



## Brooklyn Park Office Space

6840 N 78th Ave  
Brooklyn Park, MN 55445

**FOR LEASE**  
**7,725 SF Office Building**



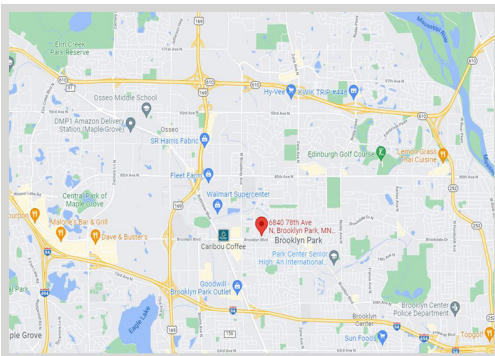
### FEATURES:

- 7,725 SF office building FOR LEASE in Brooklyn Park, MN.
- Well maintained building with modern finishes throughout the space.
- Great access to I-94 & Hwy 169 via County Rd 81
- Perfect for any small business looking to lease!

### LEASE RATE:

**\$13.00/psf Net**

Taxes: \$3.15/psf  
Tenant Responsible for CAM Expenses



### FACTS:

- ▲ Large Reception/Training Area
- ▲ (20) Private Offices
  - Exterior windows in most
- ▲ Large Breakroom
- ▲ Large Copy/File Room
- ▲ (3) Open Areas for Additional Work Stations

