

PARK PROFESSIONAL BUILDING

7845 Brooklyn Blvd. , Brooklyn Park, MN 55445



AVAILABLE SF:	825 - 952 RSF
LEASE RATE:	\$16.00 SF/Yr (Gross)
LOT SIZE:	1.3 Acres
BUILDING SIZE:	4,042 SF
BUILDING CLASS:	B
YEAR BUILT:	1985
ZONING:	B1 Office Park District
PARKING:	18 Spaces

PROPERTY OVERVIEW

Landlord is seeking long term leases for the two suites available on the upper level. The building is in great condition, and the spaces show very well. The landlord is meticulous about keeping the building clean and presentable, as he also occupies the building for his business. New paint and tile flooring in common areas, and both available suites have great windows along the private offices!

PROPERTY FEATURES

- Clean and professional building
- 24/7 access
- Conveniently located off Brooklyn Blvd. near I-694 and Hwy. 81
- Blocks away from retail and restaurants, and other office buildings

KW COMMERCIAL
215 Walker Avenue S.
Wayzata, MN 55391

ROYCE DURHMAN
Associate
O 651.492.2201
C 651.492.2201
royce.durhman@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE

PARK PROFESSIONAL BUILDING

7845 Brooklyn Blvd. , Brooklyn Park, MN 55445



KW COMMERCIAL
215 Walker Avenue S.
Wayzata, MN 55391

ROYCE DURHMAN
Associate
O 651.492.2201
C 651.492.2201
royce.durhman@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

PARK PROFESSIONAL BUILDING

7845 Brooklyn Blvd. , Brooklyn Park, MN 55445



Spaces	Color	Rentable SF
Suite 200	White	825 RSF
Suite 210	Blue	952 RSF
Common Area	Beige	15% Common Area Factor

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 200	Office Building	\$16.00 SF/YR	Gross	825 SF	VACANT
Suite 210	Office Building	\$16.00 SF/YR	Gross	952 SF	VACANT

KW COMMERCIAL
215 Walker Avenue S.
Wayzata, MN 55391

ROYCE DURHMAN
Associate
O 651.492.2201
C 651.492.2201
royce.durhman@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

B-1 Zoning Ordinance-Brooklyn Park

Figure 152.342.01 Uses in Business Districts

"P" = Permitted Use "C" = Conditional Use "NP" = Not Permitted

<i>Principal Use</i>	B-1	B-2	B-3	B-4	BP	I
Assembly, banquet, convention halls, or conference centers	NP	C	C	C	NP	NP
Automobile rental containing more than six cars on site	NP	C	C	C	NP	NP
Body art in compliance with M.S. Chapter 146B and Chapter 123 of this code	NP	P	P	NP	NP	NP
Bus or truck storage or service shops, including fuel stations	NP	NP	NP	NP	NP	C
Business, trade, or non-academic colleges operated for profit	P	P	P	P	P	NP
Care centers, convalescent homes, hospitals, veterinary clinics, and assisted living facilities	C	C	C	C	NP	NP
Clubs	NP	C	C	C	NP	NP
Commercial indoor recreational facilities under 2,450 square feet	NP	P	P	P	P	P
Commercial indoor recreational facilities over 2,450 square feet	NP	C	C	C	C	C
Commercial kennels in accordance with § 92.15	NP	P	P	P	P	P
Commercial outdoor recreational facilities	NP	C	C	C	NP	NP
Concrete or asphalt mixing plants, concrete block fabrication, or builders' or contractors' yards, brick yards, and accessory sale of dirt, sand, gravel, rock, concrete blocks, bricks, etc.	NP	NP	NP	NP	NP	C
Daycare facilities, licensed	P	P	P	P	P	P
Distribution center	NP	NP	NP	NP	P	P
Fabrication or assembly of heavy equipment or vehicles	NP	NP	NP	NP	NP	C
Funeral homes	P	P	P	NP	NP	NP
Helicopter pad/landing site	NP	NP	NP	NP	C	NP
Hotels and motels	NP	C	C	C	C	NP

