

**53,000 sf Full floor**



**7225 Northland Drive, Brooklyn Park, MN 55428**

**For more information, please contact:**

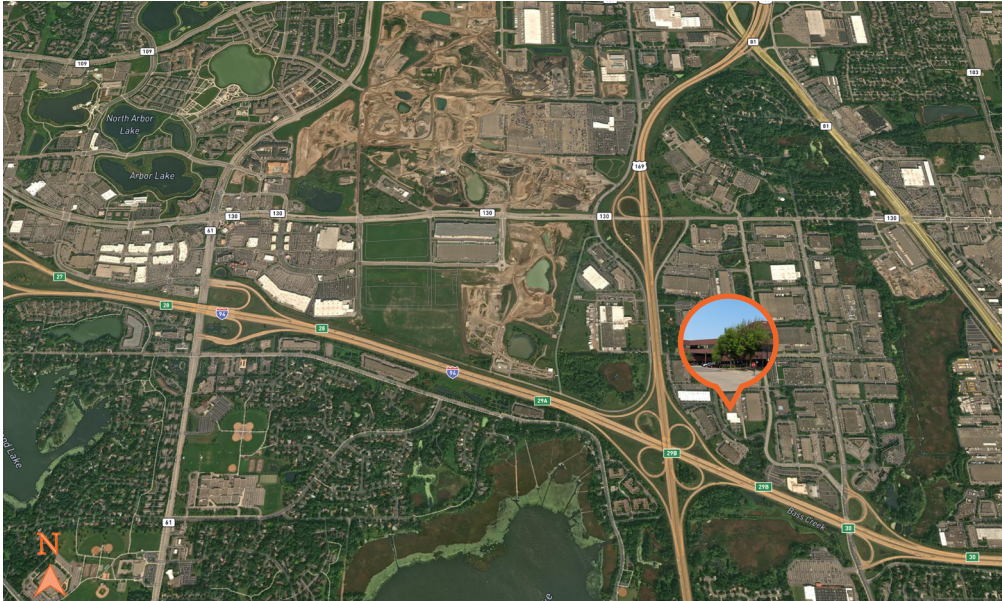
**AVISON  
YOUNG**

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# Offering Overview



Immediate access to I-94/I-694 and Highway 169



Minutes from major retail and hospitality at Arbor Lakes



20 reserved parking stalls  
Abundant surface parking (7/1000 RSF)



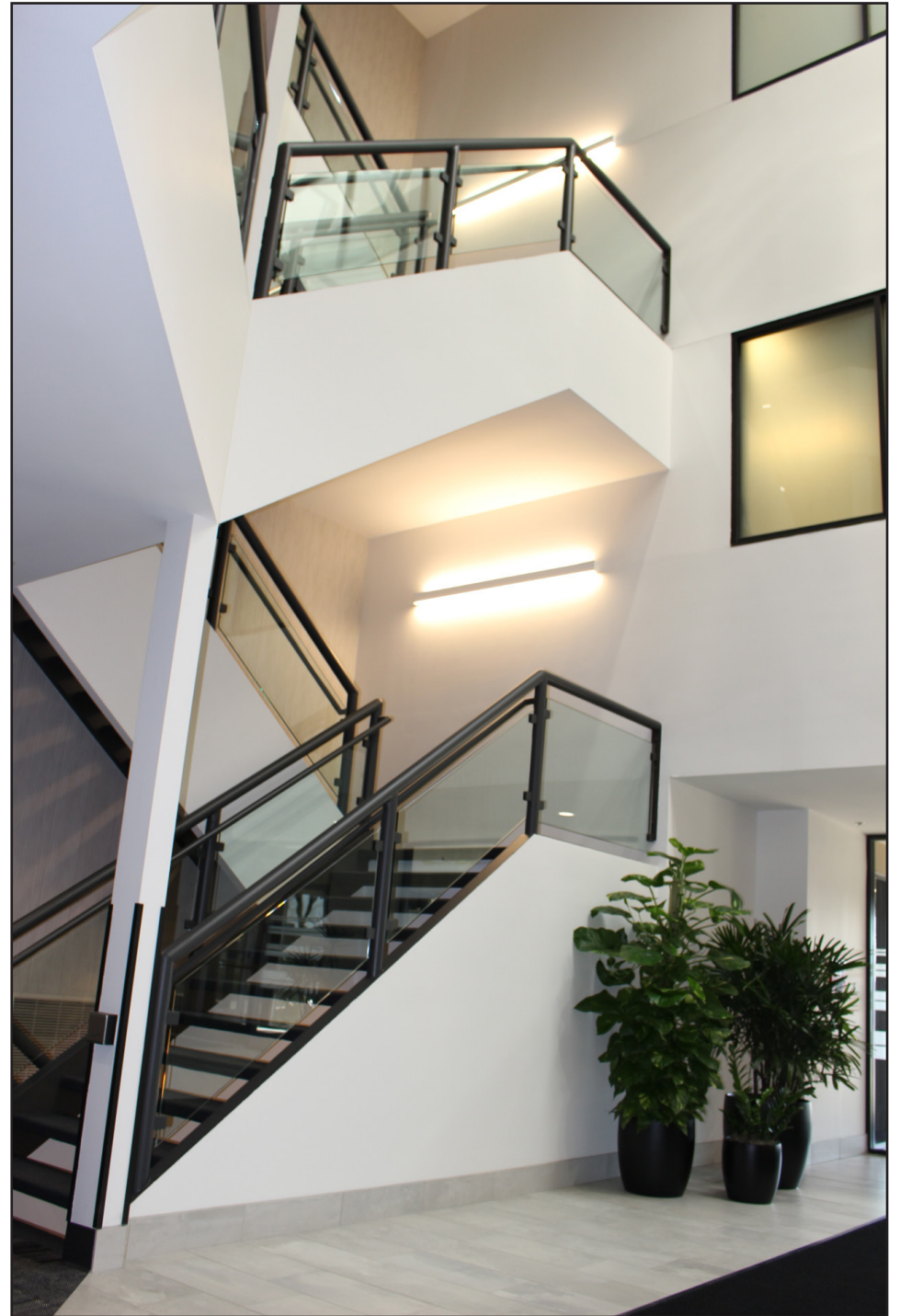
Strong and responsive local ownership and management

