



For Lease

THE WEST OFFICE/WAREHOUSE

700 5th Street S, Hopkins, MN 55343

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Property Profile

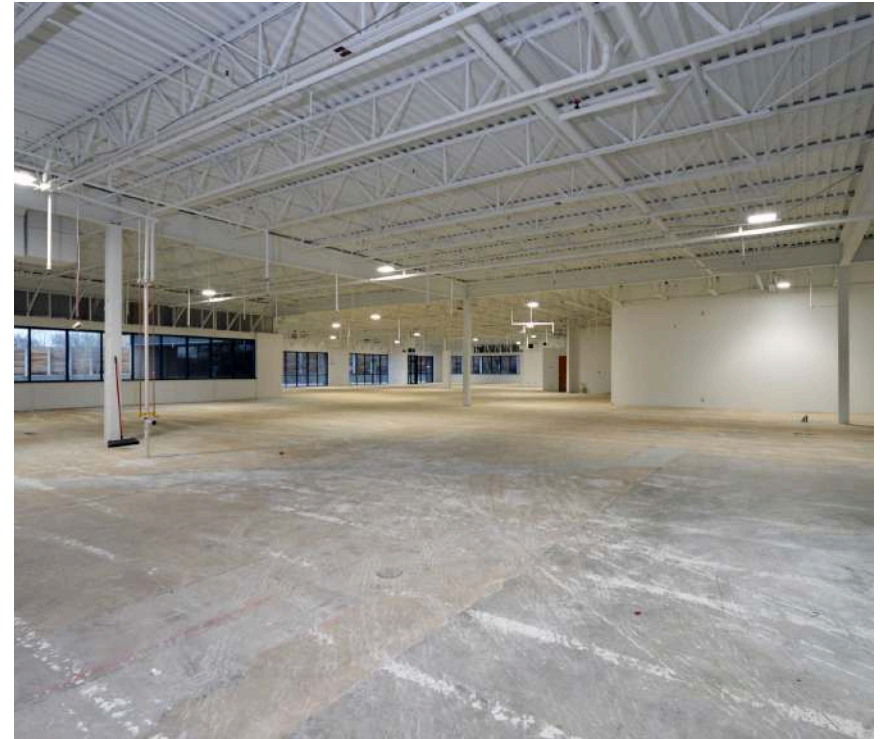
The West features office/warehouse space for lease equipped with multiple drive-in doors and ability to add a loading dock if needed. The space can also be demised down to smaller units of 8,331 SF and a tenant improvement package is also offered at this property to remodel the shell space to fit specific tenant requirements.



Address	700 5th Street S, Hopkins, Mn 55434
Availability	Approx. 8,331sf - 40,519sf (31,554sf Contiguous)
Rent + CAM/Tax	Negotiable (NNN) + \$5.75/SF (2026)
Zoning	I-XS (General Office/Industrial)
Clear Height	12'
Loading	Drive In + Docks Available
Uses	General Office/Showroom/Warehouse



Property Photos



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Available Space

Suite 805

8,965 Square Feet

- 12' Clear
- Drive-In Door (shared)
- Blank Slate

Suite 820

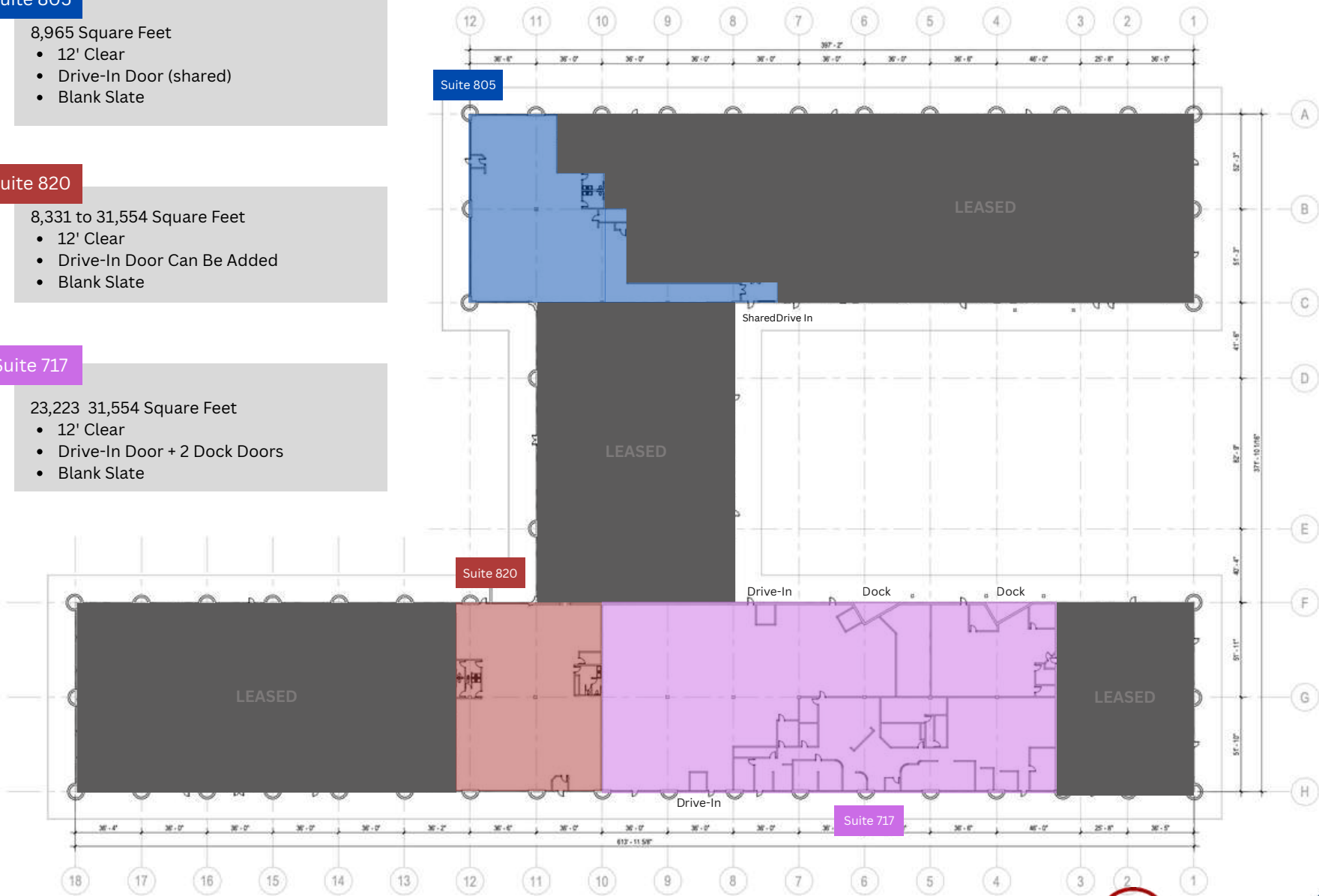
8,331 to 31,554 Square Feet

- 12' Clear
- Drive-In Door Can Be Added
- Blank Slate

Suite 717

23,223 31,554 Square Feet

- 12' Clear
- Drive-In Door + 2 Dock Doors
- Blank Slate





For Lease

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13-17 NE 77th Ave, Fridley, MN 55432

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This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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