29,734 SF FOR LEASE



HIGHVIEW 610 BUSINESS CENTER

9501 LOUISIANA AVE N, BROOKLYN PARK, MINNESOTA

Brent Masica
Executive Managing Director
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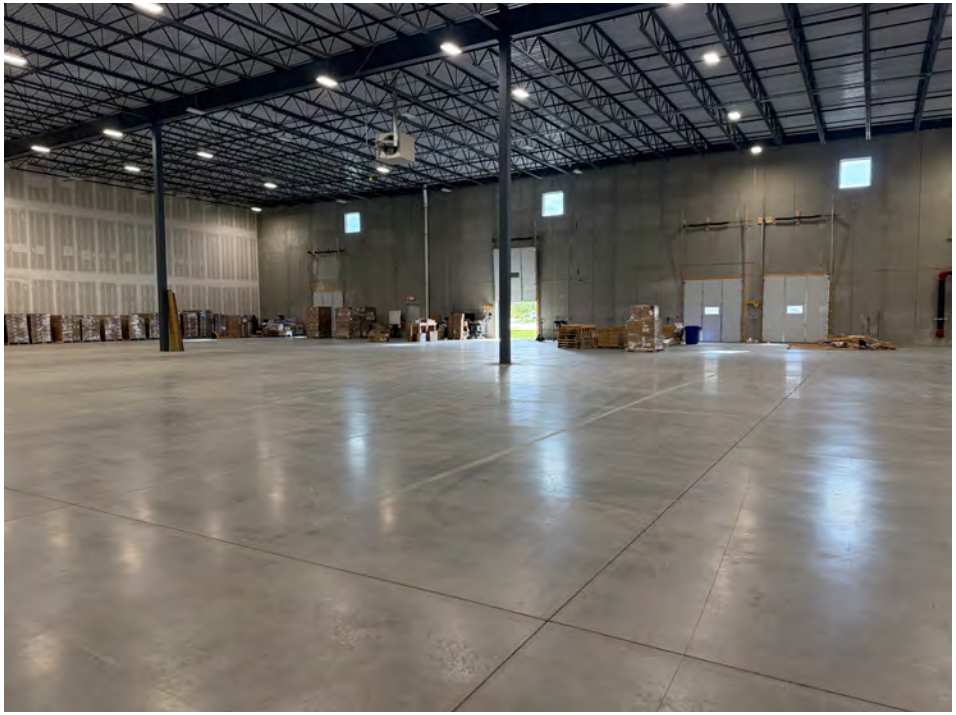
Danny McNamara
Executive Director
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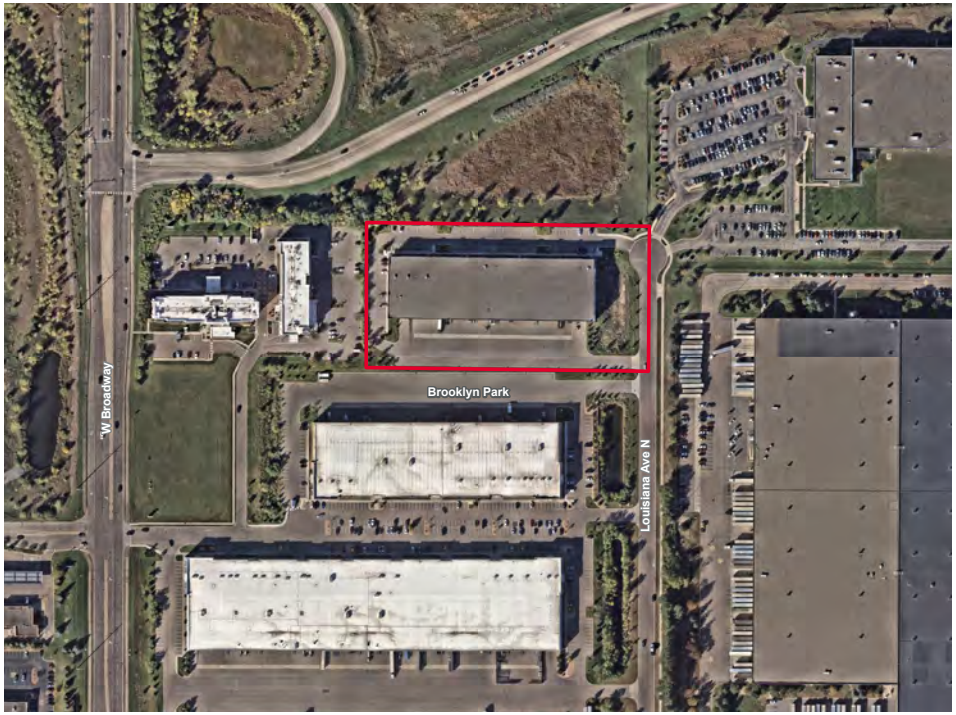
CUSHMAN & WAKEFIELD

