



9210 Wyoming Avenue North

BROOKLYN PARK, MN



OFFICE/WAREHOUSE PROPERTY FOR SUBLEASE

KW COMMERCIAL
10402 73rd Ave N
Maple Grove, MN 55369

PRESENTED BY:

AMBER LANGE
Broker
O: 763.226.7911
C: 763.226.7911
alange@kwcommercial.com

OFFICE/WAREHOUSE FOR SUBLEASE

9210 WYOMING AVENUE NORTH

9210 Wyoming Avenue North , Brooklyn Park, MN 55445



PROPERTY DESCRIPTION

Available for sublease in Brooklyn Park! This clean and versatile 7,628 SF office/warehouse space offers the ideal setup for a variety of business uses. The layout includes 2,726 SF of office space with multiple private offices, a large conference room, and two restrooms, along with 4,902 SF of warehouse space featuring 18' clear height and two dock doors for easy loading and unloading. This space is well-maintained and move-in ready. Offered as a NNN sublease, it's a great fit for businesses needing a combination of office and warehouse functionality in one efficient footprint. Contact us today to learn more or schedule a tour!

PROPERTY HIGHLIGHTS

- Versatile office/warehouse layout for a variety of businesses
- Ample parking
- High visibility and easy access to major roadways
- 4,902 SF - warehouse
- 2,726 SF - office
- 2 dock doors
- Clear height 18'
- CAM:\$3.22
- Taxes: \$2.99

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	29	300	2,211
Total Population	109	956	6,179
Average HH Income	\$114,673	\$106,592	\$108,809

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	7,628 SF
Building Size:	68,292 SF

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.

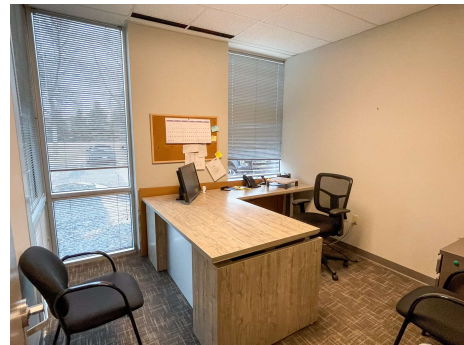
AMBER LANGE
Broker
O: 763.226.7911
C: 763.226.7911
alange@kwcommercial.com

KW COMMERCIAL
10402 73rd Ave N
Maple Grove, MN 55369

INDUSTRIAL FOR LEASE

9210 WYOMING AVENUE NORTH

9210 Wyoming Avenue North , Brooklyn Park, MN 55445



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.

AMBER LANGE
Broker
O: 763.226.7911
C: 763.226.7911
alange@kwcommercial.com

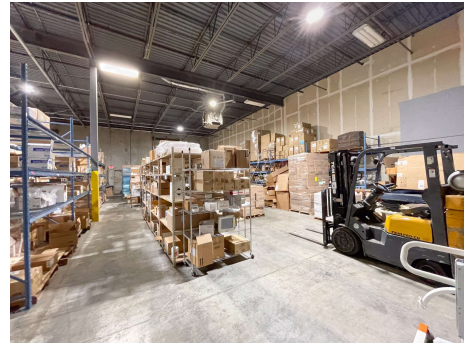
KW COMMERCIAL
10402 73rd Ave N
Maple Grove, MN 55369

Each Office Independently Owned and Operated creativepropertypros.com

INDUSTRIAL FOR LEASE

9210 WYOMING AVENUE NORTH

9210 Wyoming Avenue North , Brooklyn Park, MN 55445



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.