## Available Spaces

Suite 310 - third floor available March 31, 2027	10,210 SF
Suite 200 - <b>full floor</b>	<b>53,000 SF</b>
Suite 50 - lower level tech/assembly	30,000 SF

## Lease Information

Total Space	10,210 - 93,210 SF
Lease Term	5 - 10 years
Net Lease Rate	\$13.00 SF/yr
TAX/OPS	\$11.91 - 2026



# 2nd Floor Plan

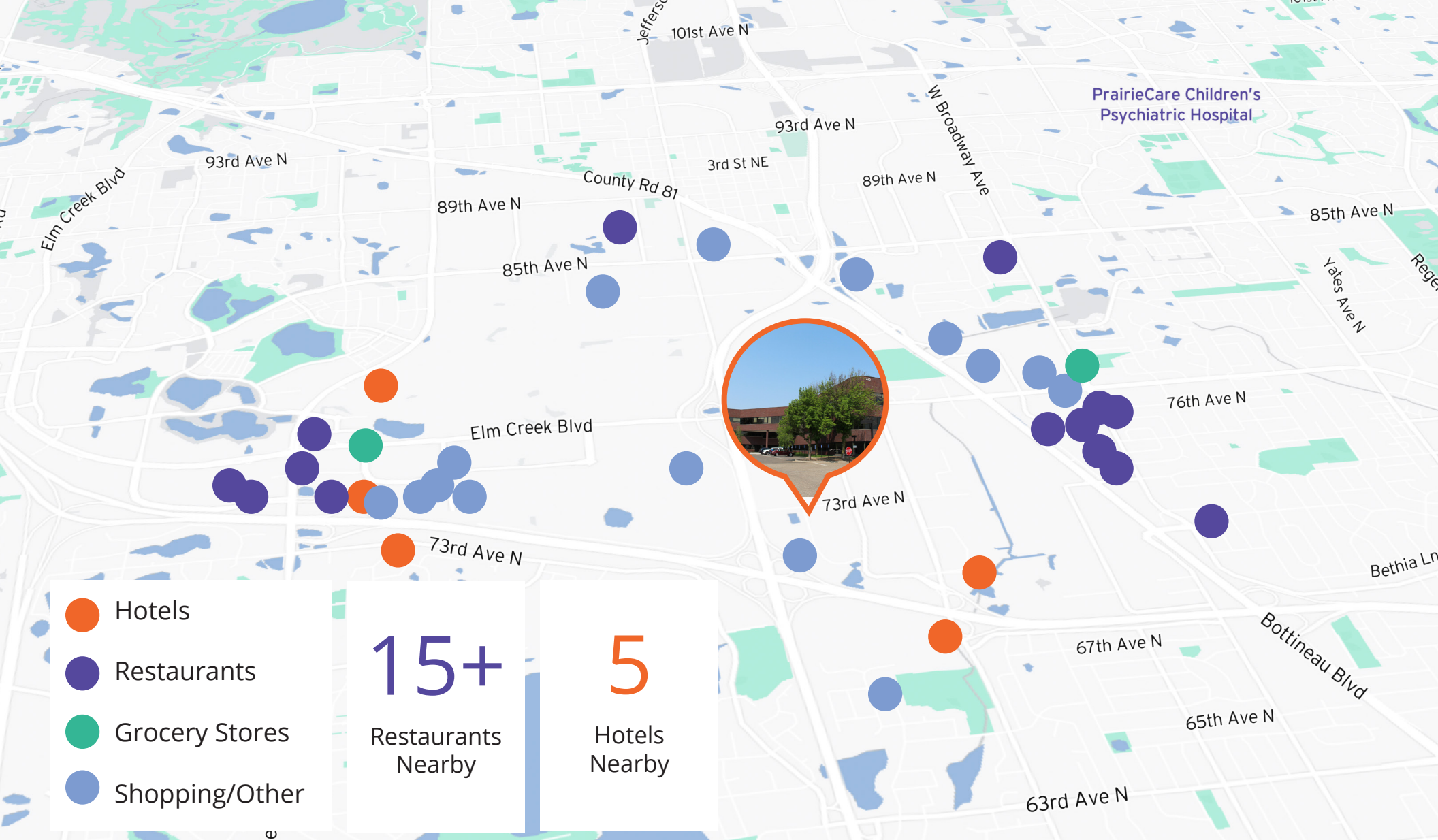


# Suite 310 Floor Plan

## Furniture Plan: Vertical Axis

(48) 6x6 + (2) Printer





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