Lake, MN 55309      | 3                |
| 4 12580 192nd Ct        | Elk River, MN 55330     | 4                |
| 5 14200 23rd Ave        | Plymouth, MN 55447      | 5                |
| 6 901 23rd Ave NE       | Minneapolis, MN 55418   | 6                |
| 7 15600 36th Ave        | Plymouth, MN 55446-3369 | 7                |
| 8 9401-9405 36th Ave N  | New Hope, MN 55427      | 8                |
| 9 15650 36th Ave N      | Plymouth, MN 55446-2560 | 9                |
| 10 15655 37th Ave       | Plymouth, MN 55446      | 10               |
| 11 15700 37th Ave       | Plymouth, MN 55446      | 11               |
| 12 7500 42nd Ave        | New Hope, MN 55427      | 12               |
| 13 18205-18215 45th Ave | Plymouth, MN 55446      | 13               |
| 14 18200 45th Ave N     | Plymouth, MN 55446-4549 | 14               |
| 15 7000 57th Ave N      | Crystal, MN 55428       | 15               |

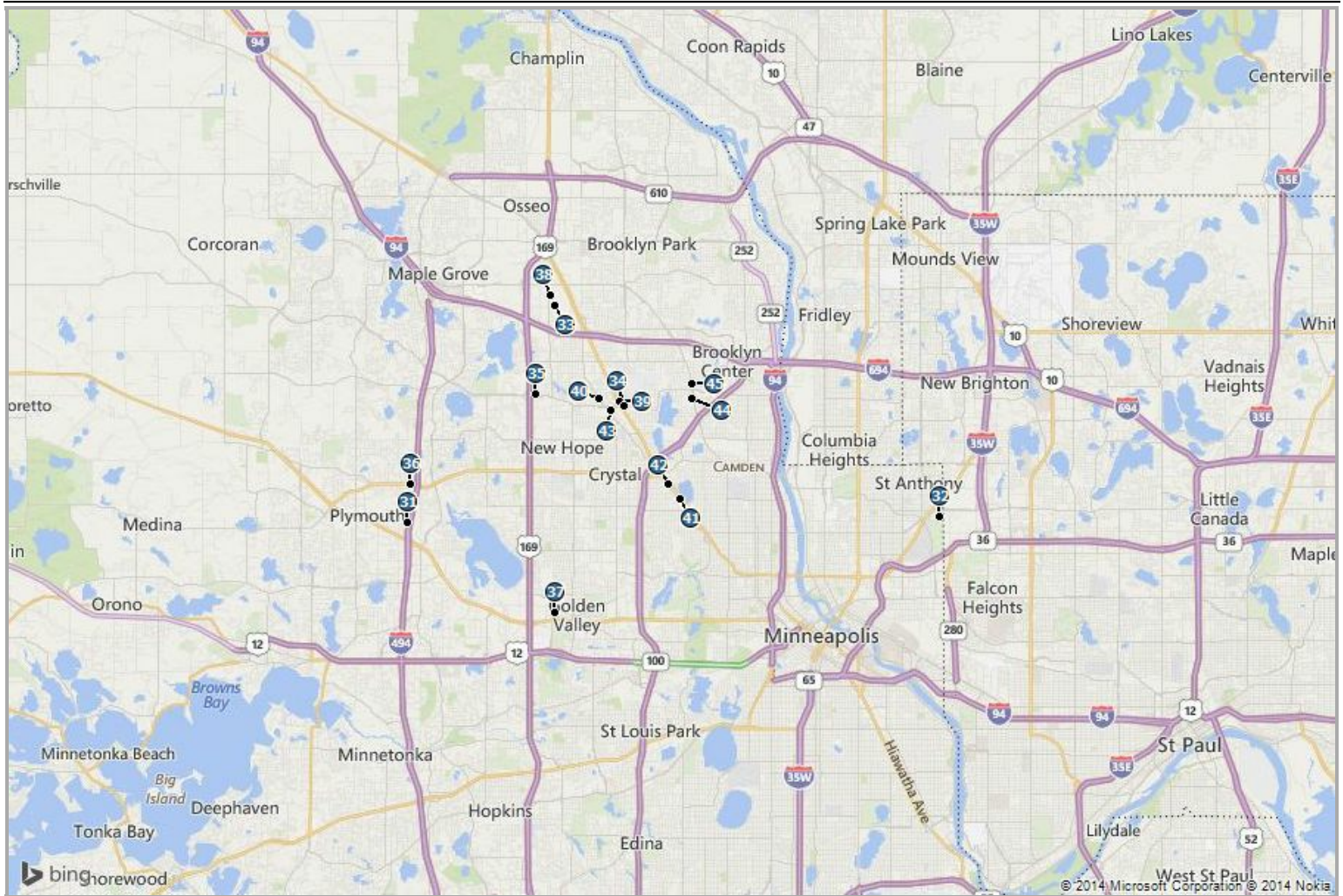


## Road Map



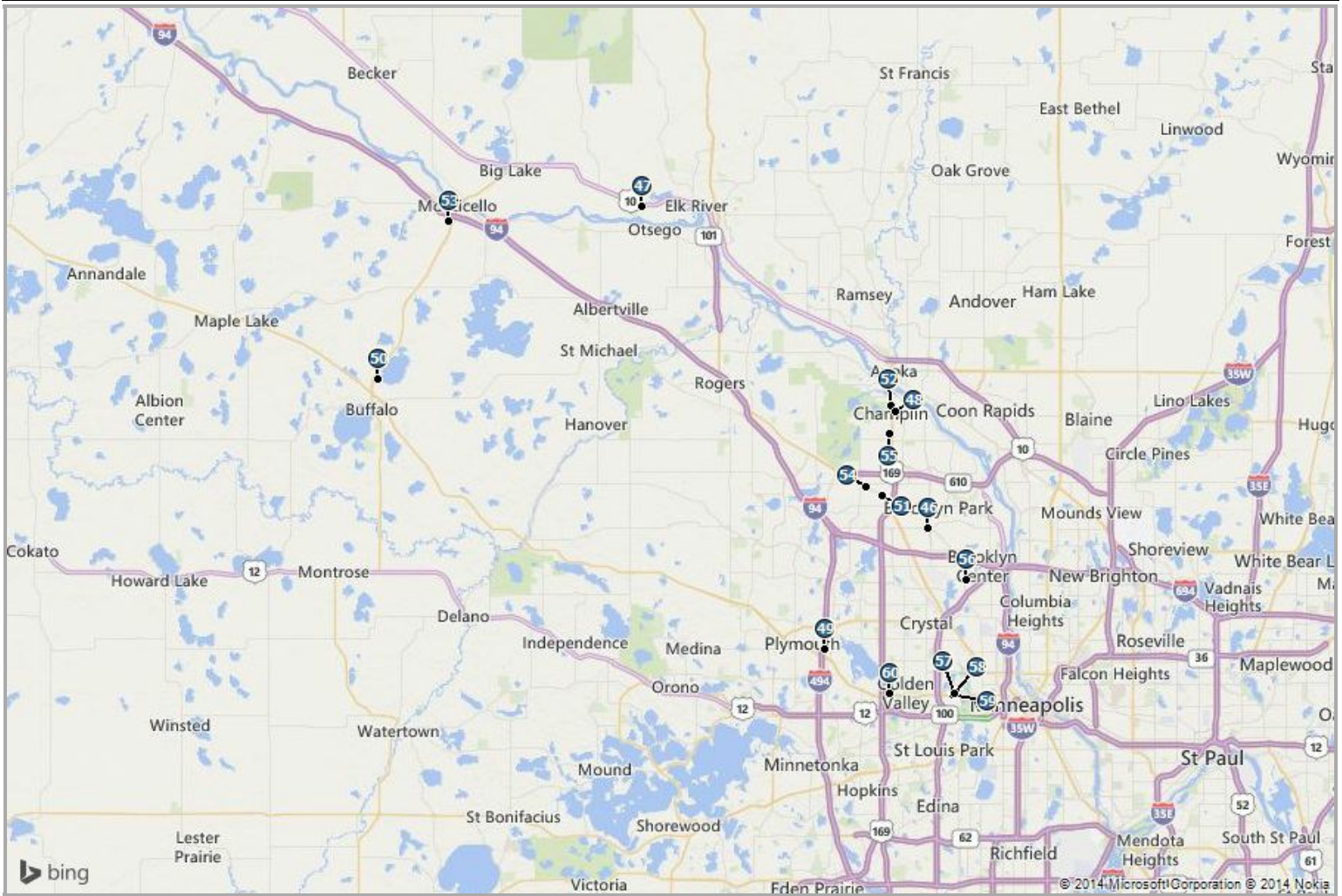
| Address                 | City, State Zip              | Number on report |
|-------------------------|------------------------------|------------------|
| 16 10904 NE 57th St     | Albertville, MN 55301        | 16               |
| 17 300 5th Ave          | Osseo, MN 55369              | 17               |
| 18 247-251 5th Ave SE   | Osseo, MN 55369              | 18               |
| 19 10405 6th Ave        | Plymouth, MN 55441           | 19               |
| 20 8401 N 73rd Ave      | Brooklyn Park, MN 55428      | 20               |
| 21 8601 N 73rd Ave      | Brooklyn Park, MN 55428      | 21               |
| 22 5820 74th Ave        | Brooklyn Park, MN 55443-3144 | 22               |
| 23 6800 78th Ave        | Brooklyn Park, MN 55445-2758 | 23               |
| 24 7001 78th Ave        | Brooklyn Park, MN 55445-2783 | 24               |
| 25 6001 78th Ave N      | Brooklyn Park, MN 55443-2902 | 25               |
| 26 6717 85th Ave        | Brooklyn Park, MN 55445-2255 | 26               |
| 27 9100 85th Ave N      | Brooklyn Park, MN 55445      | 27               |
| 28 11272 86th Ave       | Maple Grove, MN 55369        | 28               |
| 29 11320-11324 86th Ave | Maple Grove, MN 55369-4528   | 29               |
| 30 5300 Alpine Dr       | Ramsey, MN 55303-4778        | 30               |

