



THE QUADRANT OFFICE BUILDING

7100 Northland Circle N.
Brooklyn Park, MN 55428

FOR LEASE
1,513 SF to 5,205 SF AVAILABLE



FEATURES:

- Multiple office suites available in business park located just off I-694.
- Building includes fitness facility, conference room & large training room!
- 4 story building constructed in 1988 with renovations made in 2016.
- Great location in Brooklyn Park near hotels, businesses and retail!

LEASE RATE:

\$13.00 / psf

TAX - \$2.74 / psf
CAM - \$9.79 / psf

LOCALLY MANAGED BY ARROW COMPANIES



Overview 1

Aerial Maps / Amenities 2-3

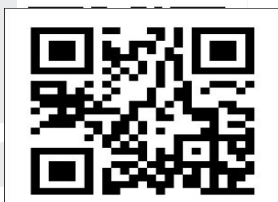
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**SCAN QR CODE TO
ACCESS FLOOR PLANS**



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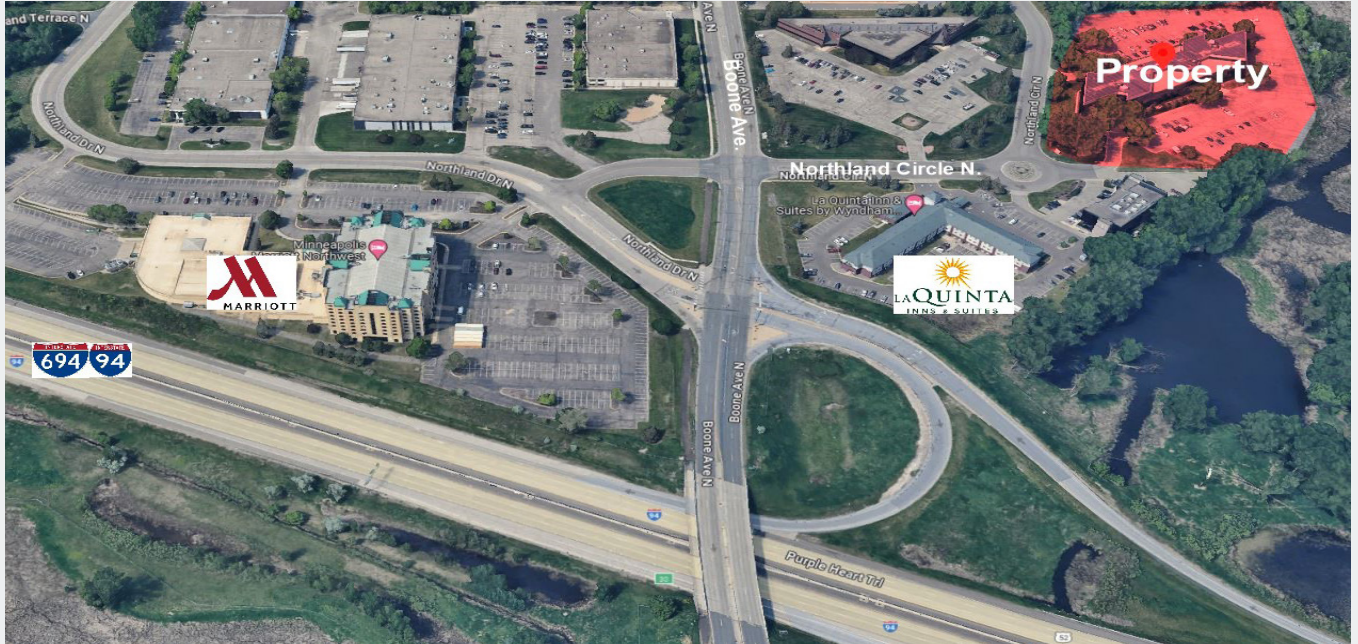
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Arrow Companies
7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