AMBER LANGE
Broker
O: 763.226.7911
C: 763.226.7911
alange@kwcommercial.com

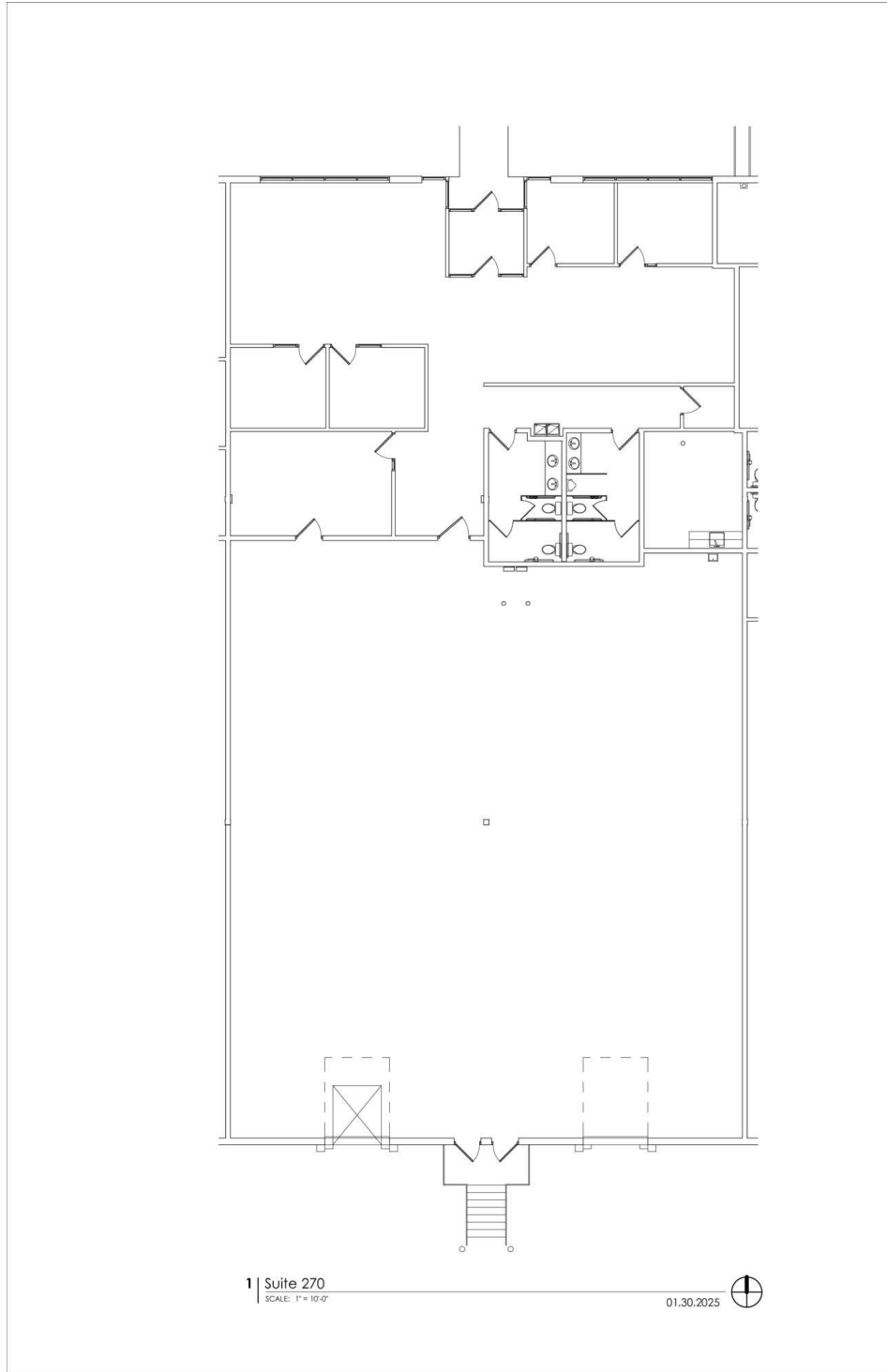
KW COMMERCIAL
10402 73rd Ave N
Maple Grove, MN 55369