# Road Map



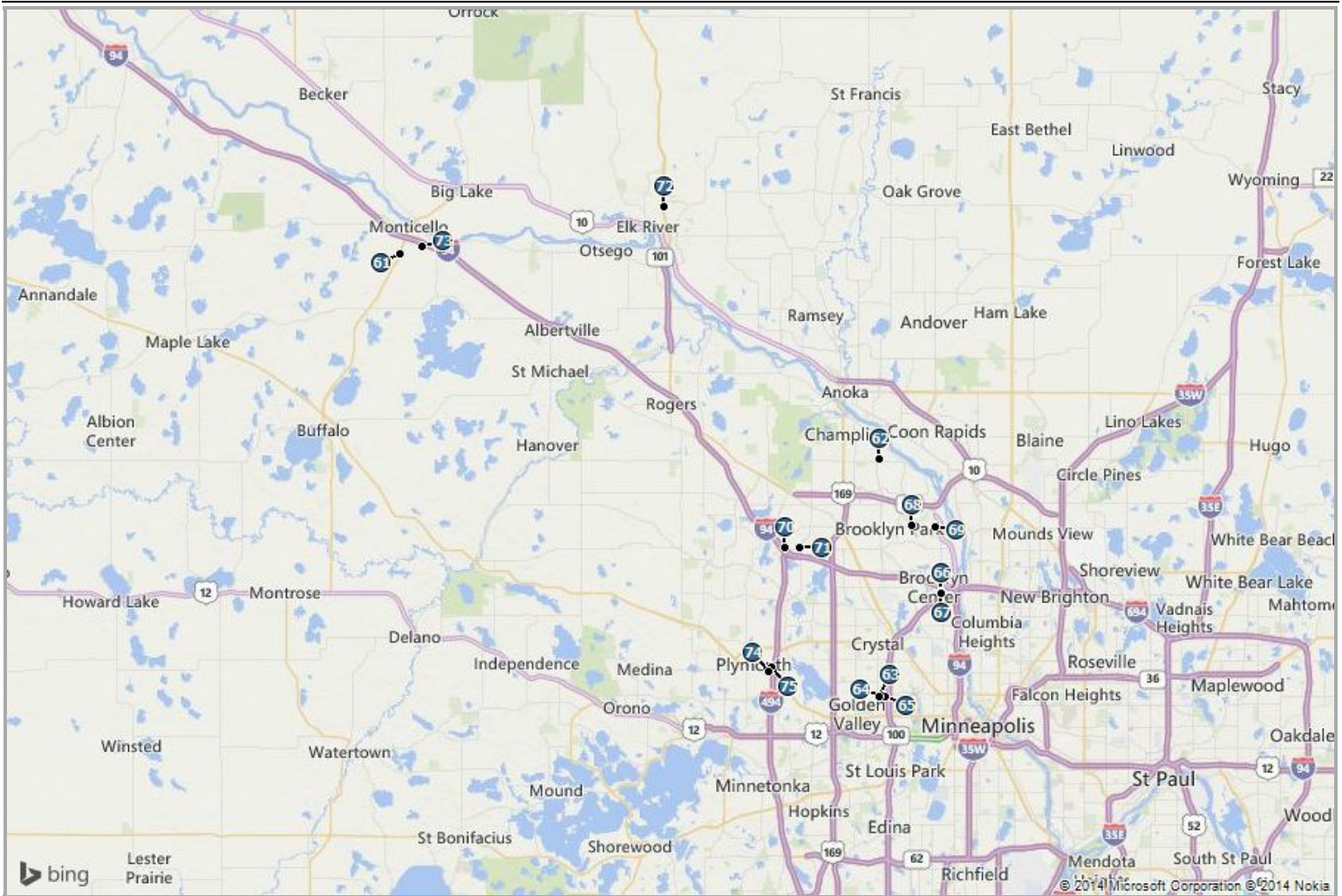
| Address                     | City, State Zip                | Number on report |
|-----------------------------|--------------------------------|------------------|
| 31 3350 Annapolis Ln        | Plymouth, MN 55447             | 31               |
| 32 2855 Anthony Ln          | Saint Anthony, MN 55418        | 32               |
| 33 7308 N Aspen Ln          | Brooklyn Park, MN 55428        | 33               |
| 34 6000 Bass Lake Rd        | Crystal, MN 55429              | 34               |
| 35 9220 Bass Lake Rd        | New Hope, MN 55428             | 35               |
| 36 4100 Berkshire Ln        | Plymouth, MN 55446             | 36               |
| 37 750 Boone Ave            | Golden Valley, MN 55427        | 37               |
| 38 7600 N Boone Ave         | Brooklyn Park, MN 55428        | 38               |
| 39 5700 Bottineau Blvd      | Crystal, MN 55429-3183         | 39               |
| 40 5747 W Broadway          | Crystal, MN 55428              | 40               |
| 41 3776 W Broadway Ave      | Robbinsdale, MN 55422          | 41               |
| 42 4080 W Broadway Ave      | Robbinsdale, MN 55422-5604     | 42               |
| 43 5510-5590 W Broadway Ave | Crystal, MN 55428              | 43               |
| 44 5637 Brooklyn Blvd       | Brooklyn Center, MN 55429-3061 | 44               |
| 45 5901 Brooklyn Blvd       | Brooklyn Center, MN 55429-2517 | 45               |