PROPERTY HIGHLIGHTS

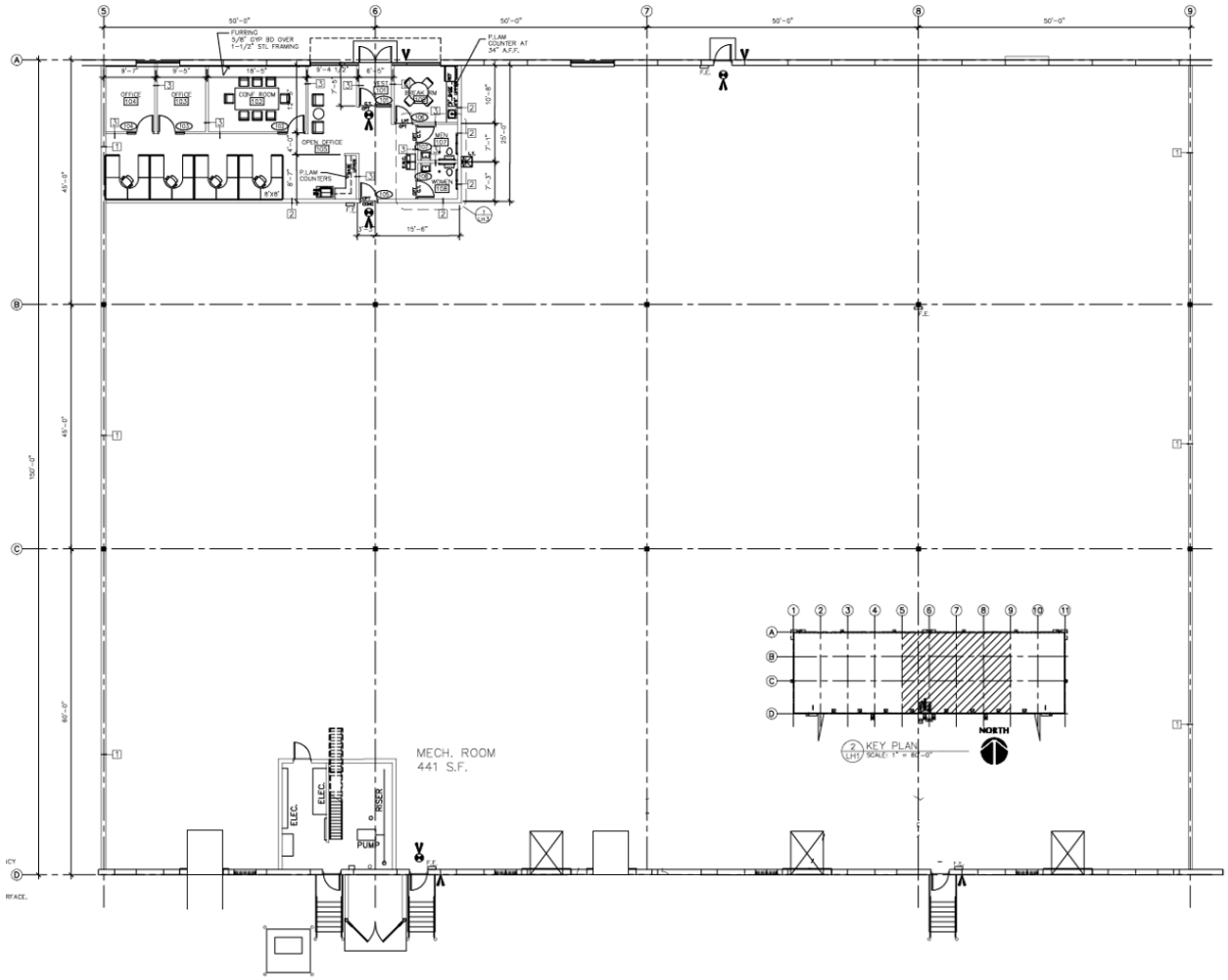
- Easy access to Highway 169 & 610
- New drive in door
- Available now

Building Size:	75,000 SF
Available Space:	1,713 SF Office 28,021 SF Warehouse 29,734 SF Total
Clear Height:	28’
Loading:	4 Dock High Doors 1 Drive-In Door
Column Spacing:	50’ x 45’
Fire/Life Safety:	ESFR
Lighting:	Motion-sensor LED highbays
Parking:	119 Total Building Stalls / up to 47 stalls Pro-Rata Share
Building Power:	1600 amp, 480 volt, 3-Phase
Truck Court:	120’ depth with 10’ dolly pad
Year Built:	2021
Total Site:	5.58 AC
Lease Rates:	Negotiable
2027 Tax/CAM:	$5.51 PSF Total





FLOOR PLAN


MECH. ROOM
441 S.F.
ELEC.
ELEC.
RISER
PUMP
OFFICE
CONF. ROOM
OPEN OFFICE
P.LAM COUNTERS
MEN
WOMEN
KEY PLAN
NORTH


101st Ave N
4,100 vpd
52,978 vpd
101st Ave N
Oak Grove Park
Jefferson Hwy
169
9,197 vpd
Target Northern Campus
Zane Ave N
Elm Creek Elementary
Oak Grove Pkwy
610
50,369 vpd
71,573 vpd
610
79,536 vpd
16,769 vpd
MAPLE GROVE
4,622 vpd
12,589 vpd
96,746 vpd
93rd Ave N
9,579 vpd
610
93rd Ave N
6,831 vpd
Osseo Middle School
Osseo Senior High School
Central Ave
Osseo Education Center
81,633 vpd
81
OSSEO
W Broadway Ave
BROOKLYN PARK
16,337 vpd
Edinbrook Elementary
Zane Sports Park
Zane Ave N
18,333 vpd
169
9,055 vpd
Brooklyn Park Ice Arena
Brooklyn Park Library
85th Ave N
Jefferson Hwy
14,443 vpd
22,318 vpd
85th Ave N
20,014 vpd
North Hennepin Community College