CBRE National Office Partners

888
COUNTY ROAD D WEST
NEW BRIGHTON, MN 55112

91% LEASED OFFICE BUILDING

BRIGHTON BUSINESS CENTER

FOR SALE 13,500 GSF
OFFICE INVESTMENT OPPORTUNITY

INVESTMENT HIGHLIGHTS

PRICE: $950,000

10.74% CAP RATE
2025 ADJUSTED NOI: $102,030

- 13,500 GSF office building 91% leased to a diverse tenant roster with high levels of tenant retention
- Clean, low-cost, and convenient space for tenants
- Simple, gross leases ensure easy management and straight forward lease structure for small businesses, and easy accounting for ownership
- Excellent mechanism for tax shelter
- Ownership has continuously improved the asset: most recently adding a new security camera system and digital building directory, network/WiFi updates, replacing carpet in the common areas and HVAC coils, and repainting the exterior
- Located in New Brighton, MN in the Suburban St. Paul Office submarket
- Superior access via the I-35W/County Road D West interchange 2 blocks west and access to I-694 just 2.5 miles to the north
- Steady cash flow (proving strong attraction from hyper local small business to the building)
- 0.72 acre size with B-3 General Business zoning

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PROPERTY OVERVIEW

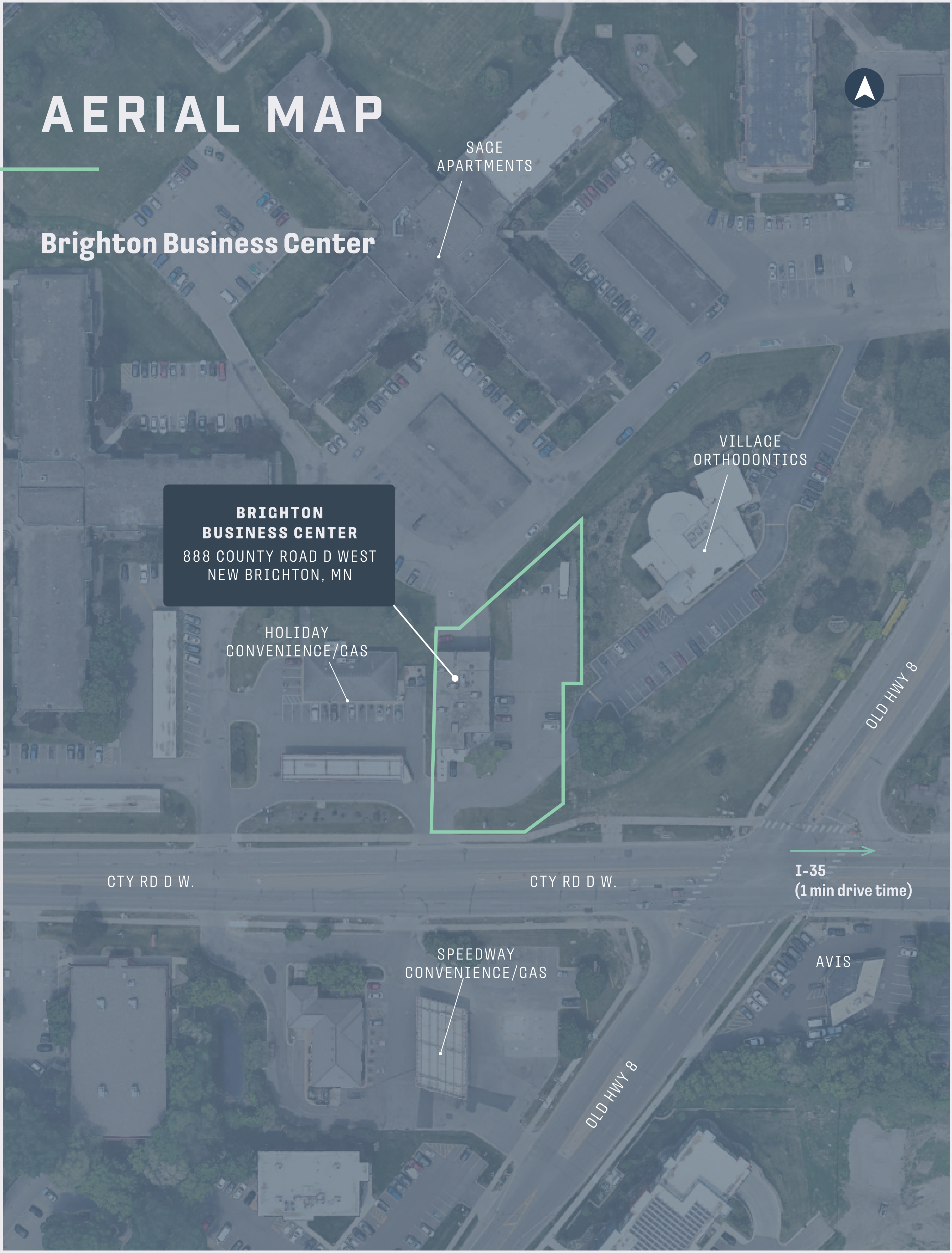
Investment Thesis

Brighton Business Center, ("the Project") is run like an apartment building. Full service-gross, short-term leases assure flexibility for the landlord and tenants. Successive owners of the Project have retained many of the same tenants for five, even 10 years, highlighting the unique appeal of Brighton Business Center. The asset fits in a unique part of the overall office landscape, filling the need for no-frills, convenient office space where users appreciate a clean, low-cost home for their business and a non-complex lease contract. Current ownership has invested significantly in the Project including repainting the entire exterior, a new camera system, replacement of the HVAC coils, and a new digital tenant directory, all contributing to winning continued renewals and new tenants to the Project. This is a low price point opportunity for buying a well-kept, high-cash-flowing suburban office building that has proven its place in the marketplace, while providing an excellent tax shelter and annual coupon for ownership.

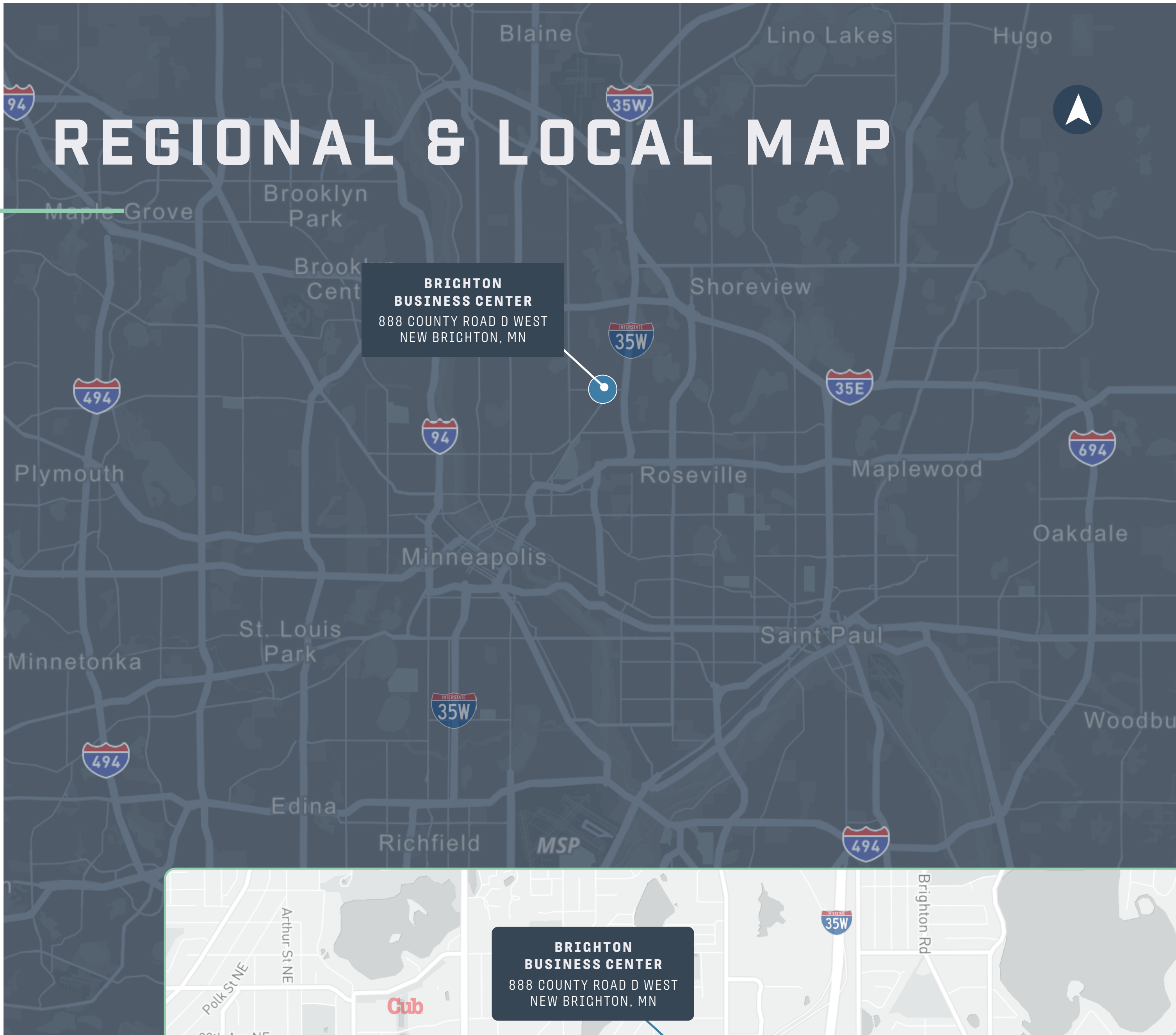
"THIS IS A LOW PRICE POINT OPPORTUNITY FOR BUYING A WELL-KEPT, HIGH-CASH-FLOWING SUBURBAN OFFICE BUILDING"

