

BROOKLYN BOULEVARD BUILDING

MINNEAPOLIS-ST. PAUL
NORTHWEST

8301-8309 Brooklyn Blvd
Brooklyn Park, MN 55445



FOR LEASE

Suite 100

±7,442 SF



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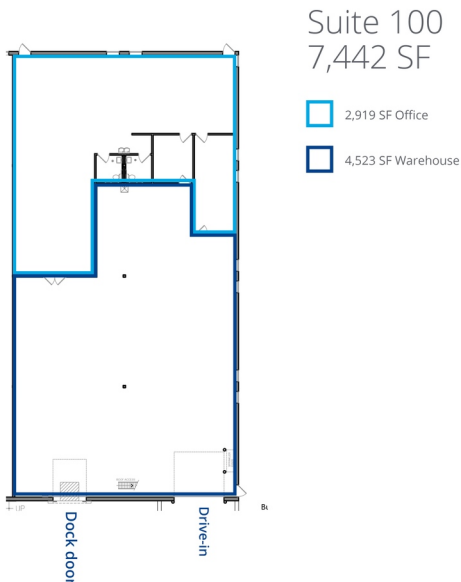
Colliers



PROPERTY FACTS

Building SF	73,688 (across 2 bldgs)
Year Built	1973
Clear Height	18'
Parking	60 stalls (1.09/1,000 SF)
Column Spacing	30' x 30'
Bay Depth	122'
Lease Rates	Negotiable
CAM/Tax (2026)	\$4.53 PSF
Suite 100	7,442 SF

Brooklyn Boulevard Building is in a convenient Brooklyn Park location with easy access to Highways I-94, US-169 and I-494. The building features abundant parking in a business park setting.



FOR LEASE

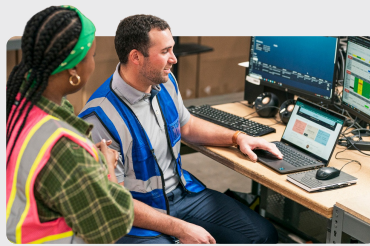
7,442 SF

- 2,919 SF Office (open to reduce office SF)
- 4,523 SF Warehouse
- 1 dock, 1 drive-in

Committed to Driving Value for Our Customers

Properties with a Competitive Edge

Our scale, proprietary data and local relationships allow our 1,200+ skilled team members to help customers stay ahead of market trends.

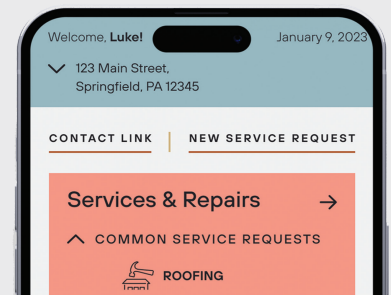


Best-in-Class Customer Service

Our on-the-ground regional teams provide you with local expertise, leveraging data-driven insights to find the right solutions for your business.

Link+

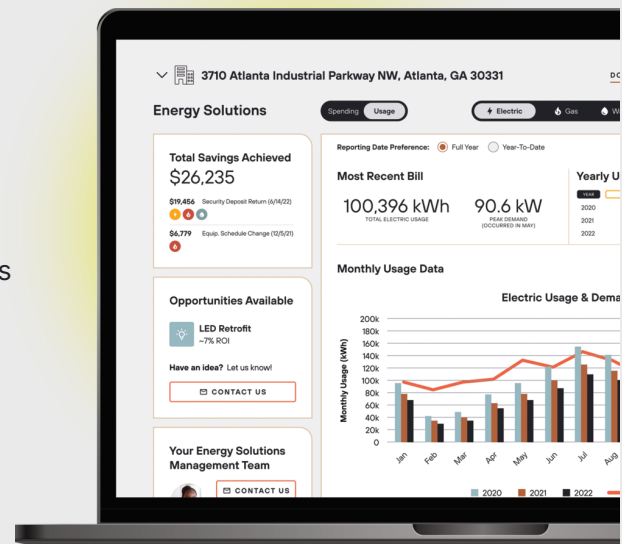
Our digital customer experience platform provides easy access to your property management teams, lease documents, billing and service requests. Sign up today!



500 Million Square Foot Portfolio

Energy Solutions

Our comprehensive energy and utility management program enables customers to achieve savings and access our in-house sustainability experts. Enroll through Link+.



CONTACT INFORMATION



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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



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