## Road Map



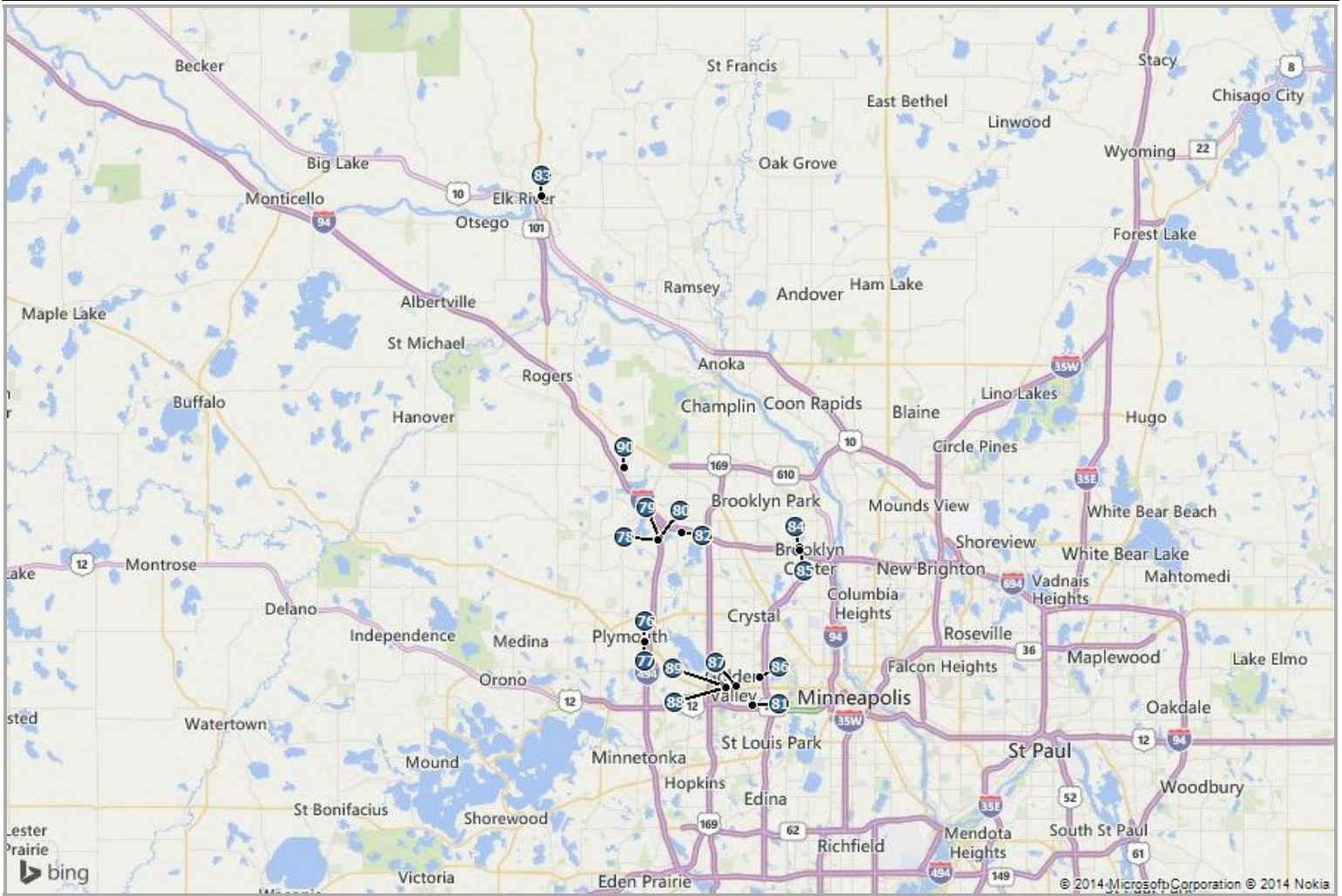
| Address                       | City, State Zip              | Number on report |
|-------------------------------|------------------------------|------------------|
| 46 7710 Brooklyn Blvd         | Brooklyn Park, MN 55443      | 46               |
| 47 14181 Business Center Dr   | Elk River, MN 55330-4654     | 47               |
| 48 11942 N Business Park Blvd | Champlin, MN 55316           | 48               |
| 49 3033 Campus Dr             | Plymouth, MN 55441           | 49               |
| 50 300 Catlin St              | Buffalo, MN 55313            | 50               |
| 51 10-50 Central Ave          | Osseo, MN 55369              | 51               |
| 52 12201 Champlin Dr          | Champlin, MN 55316           | 52               |
| 53 4041-4071 Chelsea Rd       | Monticello, MN 55362-3349    | 53               |
| 54 10650 Co Rd 81             | Maple Grove, MN 55369        | 54               |
| 55 11132 Commerce Ln          | Champlin, MN 55316           | 55               |
| 56 3300 County Rd 10          | Brooklyn Center, MN 55429    | 56               |
| 57 4232 Dahlberg Dr           | Golden Valley, MN 55422      | 57               |
| 58 4248 Dahlberg Dr           | Golden Valley, MN 55422      | 58               |
| 59 4270 Dahlberg Dr           | Golden Valley, MN 55422-4805 | 59               |
| 60 701-735 Decatur Ave N      | Golden Valley, MN 55427      | 60               |

# Road Map



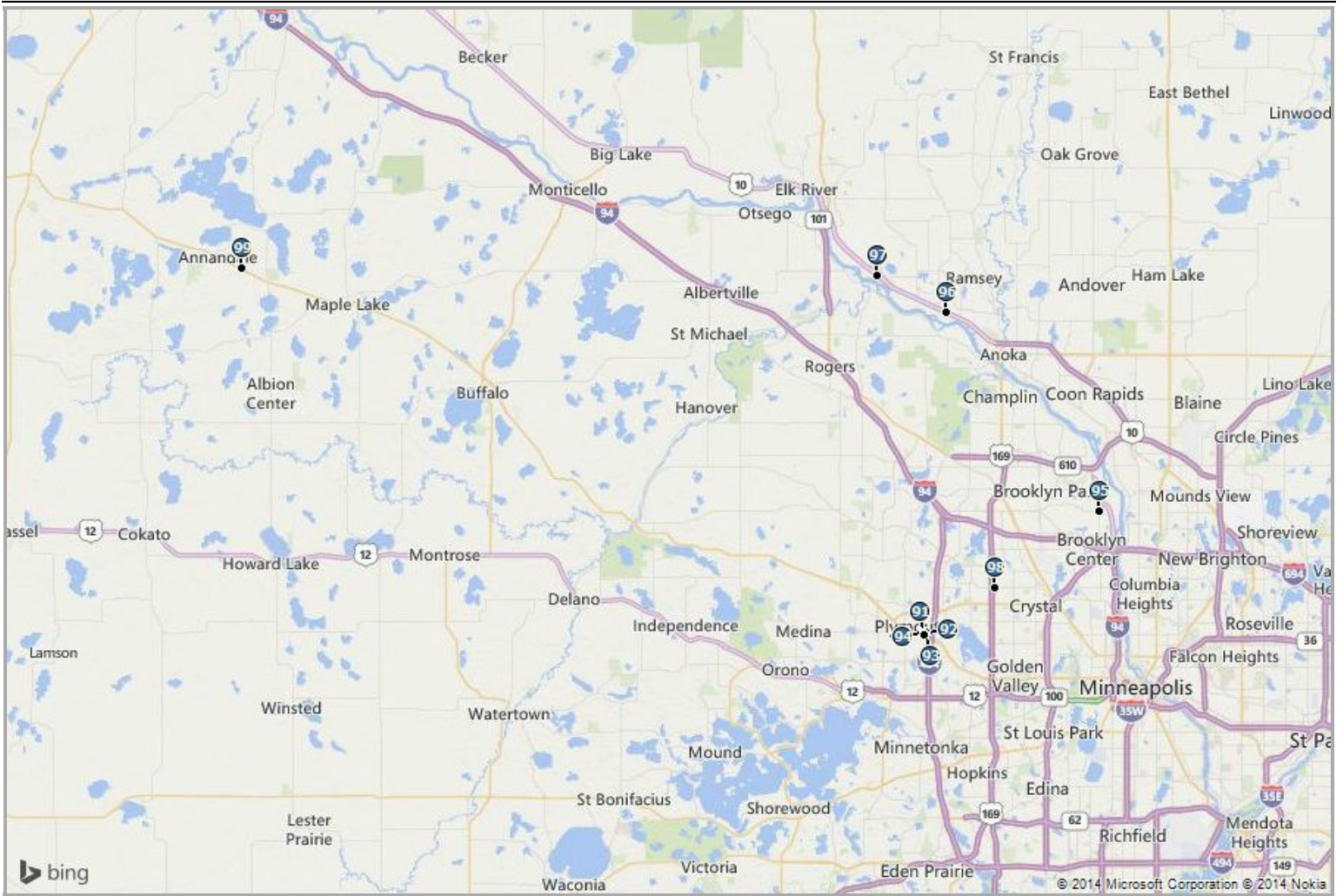
| Address                      | City, State Zip                | Number on report |
|------------------------------|--------------------------------|------------------|
| 61 4134 Deegan Ave           | Monticello, MN 55362-4584      | 61               |
| 62 6250-6282 Douglas Ct      | Champlin, MN 55316             | 62               |
| 63 1710 Douglas Dr           | Golden Valley, MN 55422        | 63               |
| 64 5801 Duluth St            | Golden Valley, MN 55422        | 64               |
| 65 5851 Duluth St            | Golden Valley, MN 55422        | 65               |
| 66 6040 Earle Brown Dr       | Brooklyn Center, MN 55430      | 66               |
| 67 6120 Earle Brown Dr       | Brooklyn Center, MN 55430-2123 | 67               |
| 68 8525 Edinbrook Crossing N | Brooklyn Park, MN 55443        | 68               |
| 69 8500 Edinbrook Pkwy N     | Brooklyn Park, MN 55443-3720   | 69               |
| 70 7767 Elm Creek Blvd       | Maple Grove, MN 55369          | 70               |
| 71 12000 N Elm Creek Blvd    | Maple Grove, MN 55369          | 71               |
| 72 19230 Evans St NW         | Elk River, MN 55330-1573       | 72               |
| 73 9766 Fallon Ave           | Monticello, MN 55362-4588      | 73               |
| 74 3131 Fernbrook Ln         | Plymouth, MN 55447             | 74               |
| 75 3300 Fernbrook Ln         | Plymouth, MN 55447-5338        | 75               |

