



9210 Wyoming Avenue North #270

BROOKLYN PARK, MN



OFFICE/WAREHOUSE PROPERTY FOR SUBLEASE

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

PRESENTED BY:

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OFFICE/WAREHOUSE FOR SUBLEASE

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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

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	7,628 SF
Building Size:	68,292 SF

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

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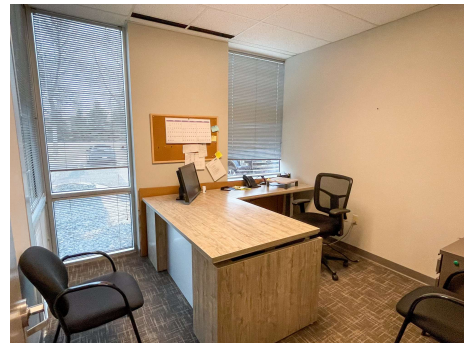
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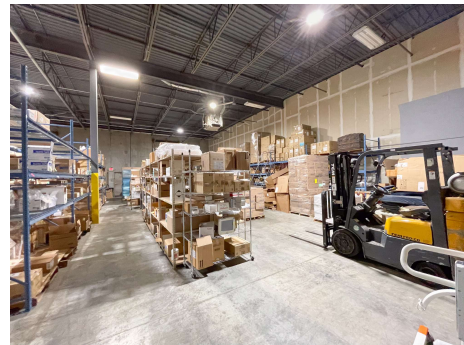