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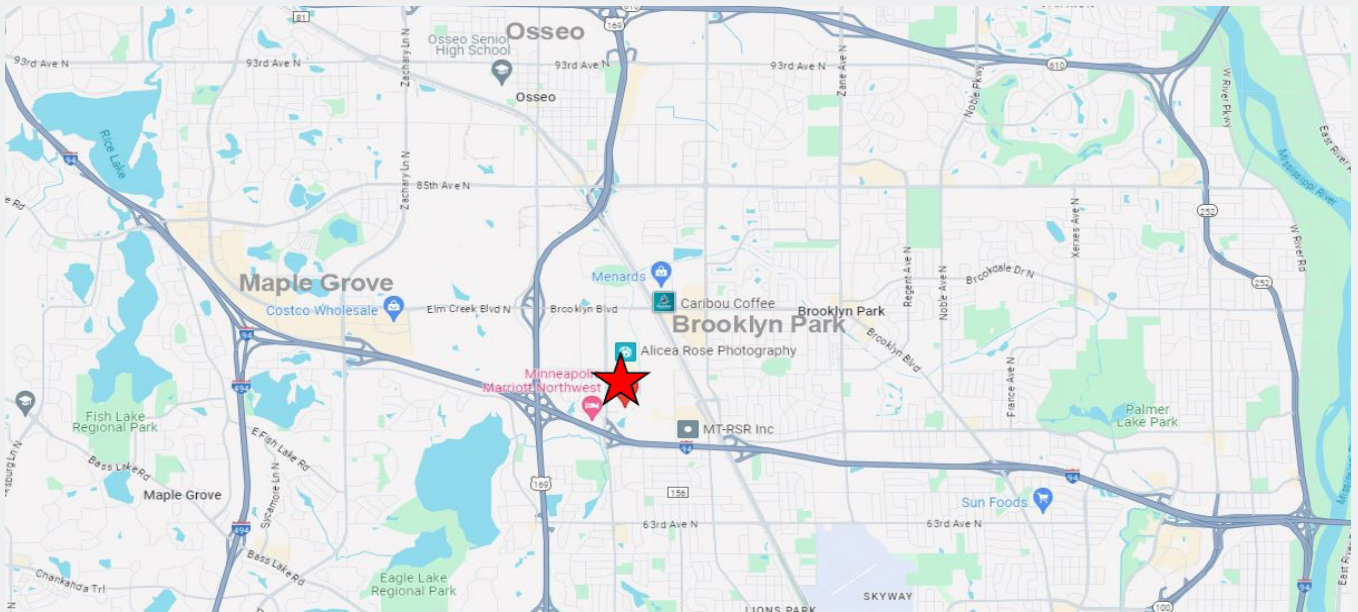
AERIAL & MAP

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Drive Times to Metro Areas

- * 16 to 20 minutes from Minneapolis
- * 25 to 30 minutes from Saint Paul
- * 28 to 30 minutes from MSP airport
- * 7 to 10 minutes from Shops at Arbor Lakes / Fountains.



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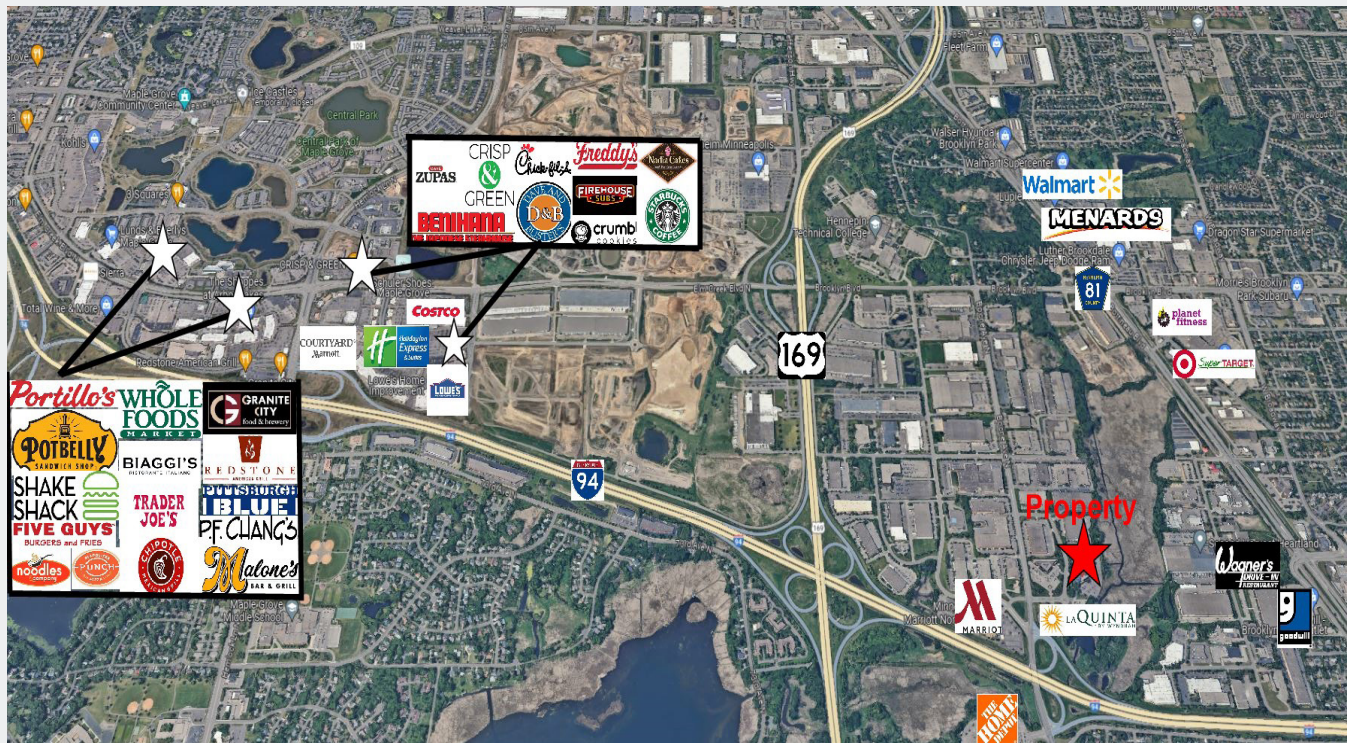
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AREA AMENITIES