## Road Map



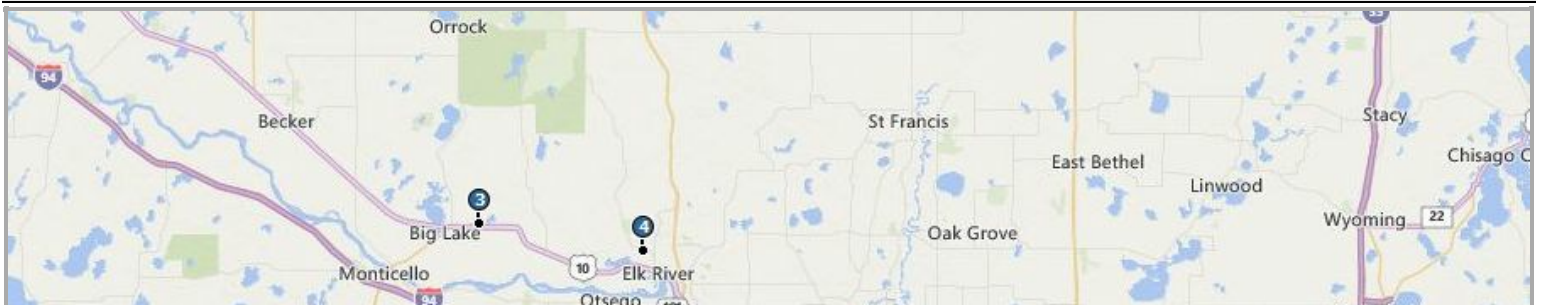
| Address                       | City, State Zip                | Number on report |
|-------------------------------|--------------------------------|------------------|
| 76 3141 Fernbrook Ln N        | Plymouth, MN 55447             | 76, 77           |
| 77 3181-3189 Fernbrook Ln N   | Plymouth, MN 55447-5355        | 78               |
| 78 7001 E Fish Lake Rd        | Maple Grove, MN 55311          | 79               |
| 79 7052 Fish Lake Rd E        | Maple Grove, MN 55311          | 80               |
| 80 7002-7092 E Fish Lake Rd E | Maple Grove, MN 55311          | 81               |
| 81 715-735 Florida Ave S      | Golden Valley, MN 55426        | 82               |
| 82 7270 Forestview Ln N       | Maple Grove, MN 55369          | 83               |
| 83 508 Freeport Ave           | Elk River, MN 55330-1873       | 84               |
| 84 2781 Freeway Blvd          | Brooklyn Center, MN 55430      | 85               |
| 85 2800 Freeway Blvd          | Brooklyn Center, MN 55430-1751 | 86               |
| 86 5905 Golden Valley Rd      | Golden Valley, MN 55422        | 87               |
| 87 7575 Golden Valley Rd      | Golden Valley, MN 55427        | 88               |
| 88 8401 Golden Valley Rd      | Golden Valley, MN 55427        | 89               |
| 89 8501 Golden Valley Rd      | Golden Valley, MN 55427        | 90               |
| 90 9630 Grove Cir N           | Osseo, MN 55311                | 91               |

## Road Map



| Address                | City, State Zip          | Number on report |
|------------------------|--------------------------|------------------|
| 91 3021 Harbor Ln      | Plymouth, MN 55447-5109  | 92               |
| 92 3025 Harbor Ln      | Plymouth, MN 55447       | 93               |
| 93 3030 Harbor Ln      | Plymouth, MN 55447       | 94               |
| 94 3140 Harbor Ln      | Plymouth, MN 55447       | 95               |
| 95 7711 Humboldt Ave N | Brooklyn Park, MN 55444  | 96               |
| 96 6957 Hwy 10 NW      | Ramsey, MN 55303-6061    | 97               |
| 97 9457 Hwy 10 NW      | Ramsey, MN 55303-7206    | 98               |
| 98 4900 Hwy 169 N      | New Hope, MN 55428       | 99               |
| 99 990 Hwy 55          | Annandale, MN 55302-1957 | 100              |

## Road Map

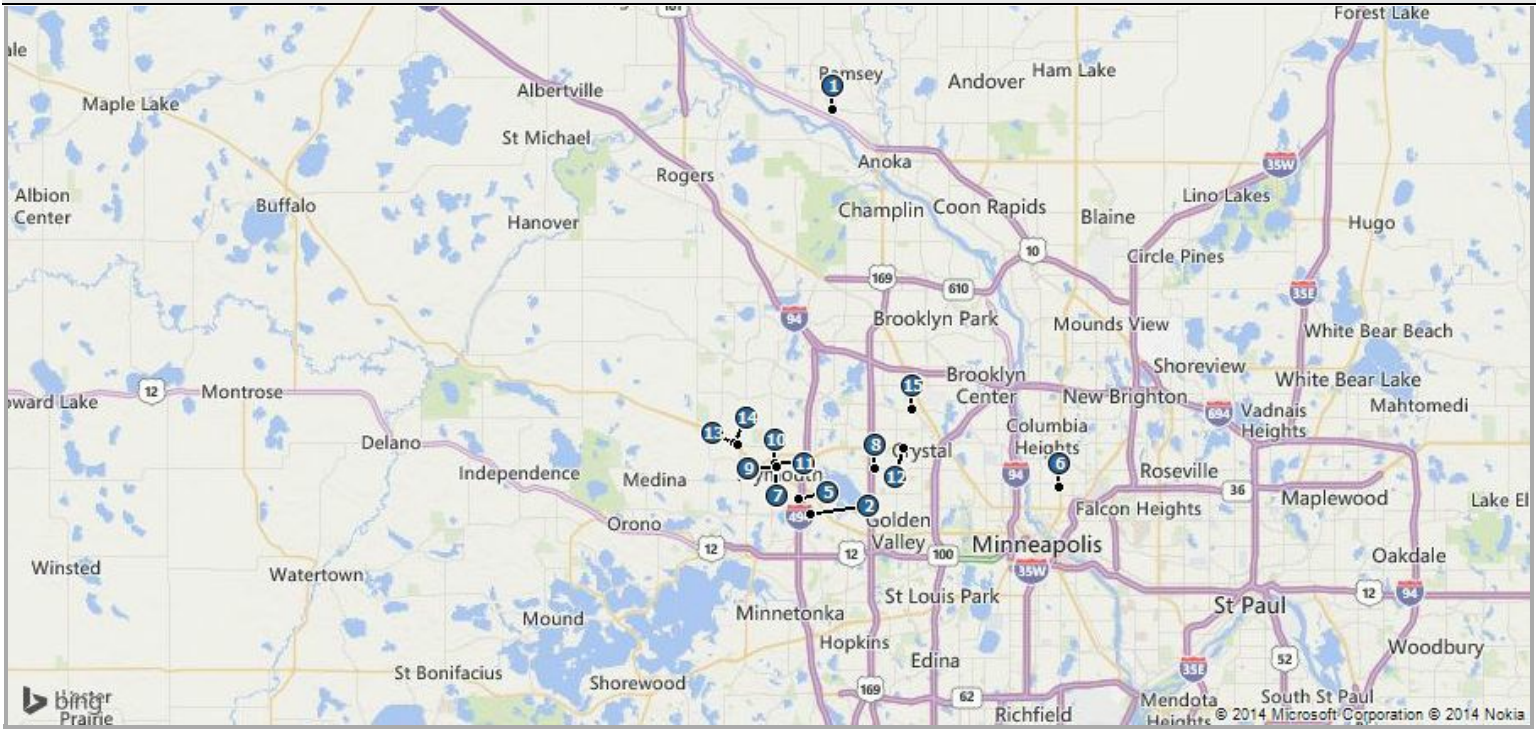


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Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