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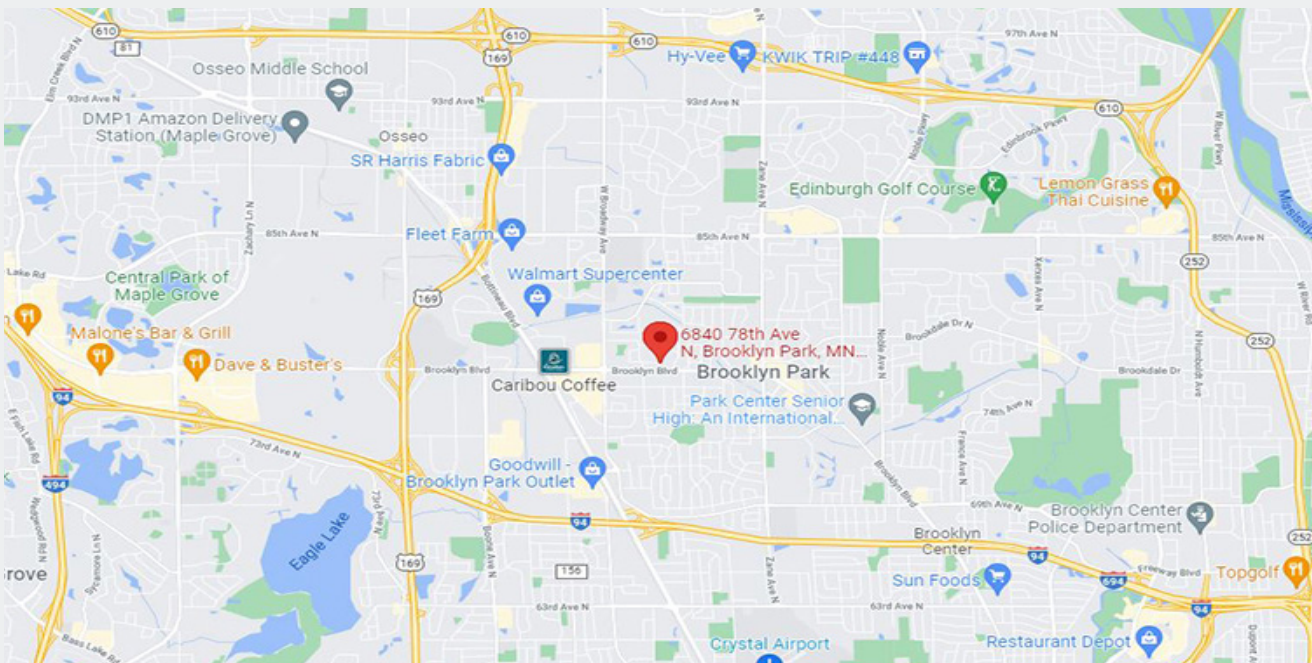
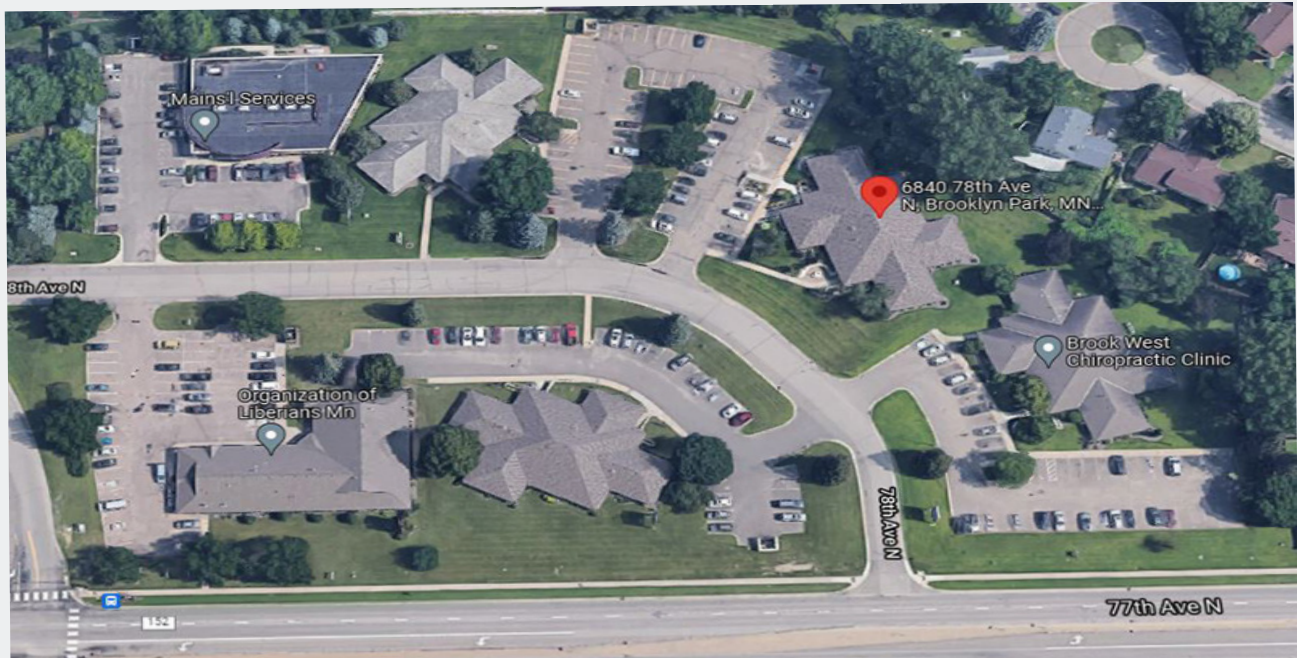
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**AERIAL & MAP**

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### PROPERTY FACTS

**FOR LEASE**  
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BUILDING SIZE	7,725 SF
LOT SIZE	1.28 Acres
YEAR BUILT	1986
2022 REAL ESTATE TAXES	\$24,310.02 (20-119-21-43-0094) Hennepin County
PARKING	44 Parking Stalls



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### PHOTO GALLERY

**FOR LEASE**  
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Reception Area



Waiting Area



Conference Room



Large Open Area



Private Office



Private Office

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## PHOTO GALLERY

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Restroom



Copy/File Room



Conference Room



Meeting Room



Training Room



Training Room

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**OUTSIDE GALLERY**

**FOR LEASE**  
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Front



Main Entrance



Side Entrance



Back



Back

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