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PHOTO GALLERY

FOR LEASE
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Lobby Area



Lobby Area



Lobby Area



Lobby Area



Training Room



Training Room

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PHOTO GALLERY

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South Aerial



North Aerial



Fitness Room

Breakroom



Front Entrance



Lobby View

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AVAILABLE SUITES

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Suite 120	5,205 RSF	Prime Location on 1st Floor off Lobby! 6 Private office (windows), 3 Private office (Interior), Large Open Area, Breakroom, Reception Desk / Waiting area & Cubicles.
Suite 206	1,513 RSF	3 Private Offices, Conf. Room, Reception Area & Storage
Suite 305	2,525 RSF	5 private offices and open area
Suite 407	3,837 RSF	7 private offices, cubicle area with windows, reception area & breakroom

**** Landlord can buildout offices as needed by Tenant in each suite.**

**** Lower level storage available for Tenant.**

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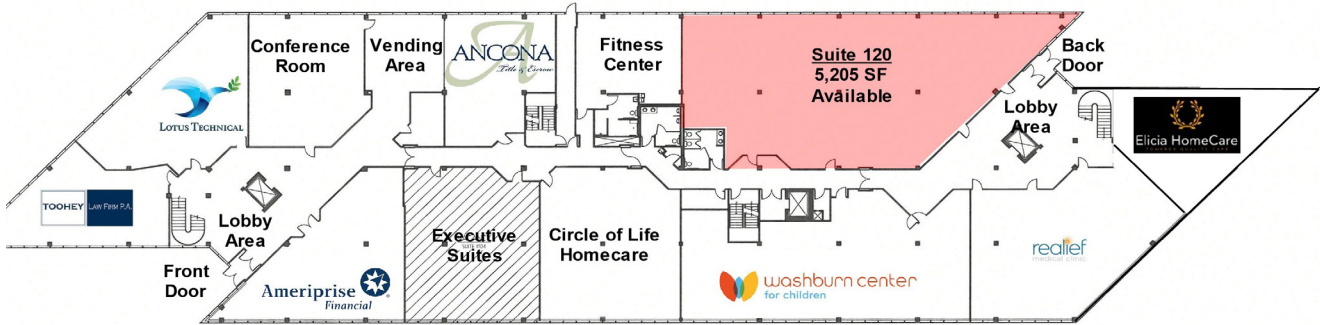
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**AVAILABLE SUITES
FIRST FLOOR**

**FOR LEASE
1,513 SF to 5,205 SF AVAILABLE**

SUITE 120

5,205 SF



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**AVAILABLE SUITES
SECOND FLOOR**

**FOR LEASE
1,513 SF to 5,205 SF AVAILABLE**

SUITE 206 1,513 SF



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**AVAILABLE SUITES
THIRD FLOOR**

**FOR LEASE
1,513 SF to 5,205 SF AVAILABLE**

SUITE 305 2,525 SF



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**AVAILABLE SUITES
FOURTH FLOOR**

**FOR LEASE
1,513 SF to 5,205 SF AVAILABLE**

SUITE 407

3,837 SF



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CITY INFORMATION

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<p>POPULATION (5 MILE RADIUS)</p>	<p>Total Population -- 241,489 2028 (Estimate) - 242,489</p>
<p>AVERAGE HOUSEHOLD INCOME</p>	<p>2024 (Estimate) - \$102,244</p>
<p>TRAFFIC</p>	<p>Boone Ave - 9,400 vehicles per day</p>
<p>CITY INFO</p>	<p>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.</p> <p>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.</p>



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