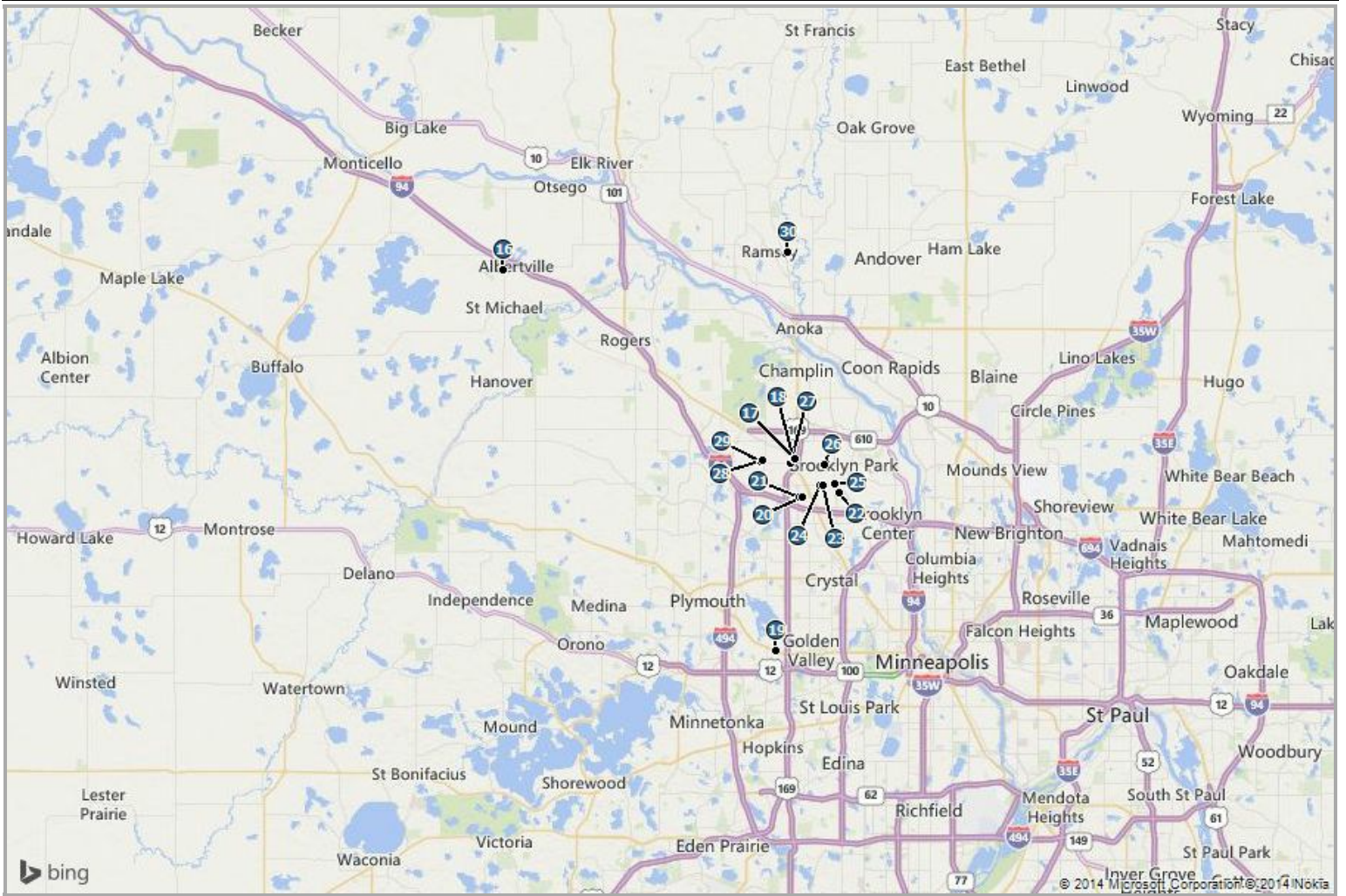
Prepared By: Jacob Gerads

## Road Map



| Address                | City, State Zip         | Number on report |
|------------------------|-------------------------|------------------|
| ① 6575 141st Ave       | Ramsey, MN 55303-5750   | 1                |
| ② 13400 15th Ave       | Plymouth, MN 55441      | 2                |
| ③ 19950 177th St NW    | Big Lake, MN 55309      | 3                |
| ④ 12580 192nd Ct       | Elk River, MN 55330     | 4                |
| ⑤ 14200 23rd Ave       | Plymouth, MN 55447      | 5                |
| ⑥ 901 23rd Ave NE      | Minneapolis, MN 55418   | 6                |
| ⑦ 15600 36th Ave       | Plymouth, MN 55446-3369 | 7                |
| ⑧ 9401-9405 36th Ave N | New Hope, MN 55427      | 8                |
| ⑨ 15650 36th Ave N     | Plymouth, MN 55446-2560 | 9                |
| ⑩ 15655 37th Ave       | Plymouth, MN 55446      | 10               |
| ⑪ 15700 37th Ave       | Plymouth, MN 55446      | 11               |
| ⑫ 7500 42nd Ave        | New Hope, MN 55427      | 12               |
| ⑬ 18205-18215 45th Ave | Plymouth, MN 55446      | 13               |
| ⑭ 18200 45th Ave N     | Plymouth, MN 55446-4549 | 14               |
| ⑮ 7000 57th Ave N      | Crystal, MN 55428       | 15               |

