



OFFICE / SHOWROOM & WAREHOUSE SPACE

7111 W. Broadway Ave. Suite 100

Brooklyn Park, MN 55428

FOR LEASE
6,334 SF INDUSTRIAL SPACE



FEATURES:

- Office / Showroom space with warehouse available in Brooklyn Park, MN.
- 3 private offices, Breakroom & 2 Restrooms with open showroom area.
- Warehouse includes 3,105 SF with 22' clear height & 1,044 SF Mezzanine.
- Drive In Door (10' x 12') & Shared Dock Door (8'x8').
- Access to electronic reader board on highway (rates tbd).
- Great location off Hwy. 81 with high traffic counts & excellent visibility.

Lease Rate:

\$14.00 / psf (Office / Showroom)
\$6.00 / psf (Warehouse)
Tax & Cam - \$2.38 / psf
** Utilities paid separately*



Overview	1
Aerial Maps	2
Site Plan	3
Floor Plans	4
Photo Gallery	5
City Information	6



Chad Weeks
612.619.9911
cweeks@arrowcos.com



Jeff Penfield
612.325.2067
jpenfield@arrowcos.com

Contact

Phone: 763.424.6355
Fax: 763.424.7980

Arrow Companies
7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

www.arrowcos.com



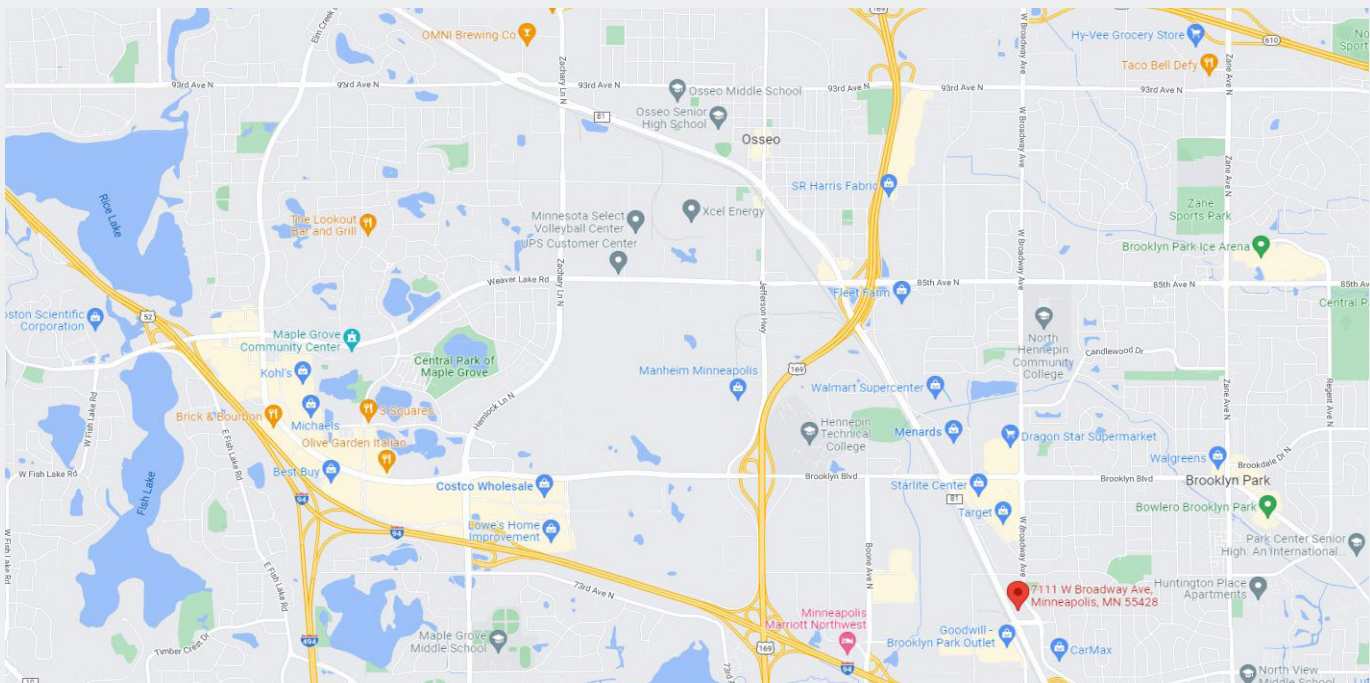
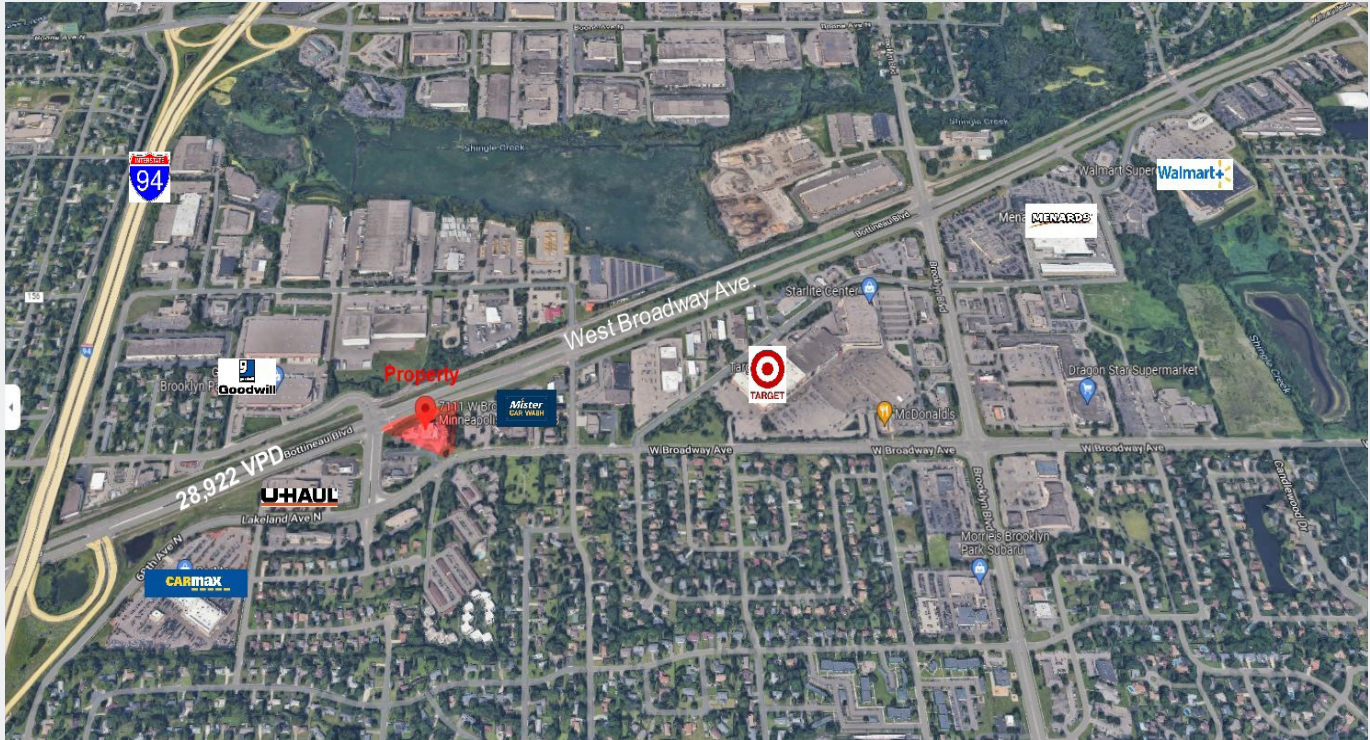
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AERIAL & MAP