Each Office Independently Owned and Operated creativepropertypros.com

INDUSTRIAL FOR LEASE

9210 WYOMING AVENUE NORTH

9210 Wyoming Avenue North , Brooklyn Park, MN 55445



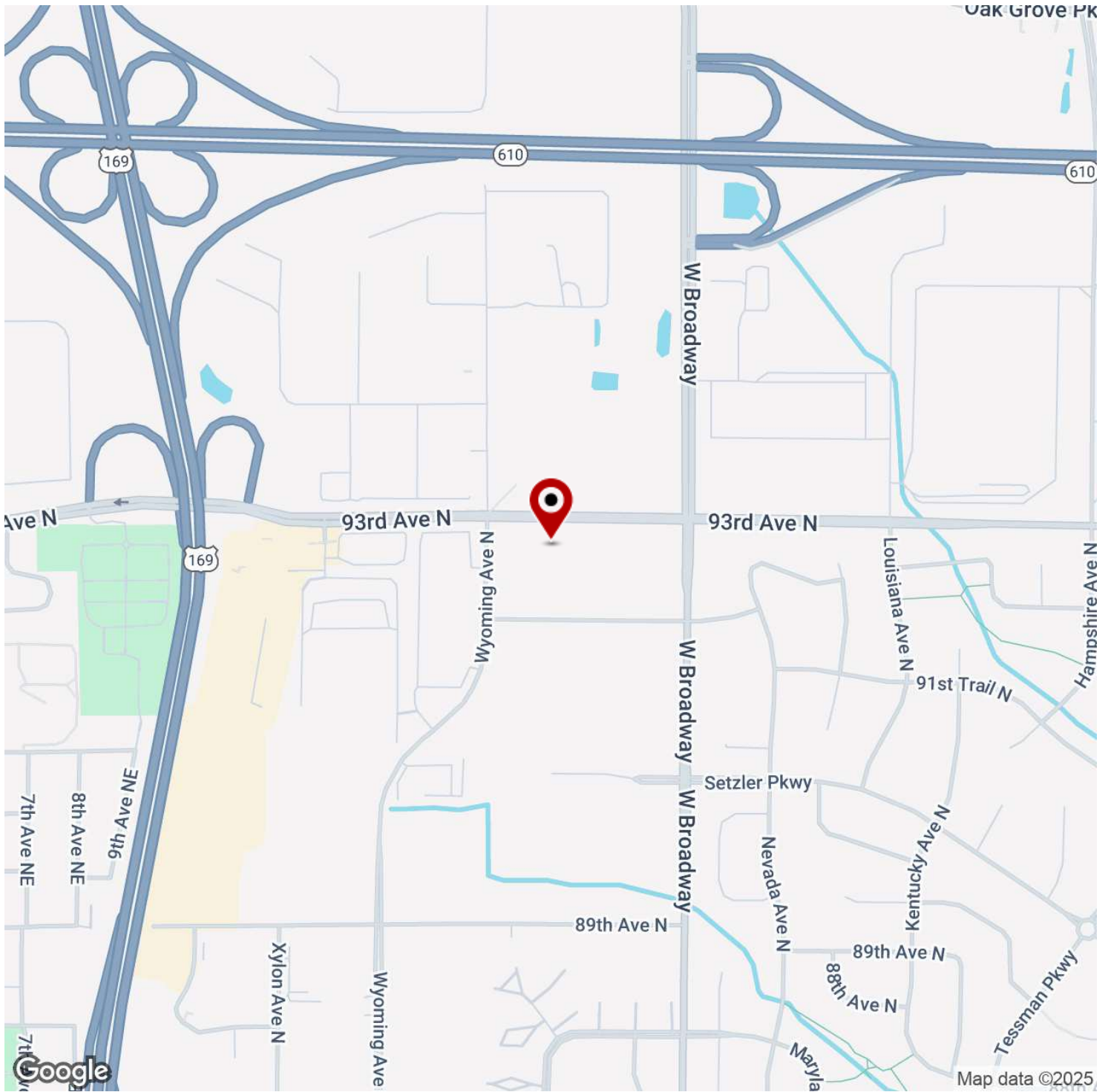
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

AMBER LANGE
Broker
O: 763.226.7911
C: 763.226.7911
alange@kwcommercial.com

KW COMMERCIAL
10402 73rd Ave N
Maple Grove, MN 55369

9210 WYOMING AVENUE NORTH

9210 Wyoming Avenue North , Brooklyn Park, MN 55445



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.