AERIAL MAP

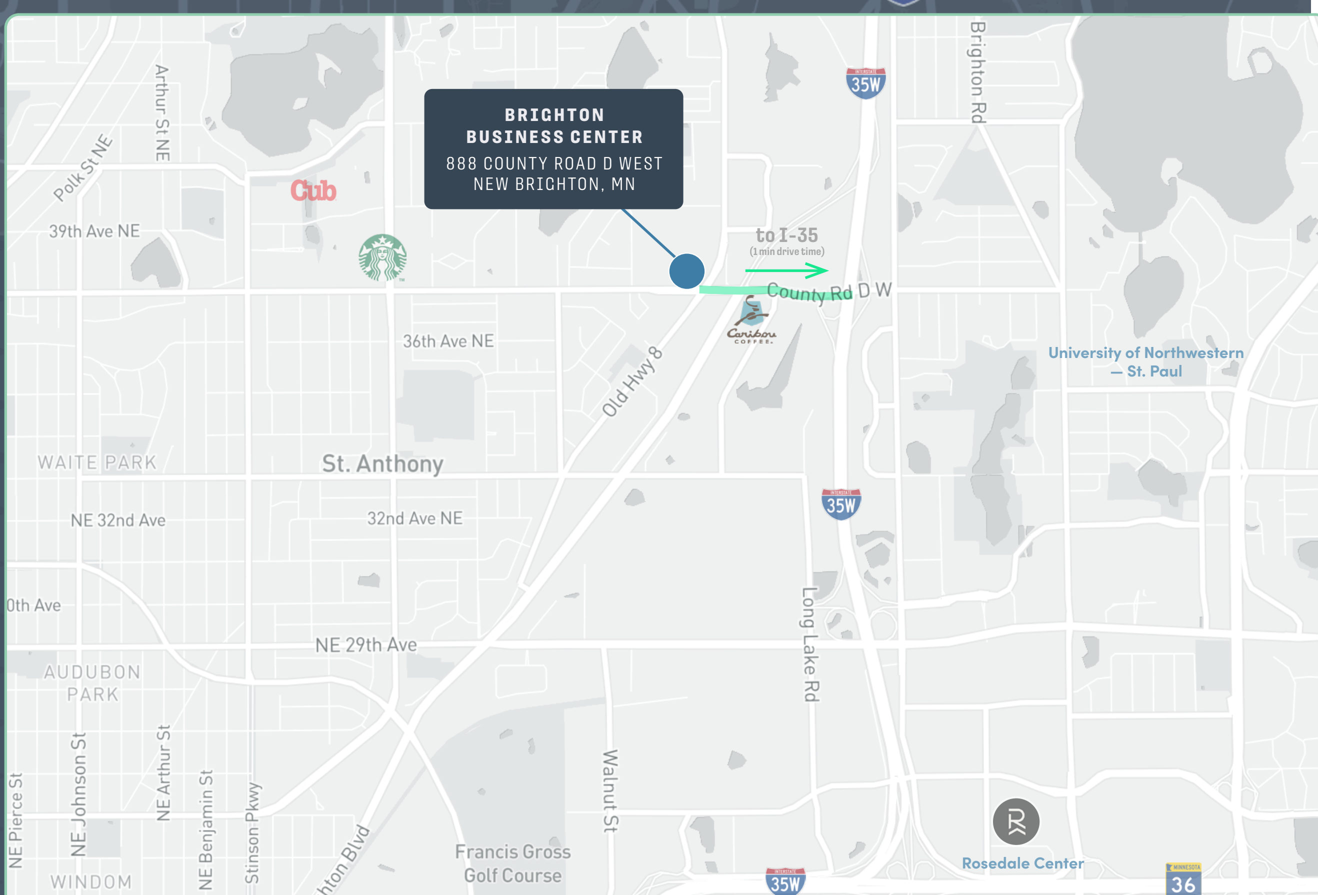
Brighton Business Center



REGIONAL & LOCAL MAP



LOCAL MAP



PROPERTY INFORMATION

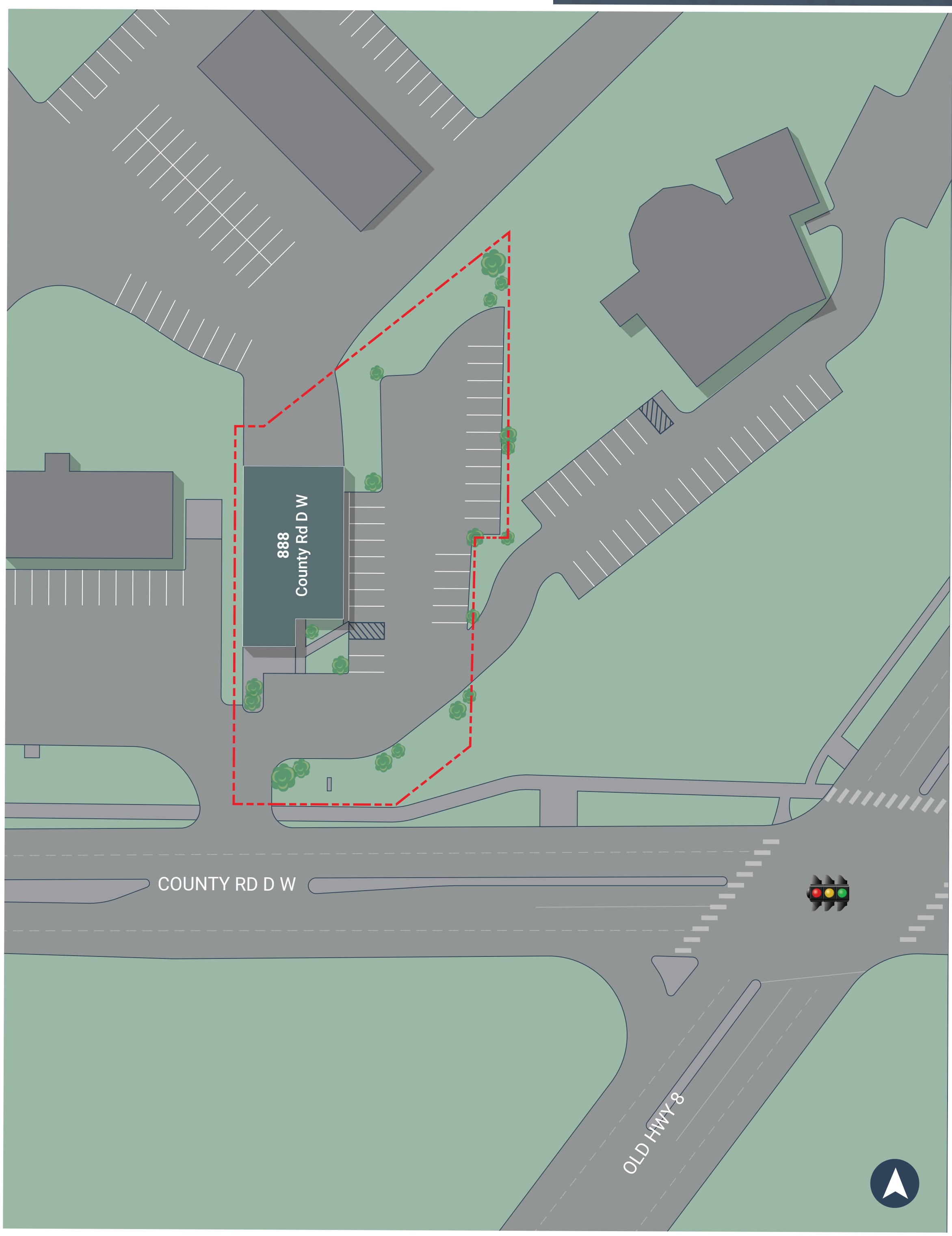
Brighton Business Center

Details

Address	888 County Road D West, New Brighton, MN 55112
County	Ramsey
Year Built	1971 updated 2008/2018
Square Feet	13,500 GSF; 12,118 RSF
Percent Leased	91%
Site Acres	0.74 acres
Number of Floors	3
Zoning	B-3 General Business
Tax Parcel ID	32-30-23-34-0027
Exterior	Brick masonry
Parking	50 spaces
Parking Ratio	4.1 / 1,000 RSF