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SITE PLAN

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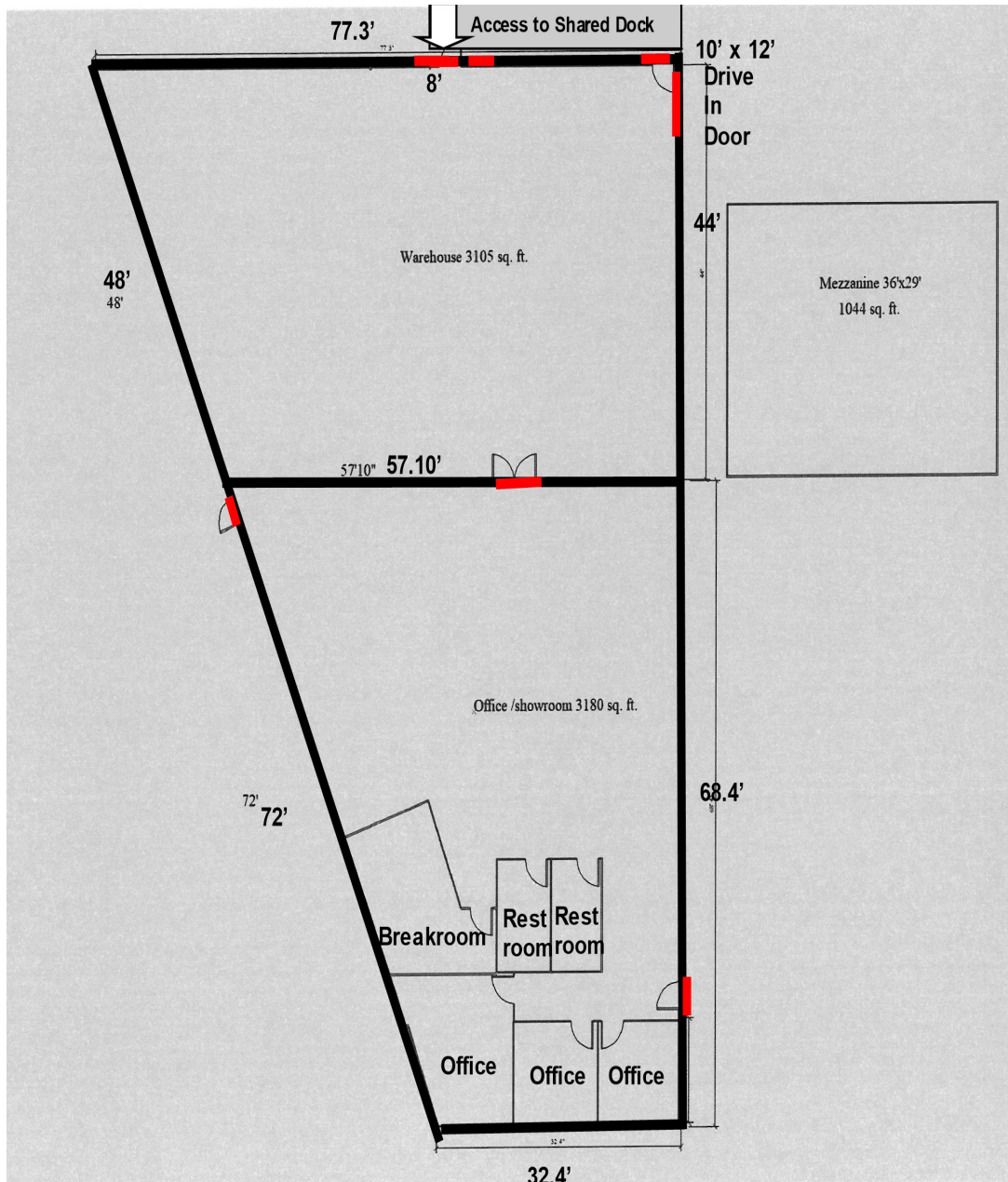
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FLOOR PLAN

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PHOTO GALLERY

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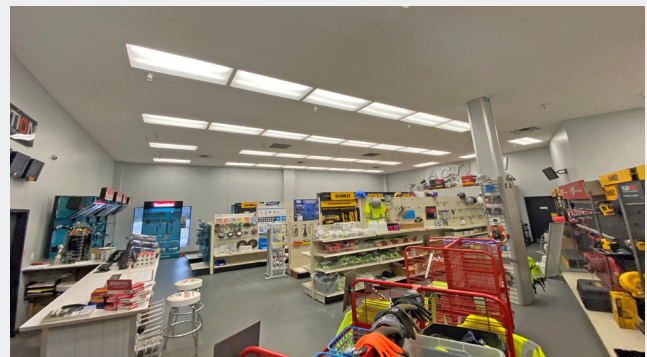
Front Office



Breakroom



Retail Showroom



Retail Showroom



Warehouse



Warehouse

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CITY INFORMATION

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POPULATION (5 MILE RADIUS)	2010 Census - 230, 755 2022 (Estimate) - 245,266 2027 (Projection) - 252,736
AVERAGE HOUSEHOLD INCOME	2022 (Estimate) - \$100,090 (5 mile radius)
TRAFFIC	West Broadway Ave. - 29,822 vehicles per day 71st Ave. N. - 13,100 vehicles per day
CITY INFO	Brooklyn Park is the sixth largest city in Minnesota and continues to be a rapidly growing second-ring suburb. This former agriculture community offers a wide range of commercial, industrial and residential development opportunities. The city occupies approximately 17,020 acres—27 square miles, bounded on the south by Brooklyn Center, Crystal and New Hope, Champlin on the north, and Maple Grove and Osseo on the west. Brooklyn Park is about 85 percent developed, with the next area of growth under development north of Highway 610. The community provides excellent recreational opportunities, ranging from an extensive park and trail system to a nationally recognized public golf course. The city offers a number of amenities including unique parks and recreation programs, beautiful shoreline along the Mississippi River and a historical farm with seasonal activities. Residents and visitors alike are encouraged to enjoy the natural side of Brooklyn Park. A strong residential housing market, retail commercial market and industrial base complement the city's natural elements.

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