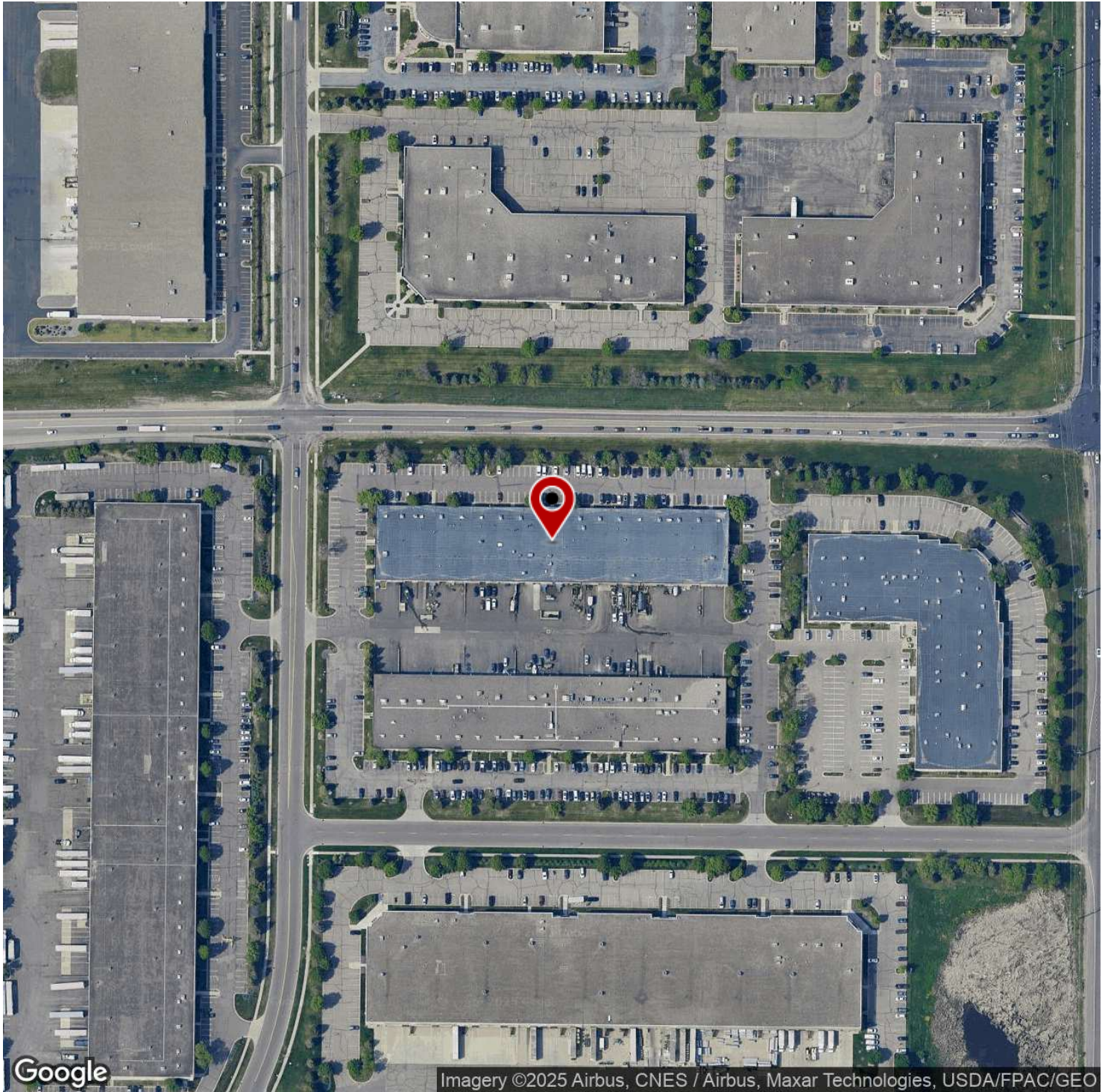
AMBER LANGE
Broker
O: 763.226.7911
C: 763.226.7911
alange@kwcommercial.com

KW COMMERCIAL
10402 73rd Ave N
Maple Grove, MN 55369

INDUSTRIAL FOR LEASE

9210 WYOMING AVENUE NORTH

9210 Wyoming Avenue North , Brooklyn Park, MN 55445



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.