SITE PLAN

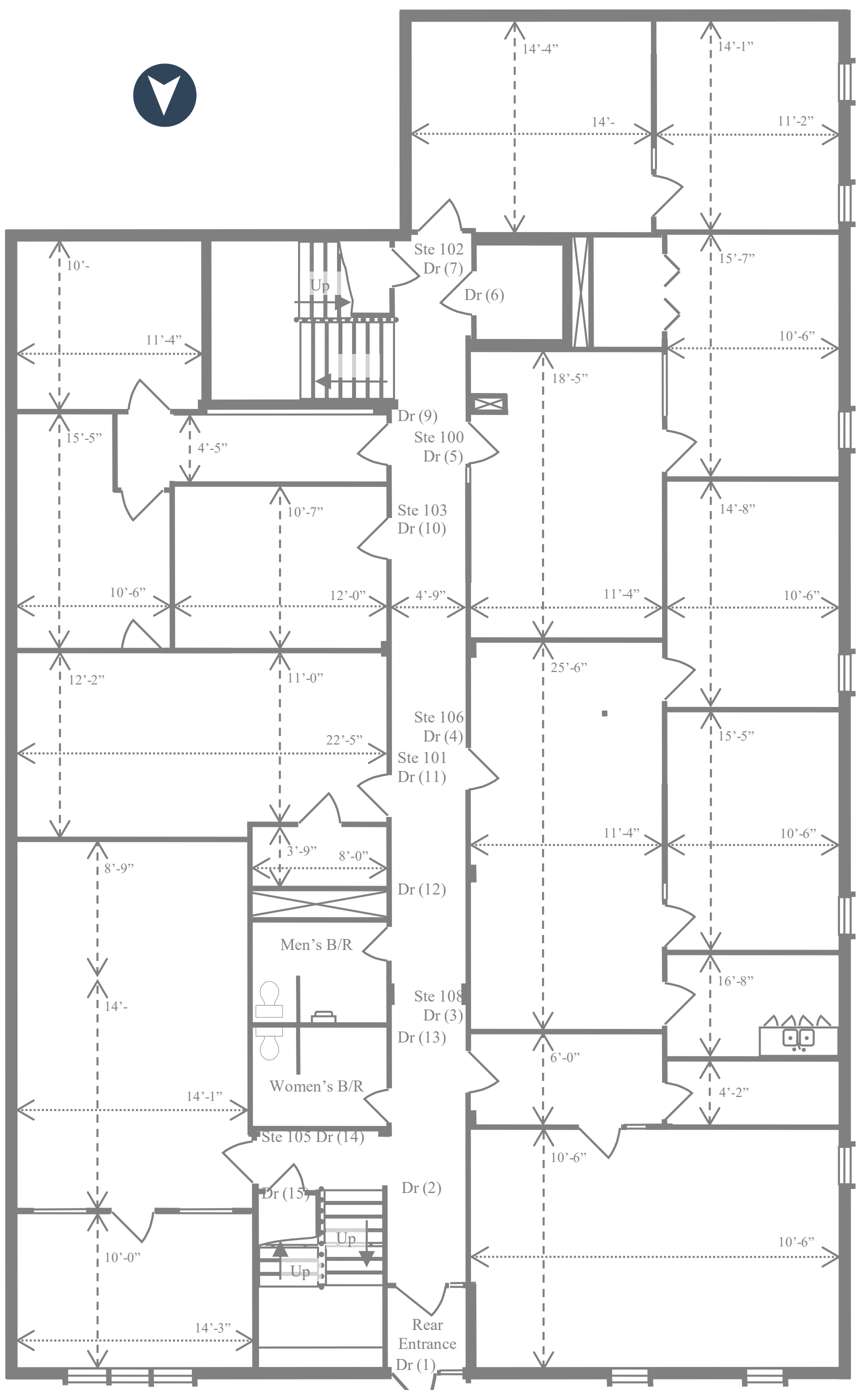
Brighton Business Center



BRIGHTON BUSINESS CENTER

FLOOR PLANS

Floor 1

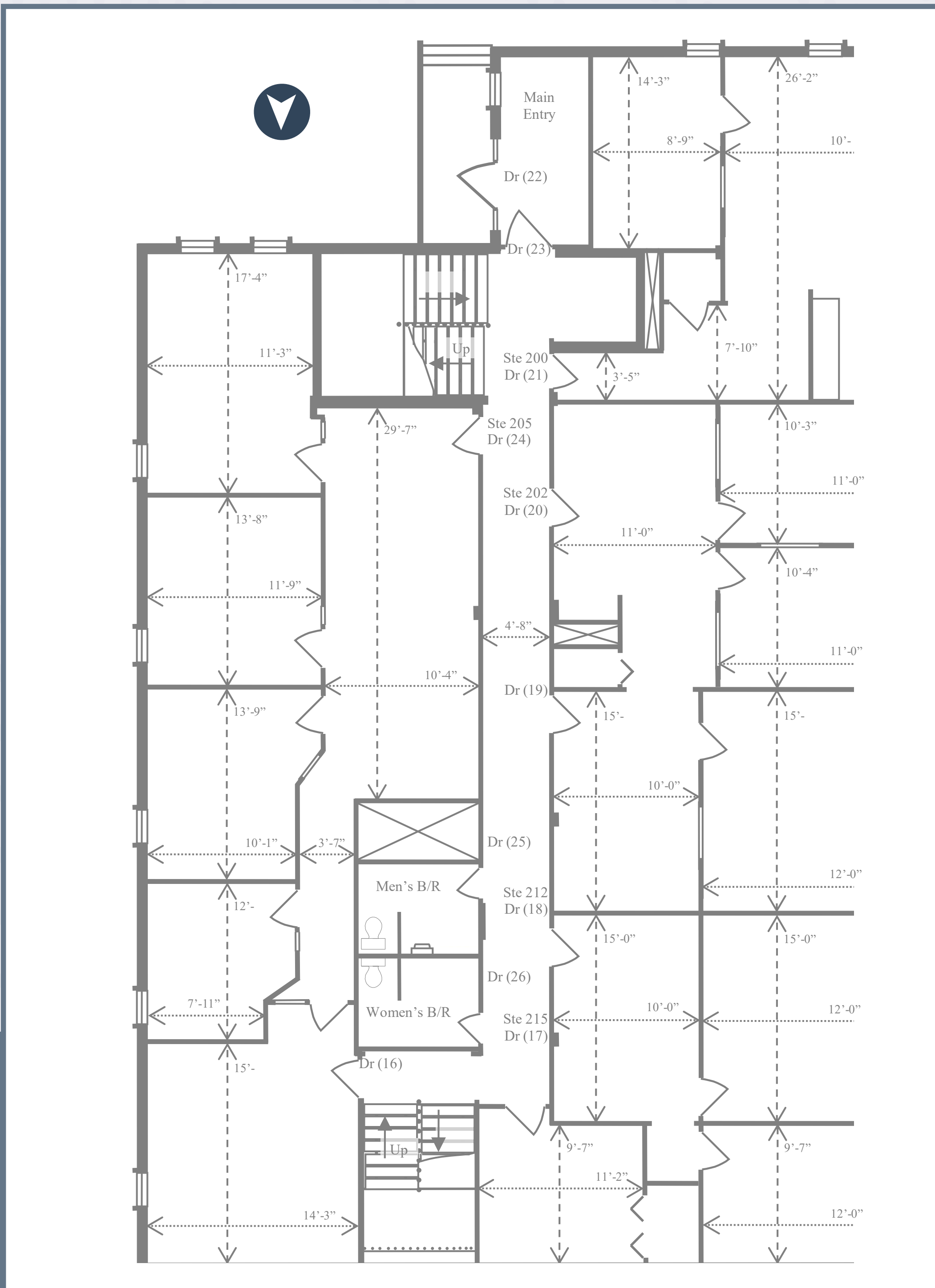


** Plan not to scale. All measurements are approximates.