B-1 Zoning Ordinance-Brooklyn Park

Manufacturing, assembly, processing, fabricating, brewing, distilling, and accessory sale of the product produced on site, except those uses further restricted in this ordinance.	NP	NP	NP	NP	P	P
Multiple principal structures on a single lot	C	C	C	C	C	C
Multiple family dwelling and cluster housing in compliance with § 152.344	NP	C	C	NP	NP	NP
Offices, banks or clinics	P	P	P	P	P	P
Public and quasi-public facilities	C	C	C	C	NP	C
Public schools, including charter schools in compliance with § 152.182	C	NP	NP	NP	NP	NP
Religious institutions, in compliance with §§ 152.180 through 152.182	P	P	P	P	NP	NP
Restaurants, brewpub	NP	C	C	C	C	C
Restaurants, Class I, in compliance with § 152.033	NP	P	P	P	P	P
Restaurants, Class II	NP	C	C	C	C	C
Sales and Service						
All structures for retail or service businesses with 25,000 square feet or less, excluding those mentioned elsewhere in this section	NP	P	P	P	C	C
All structures for retail or service businesses with between 25,000 and 50,000 square feet, excluding those mentioned elsewhere in this section	NP	C	P	P	NP	NP
All structures for retail or service businesses with 50,000 square feet or more, excluding those mentioned elsewhere in this section	NP	C	C	C	NP	NP
Auto oriented repair services	NP	NP	C	C	C	C
Carwashes	NP	NP	C	C	C	NP
Currency exchanges and pawnshops in compliance with § 152.344	NP	NP	C	NP	NP	NP
Fuel stations	NP	C	C	C	C	C
Heavy equipment, machinery and farm vehicle sales, contractors yards, bulk firewood sales, and gravel and rock sales	NP	NP	NP	NP	NP	P