AMBER LANGE
Broker
O: 763.226.7911
C: 763.226.7911
alange@kwcommercial.com

KW COMMERCIAL
10402 73rd Ave N
Maple Grove, MN 55369

Each Office Independently Owned and Operated creativepropertypros.com

9210 WYOMING AVENUE NORTH

9210 Wyoming Avenue North , Brooklyn Park, MN 55445



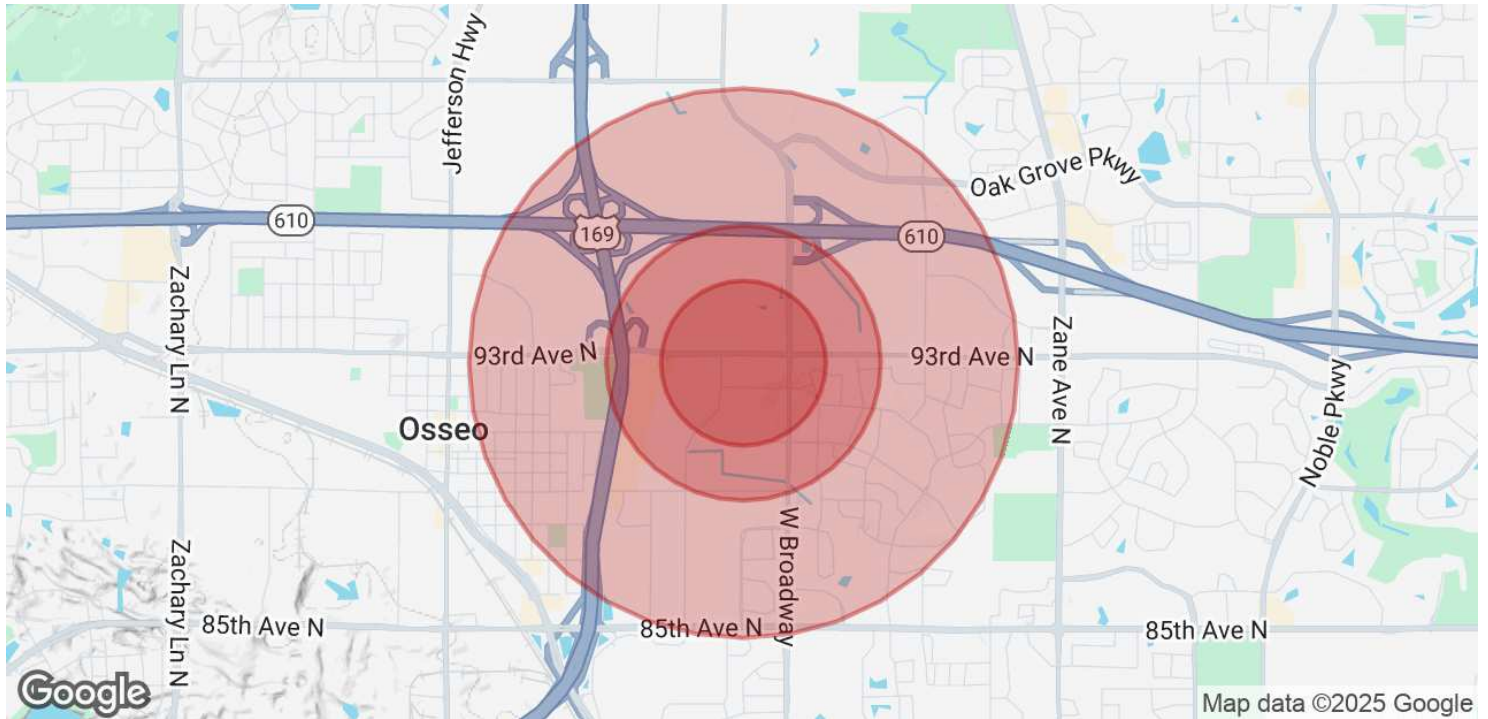
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

AMBER LANGE
Broker
O: 763.226.7911
C: 763.226.7911
alange@kwcommercial.com

KW COMMERCIAL
10402 73rd Ave N
Maple Grove, MN 55369

9210 WYOMING AVENUE NORTH

9210 Wyoming Avenue North , Brooklyn Park, MN 55445



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	109	956	6,179
Average Age	36	37	39
Average Age (Male)	36	36	38
Average Age (Female)	36	38	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	29	300	2,211
# of Persons per HH	3.8	3.2	2.8
Average HH Income	\$114,673	\$106,592	\$108,809
Average House Value	\$344,255	\$353,779	\$365,931

Demographics data derived from AlphaMap

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.

AMBER LANGE
 Broker
 O: 763.226.7911
 C: 763.226.7911
 alange@kwcommercial.com

KW COMMERCIAL
 10402 73rd Ave N
 Maple Grove, MN 55369