*

BRIGHTON BUSINESS CENTER

FLOOR PLANS

Floor 2



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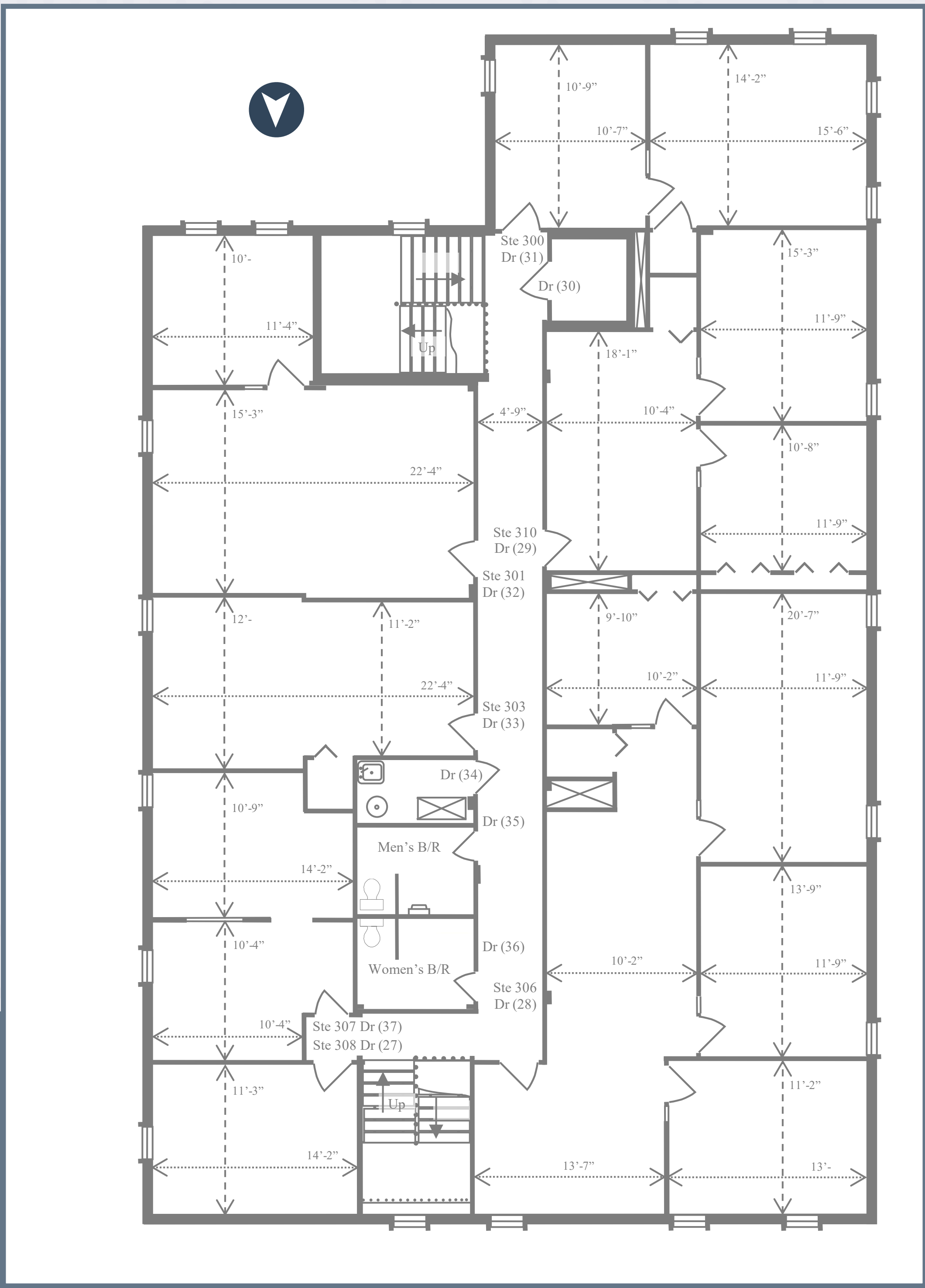
BRIGHTON BUSINESS CENTER

FLOOR PLANS

Floor 3



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DISCLOSURE & CONFIDENTIALITY AGREEMENT

Brighton Business Center

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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