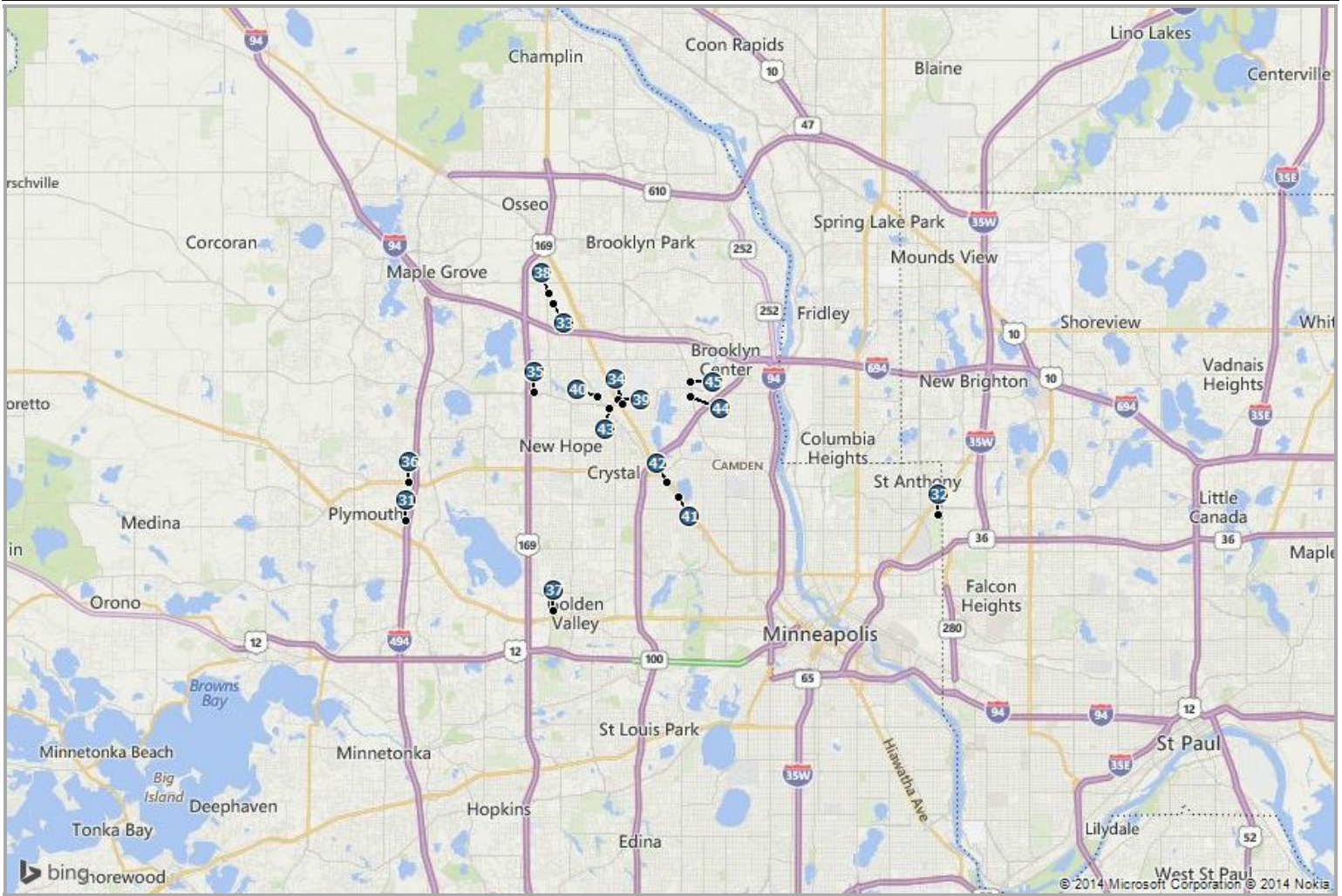
## Road Map



| Address                 | City, State Zip              | Number on report |
|-------------------------|------------------------------|------------------|
| 16 10904 NE 57th St     | Albertville, MN 55301        | 16               |
| 17 300 5th Ave          | Osseo, MN 55369              | 17               |
| 18 247-251 5th Ave SE   | Osseo, MN 55369              | 18               |
| 19 10405 6th Ave        | Plymouth, MN 55441           | 19               |
| 20 8401 N 73rd Ave      | Brooklyn Park, MN 55428      | 20               |
| 21 8601 N 73rd Ave      | Brooklyn Park, MN 55428      | 21               |
| 22 5820 74th Ave        | Brooklyn Park, MN 55443-3144 | 22               |
| 23 6800 78th Ave        | Brooklyn Park, MN 55445-2758 | 23               |
| 24 7001 78th Ave        | Brooklyn Park, MN 55445-2783 | 24               |
| 25 6001 78th Ave N      | Brooklyn Park, MN 55443-2902 | 25               |
| 26 6717 85th Ave        | Brooklyn Park, MN 55445-2255 | 26               |
| 27 9100 85th Ave N      | Brooklyn Park, MN 55445      | 27               |
| 28 11272 86th Ave       | Maple Grove, MN 55369        | 28               |
| 29 11320-11324 86th Ave | Maple Grove, MN 55369-4528   | 29               |
| 30 5300 Alpine Dr       | Ramsey, MN 55303-4778        | 30               |