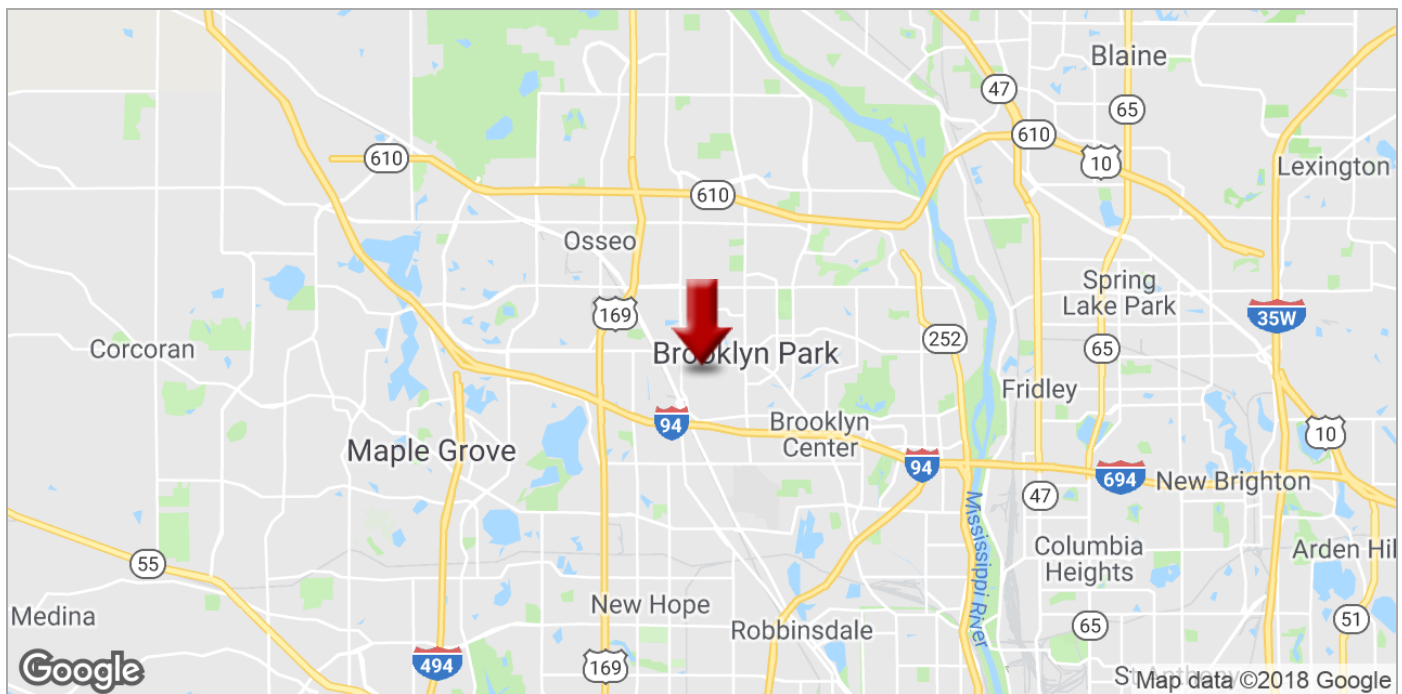
B-1 Zoning Ordinance-Brooklyn Park

Indoor sales of automobiles, trucks and recreational vehicles and the like in compliance with § 152.344	NP	NP	NP	C	C	C
Sexually oriented businesses in compliance with § 152.343	NP	NP	P	NP	NP	NP
Showrooms and sales of automobiles, trucks and recreational vehicles and equipment and the like in compliance with § 152.344	NP	NP	NP	C	NP	NP
Wholesale, broker and auction dealer of automobiles, trucks and recreational vehicles and the like in compliance with § 152.343	P	P	P	P	P	P
Self-service storage facility	NP	NP	C	C	C	C
Social clubs	NP	NP	C	NP	NP	NP
Stone, marble or granite grinding and cutting	NP	NP	NP	NP	NP	C
Theaters, excluding drive-ins	NP	C	C	C	NP	NP
Transient sales, in compliance with § 152.344	NP	NP	C	NP	NP	NP
Truck or motor freight terminal	NP	NP	NP	NP	NP	C
Vehicle impound yards	NP	NP	NP	NP	NP	C
Warehousing	NP	NP	NP	NP	P	P

OFFICE FOR LEASE

PARK PROFESSIONAL BUILDING

7845 Brooklyn Blvd. , Brooklyn Park, MN 55445



KW COMMERCIAL
215 Walker Avenue S.
Wayzata, MN 55391

ROYCE DURHMAN
Associate
O 651.492.2201
C 651.492.2201
royce.durhman@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

PARK PROFESSIONAL BUILDING

7845 Brooklyn Blvd. , Brooklyn Park, MN 55445



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,719	89,717	223,583
MEDIAN AGE	29.7	33.6	35.1
MEDIAN AGE (MALE)	28.7	31.9	33.9
MEDIAN AGE (FEMALE)	29.4	35.6	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,861	32,945	83,359
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$54,166	\$61,139	\$71,448
AVERAGE HOUSE VALUE	\$209,571	\$228,189	\$243,147
RACE	1 MILE	3 MILES	5 MILES
% WHITE	47.9%	56.8%	66.4%
% BLACK	33.0%	25.0%	17.6%
% ASIAN	12.1%	11.0%	9.9%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.1%	0.3%	0.3%
% OTHER	3.3%	3.0%	2.2%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	7.7%	8.4%	6.8%

* Demographic data derived from 2010 US Census

KW COMMERCIAL
215 Walker Avenue S.
Wayzata, MN 55391

ROYCE DURHMAN
Associate
O 651.492.2201
C 651.492.2201
royce.durhman@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com