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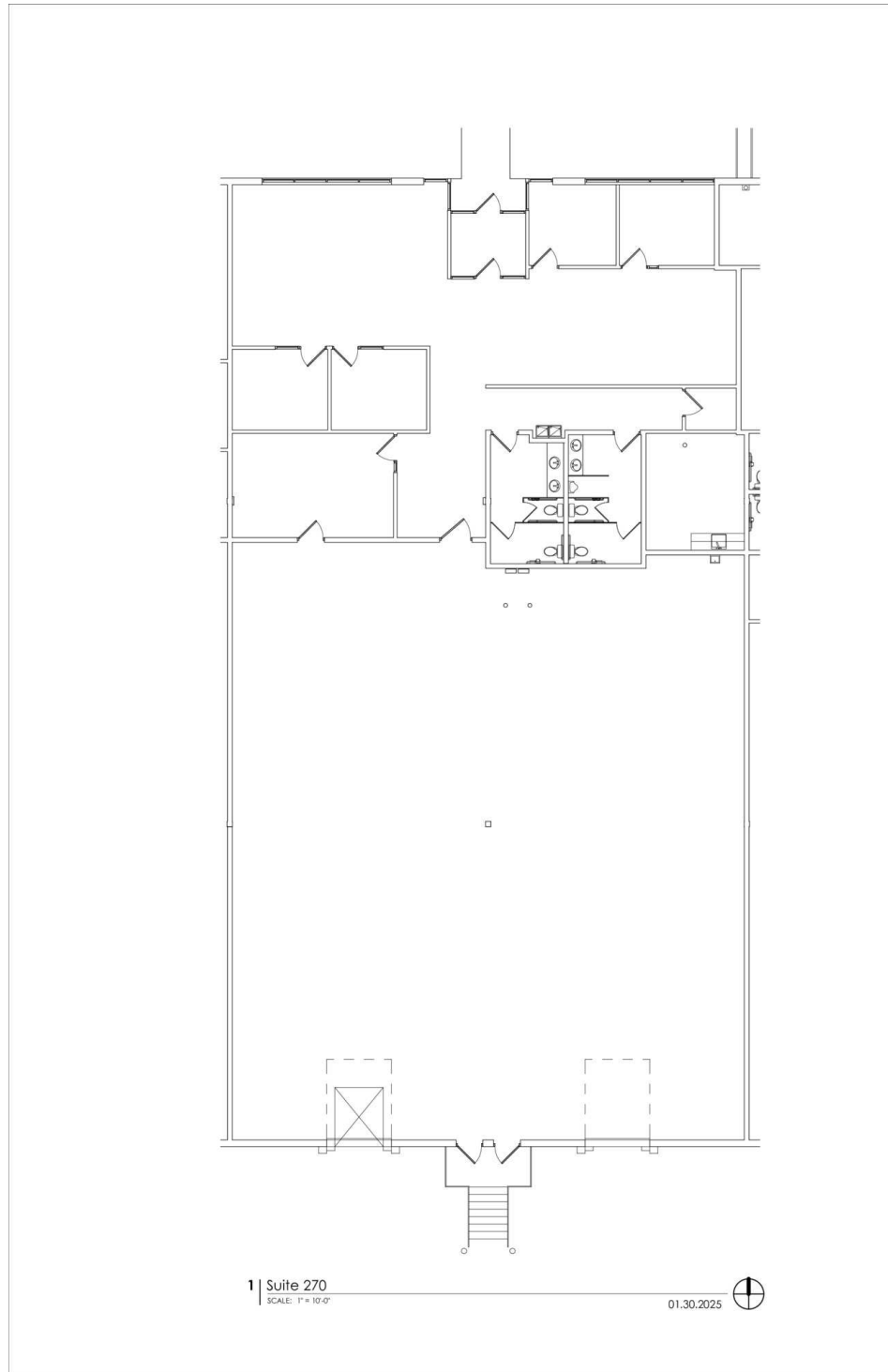
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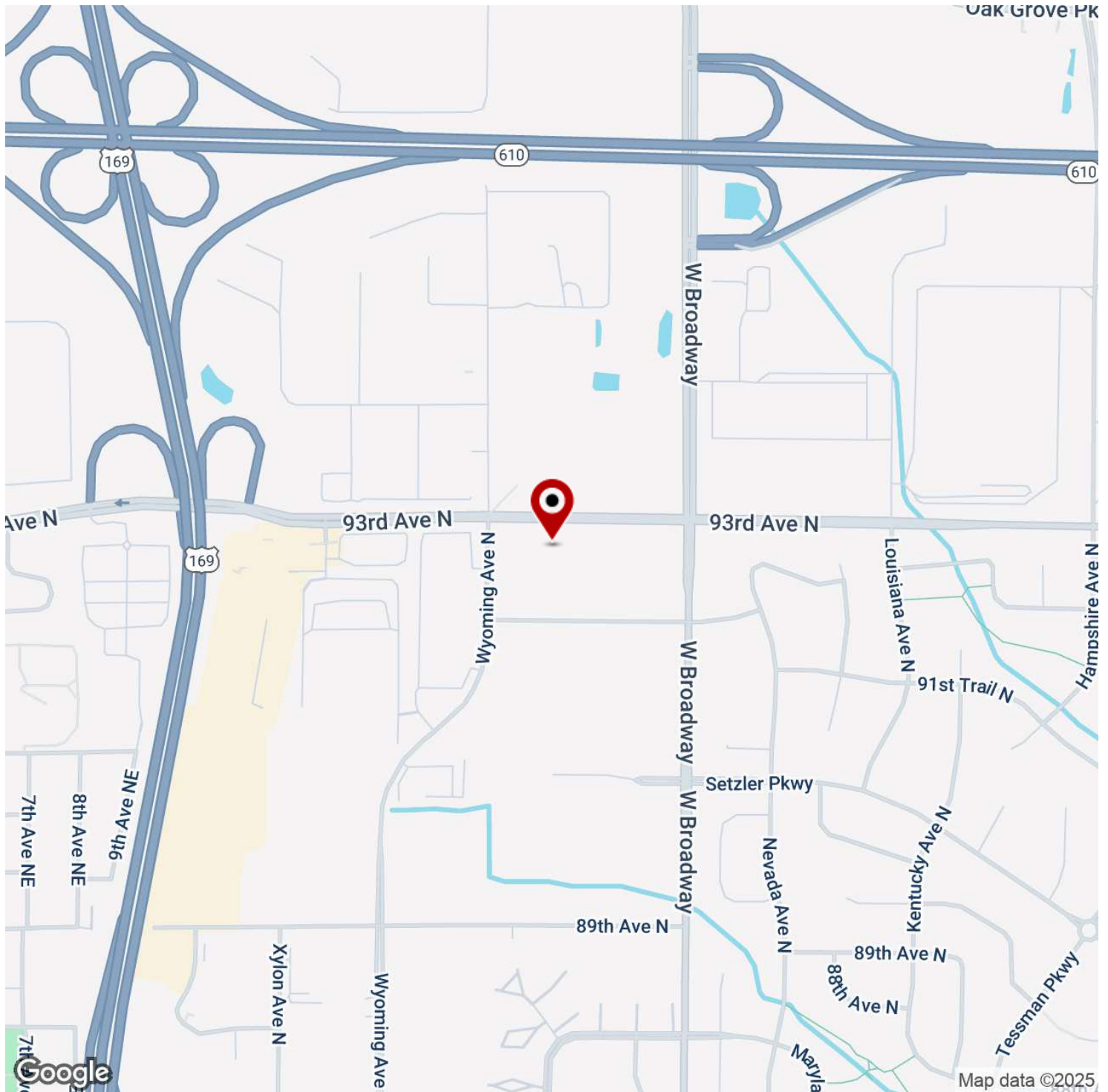
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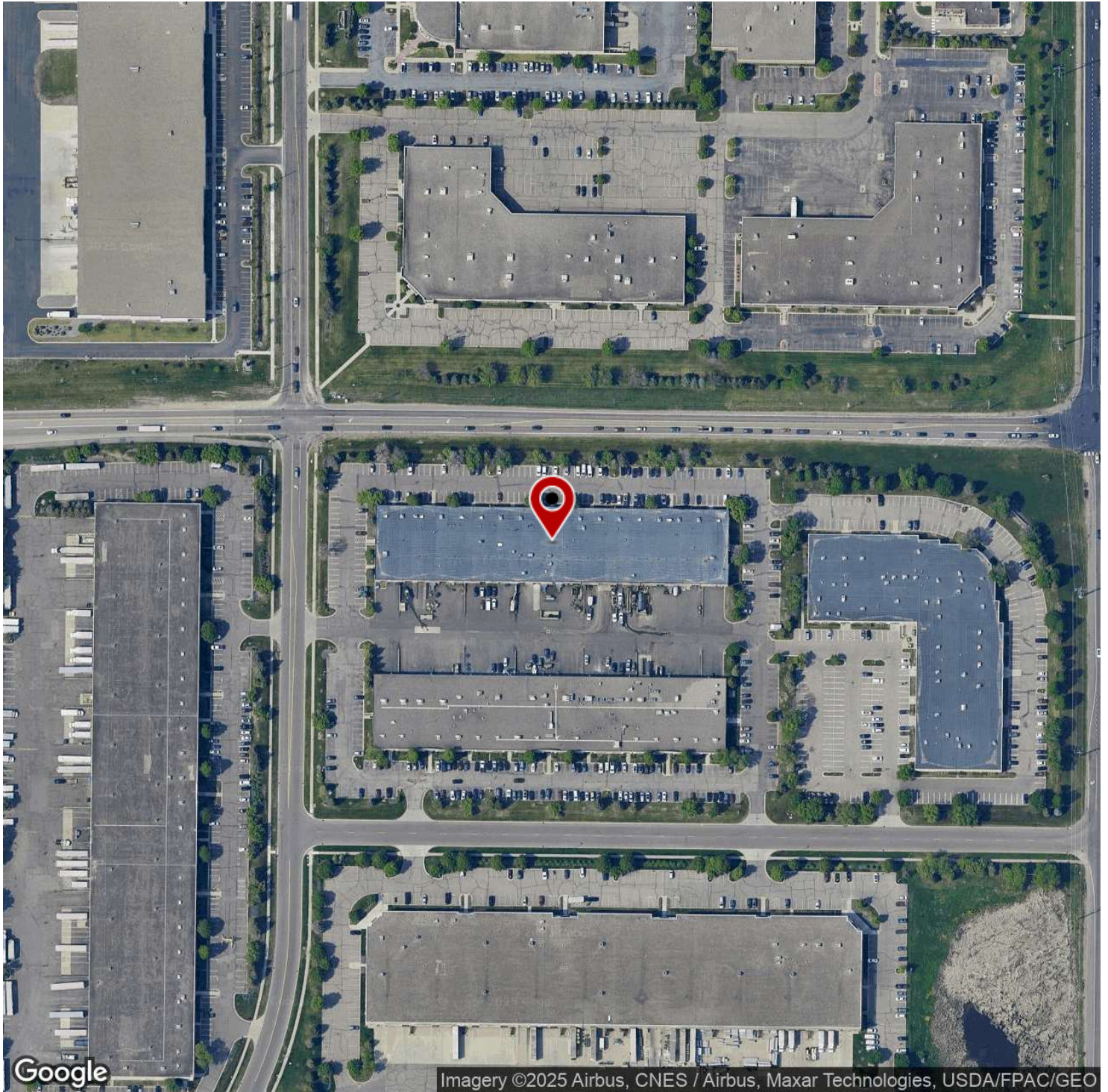