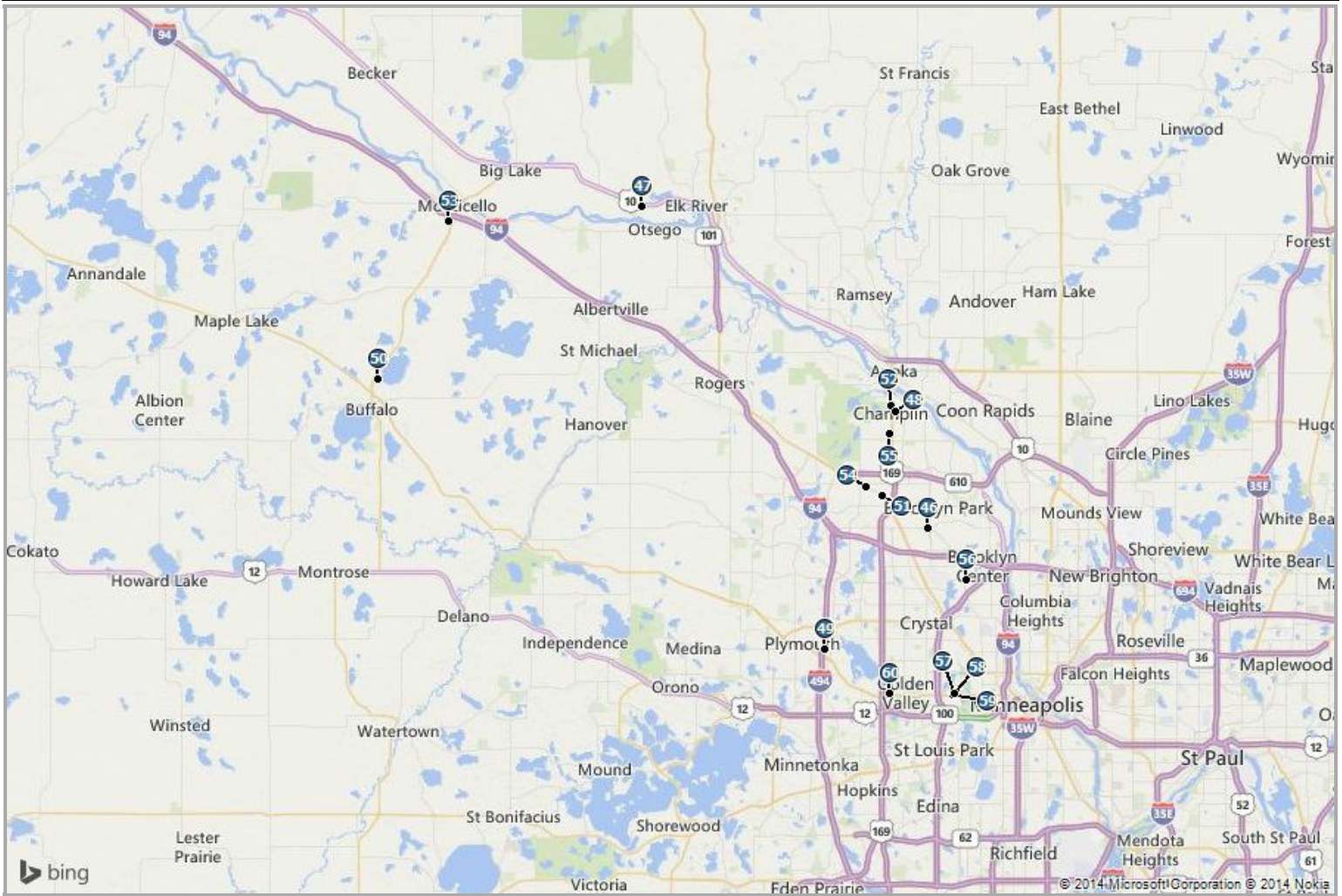


# Road Map



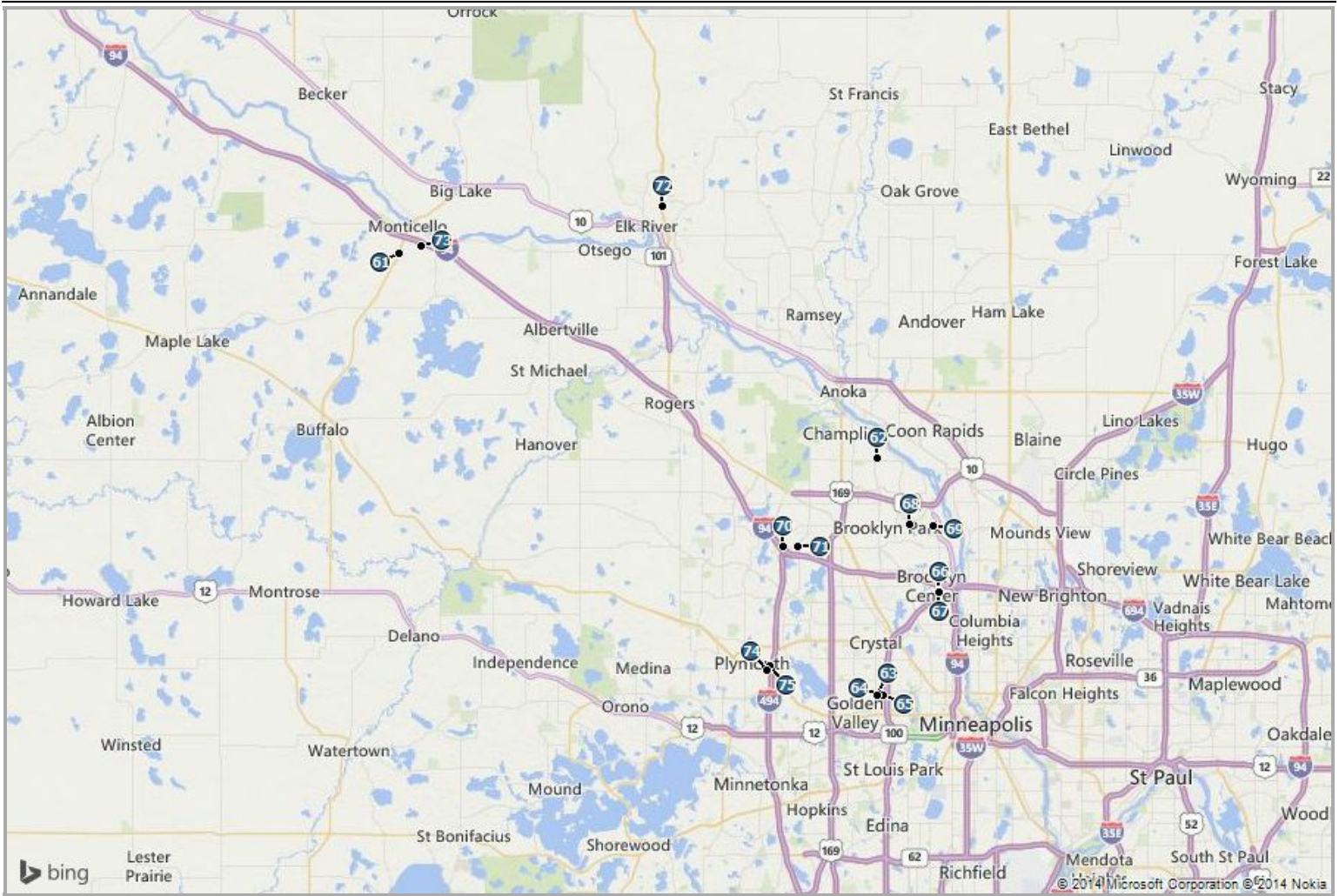
| Address                     | City, State Zip                | Number on report |
|-----------------------------|--------------------------------|------------------|
| 31 3350 Annapolis Ln        | Plymouth, MN 55447             | 31               |
| 32 2855 Anthony Ln          | Saint Anthony, MN 55418        | 32               |
| 33 7308 N Aspen Ln          | Brooklyn Park, MN 55428        | 33               |
| 34 6000 Bass Lake Rd        | Crystal, MN 55429              | 34               |
| 35 9220 Bass Lake Rd        | New Hope, MN 55428             | 35               |
| 36 4100 Berkshire Ln        | Plymouth, MN 55446             | 36               |
| 37 750 Boone Ave            | Golden Valley, MN 55427        | 37               |
| 38 7600 N Boone Ave         | Brooklyn Park, MN 55428        | 38               |
| 39 5700 Bottineau Blvd      | Crystal, MN 55429-3183         | 39               |
| 40 5747 W Broadway          | Crystal, MN 55428              | 40               |
| 41 3776 W Broadway Ave      | Robbinsdale, MN 55422          | 41               |
| 42 4080 W Broadway Ave      | Robbinsdale, MN 55422-5604     | 42               |
| 43 5510-5590 W Broadway Ave | Crystal, MN 55428              | 43               |
| 44 5637 Brooklyn Blvd       | Brooklyn Center, MN 55429-3061 | 44               |
| 45 5901 Brooklyn Blvd       | Brooklyn Center, MN 55429-2517 | 45               |

## Road Map



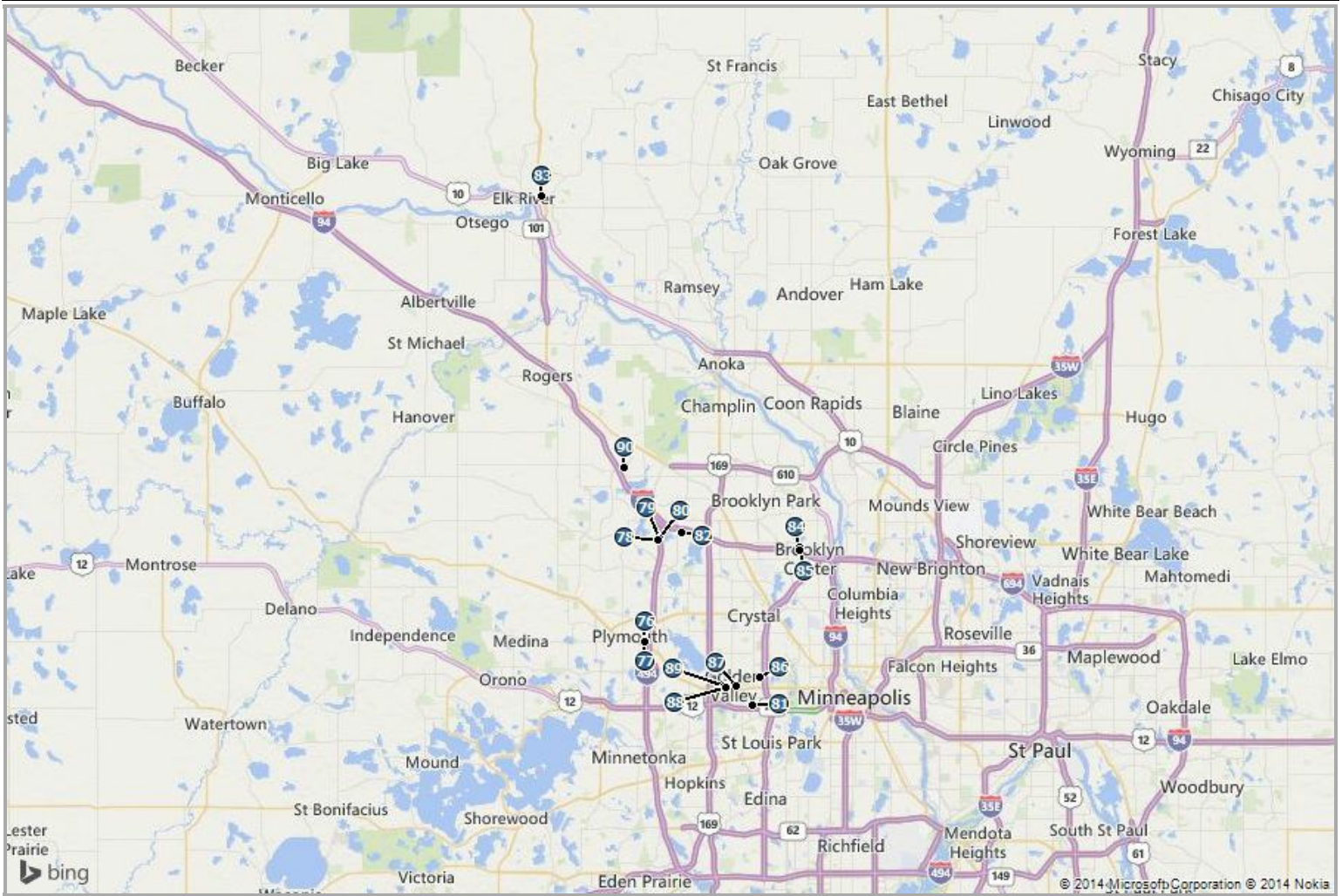
| Address                       | City, State Zip              | Number on report |
|-------------------------------|------------------------------|------------------|
| 46 7710 Brooklyn Blvd         | Brooklyn Park, MN 55443      | 46               |
| 47 14181 Business Center Dr   | Elk River, MN 55330-4654     | 47               |
| 48 11942 N Business Park Blvd | Champlin, MN 55316           | 48               |
| 49 3033 Campus Dr             | Plymouth, MN 55441           | 49               |
| 50 300 Catlin St              | Buffalo, MN 55313            | 50               |
| 51 10-50 Central Ave          | Osseo, MN 55369              | 51               |
| 52 12201 Champlin Dr          | Champlin, MN 55316           | 52               |
| 53 4041-4071 Chelsea Rd       | Monticello, MN 55362-3349    | 53               |
| 54 10650 Co Rd 81             | Maple Grove, MN 55369        | 54               |
| 55 11132 Commerce Ln          | Champlin, MN 55316           | 55               |
| 56 3300 County Rd 10          | Brooklyn Center, MN 55429    | 56               |
| 57 4232 Dahlberg Dr           | Golden Valley, MN 55422      | 57               |
| 58 4248 Dahlberg Dr           | Golden Valley, MN 55422      | 58               |
| 59 4270 Dahlberg Dr           | Golden Valley, MN 55422-4805 | 59               |
| 60 701-735 Decatur Ave N      | Golden Valley, MN 55427      | 60               |

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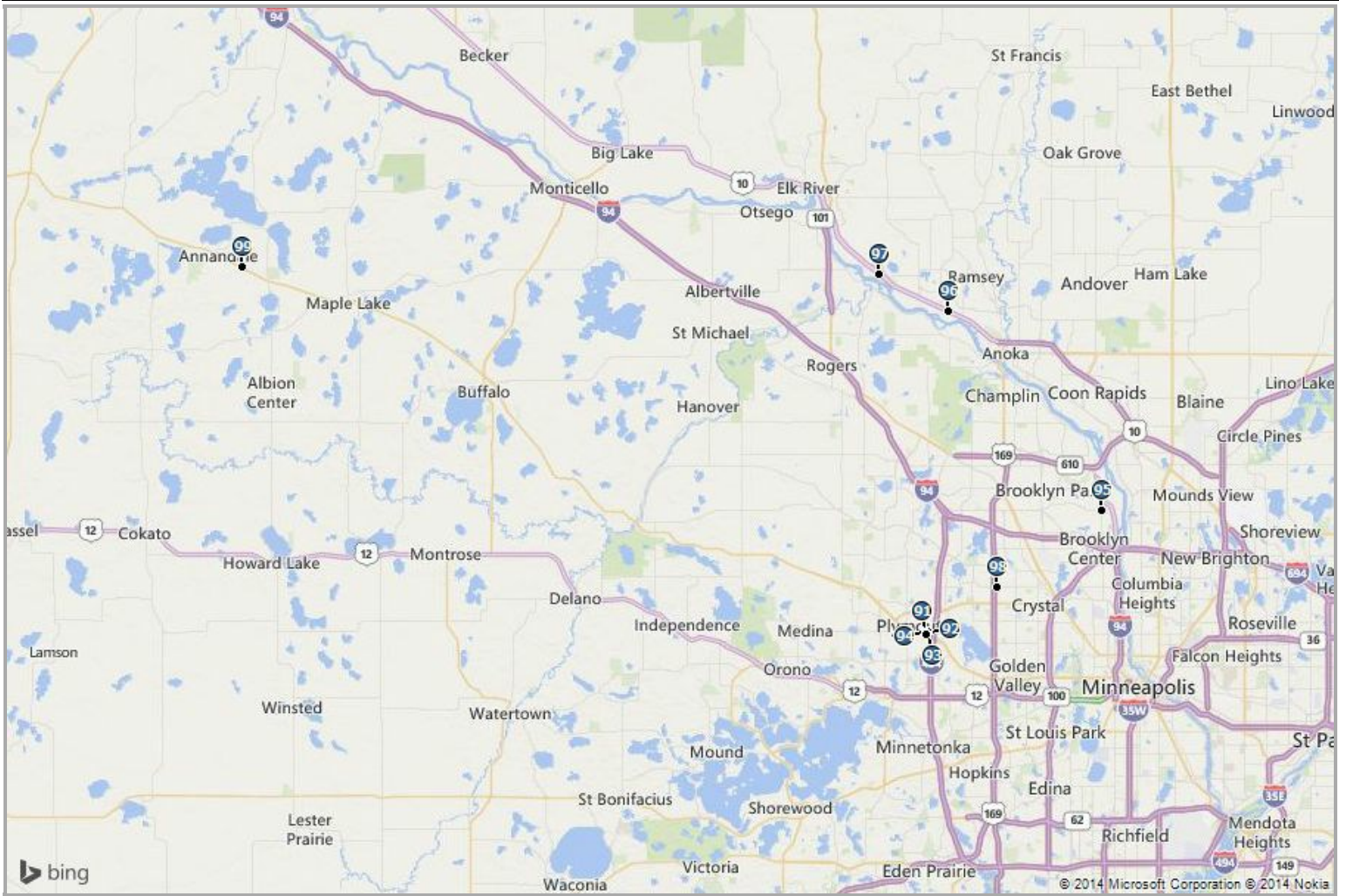
| Address                      | City, State Zip                | Number on report |
|------------------------------|--------------------------------|------------------|
| 61 4134 Deegan Ave           | Monticello, MN 55362-4584      | 61               |
| 62 6250-6282 Douglas Ct      | Champlin, MN 55316             | 62               |
| 63 1710 Douglas Dr           | Golden Valley, MN 55422        | 63               |
| 64 5801 Duluth St            | Golden Valley, MN 55422        | 64               |
| 65 5851 Duluth St            | Golden Valley, MN 55422        | 65               |
| 66 6040 Earle Brown Dr       | Brooklyn Center, MN 55430      | 66               |
| 67 6120 Earle Brown Dr       | Brooklyn Center, MN 55430-2123 | 67               |
| 68 8525 Edinbrook Crossing N | Brooklyn Park, MN 55443        | 68               |
| 69 8500 Edinbrook Pkwy N     | Brooklyn Park, MN 55443-3720   | 69               |
| 70 7767 Elm Creek Blvd       | Maple Grove, MN 55369          | 70               |
| 71 12000 N Elm Creek Blvd    | Maple Grove, MN 55369          | 71               |
| 72 19230 Evans St NW         | Elk River, MN 55330-1573       | 72               |
| 73 9766 Fallon Ave           | Monticello, MN 55362-4588      | 73               |
| 74 3131 Fernbrook Ln         | Plymouth, MN 55447             | 74               |
| 75 3300 Fernbrook Ln         | Plymouth, MN 55447-5338        | 75               |

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| Address                       | City, State Zip                | Number on report |
|-------------------------------|--------------------------------|------------------|
| 76 3141 Fernbrook Ln N        | Plymouth, MN 55447             | 76, 77           |
| 77 3181-3189 Fernbrook Ln N   | Plymouth, MN 55447-5355        | 78               |
| 78 7001 E Fish Lake Rd        | Maple Grove, MN 55311          | 79               |
| 79 7052 Fish Lake Rd E        | Maple Grove, MN 55311          | 80               |
| 80 7002-7092 E Fish Lake Rd E | Maple Grove, MN 55311          | 81               |
| 81 715-735 Florida Ave S      | Golden Valley, MN 55426        | 82               |
| 82 7270 Forestview Ln N       | Maple Grove, MN 55369          | 83               |
| 83 508 Freeport Ave           | Elk River, MN 55330-1873       | 84               |
| 84 2781 Freeway Blvd          | Brooklyn Center, MN 55430      | 85               |
| 85 2800 Freeway Blvd          | Brooklyn Center, MN 55430-1751 | 86               |
| 86 5905 Golden Valley Rd      | Golden Valley, MN 55422        | 87               |
| 87 7575 Golden Valley Rd      | Golden Valley, MN 55427        | 88               |
| 88 8401 Golden Valley Rd      | Golden Valley, MN 55427        | 89               |
| 89 8501 Golden Valley Rd      | Golden Valley, MN 55427        | 90               |
| 90 9630 Grove Cir N           | Osseo, MN 55311                | 91               |

# Road Map



| Address                | City, State Zip          | Number on report |
|------------------------|--------------------------|------------------|
| 91 3021 Harbor Ln      | Plymouth, MN 55447-5109  | 92               |
| 92 3025 Harbor Ln      | Plymouth, MN 55447       | 93               |
| 93 3030 Harbor Ln      | Plymouth, MN 55447       | 94               |
| 94 3140 Harbor Ln      | Plymouth, MN 55447       | 95               |
| 95 7711 Humboldt Ave N | Brooklyn Park, MN 55444  | 96               |
| 96 6957 Hwy 10 NW      | Ramsey, MN 55303-6061    | 97               |
| 97 9457 Hwy 10 NW      | Ramsey, MN 55303-7206    | 98               |
| 98 4900 Hwy 169 N      | New Hope, MN 55428       | 99               |
| 99 990 Hwy 55          | Annandale, MN 55302-1957 | 100              |