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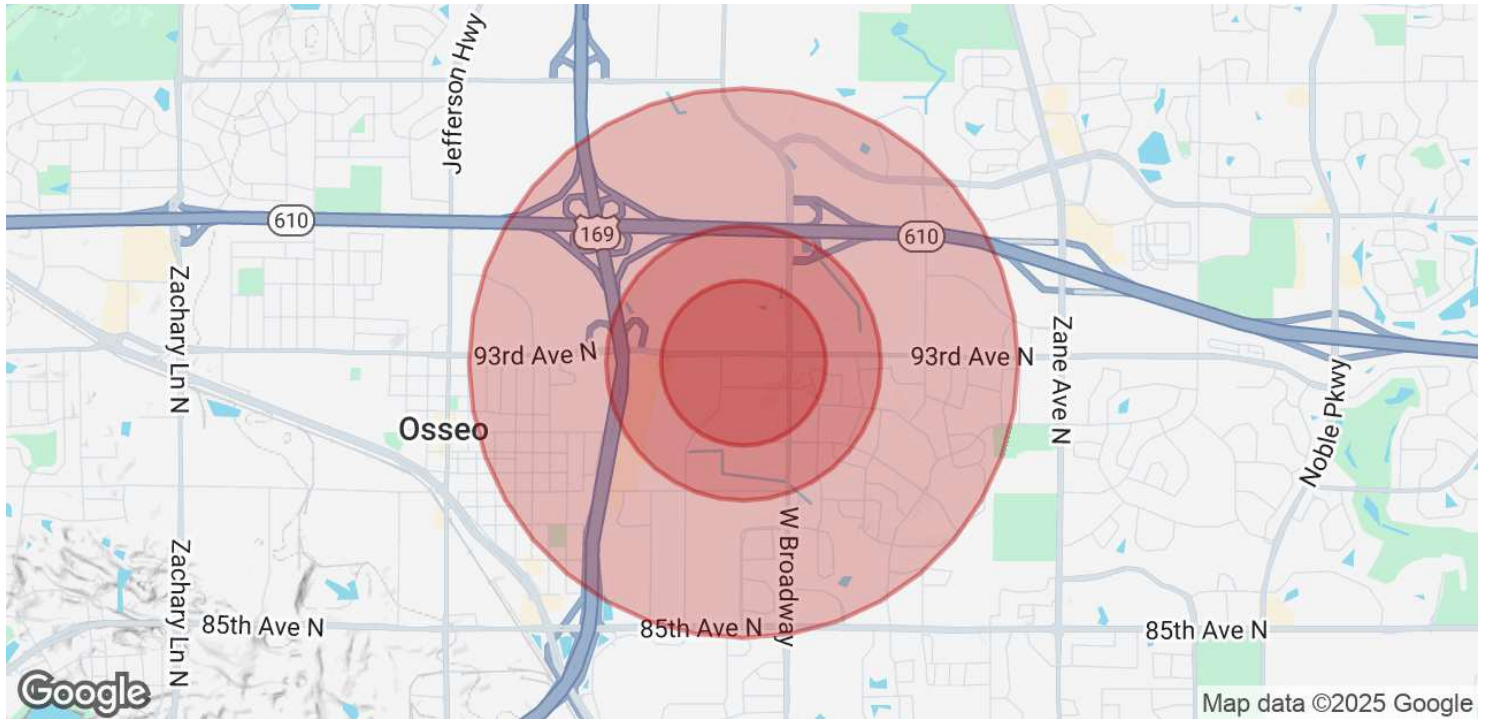
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	109	956	6,179
Average Age	36	37	39
Average Age (Male)	36	36	38
Average Age (Female)	36	38	41

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

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