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# FOR LEASE

MARSH PARK  
6248 LAKELAND AVENUE NORTH  
BROOKLYN PARK, MN



**Offered Exclusively By:**

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## Specification Sheet

Marsh Park  
6248 Lakeland Avenue North  
Brooklyn Park, MN

<b>BUILDING SIZE:</b>	20,000 Square Feet
<b>AVAILABLE SQUARE FOOTAGE:</b>	<b>400 – 3,960 Square Feet</b>
Options -	400 sf
	1,577 sf
	1,622 sf
	1,719 sf
<b>YEAR BUILT:</b>	1987
<b>CLEAR CEILING HEIGHT:</b>	9'
<b>ZONING:</b>	<b>"B-3" General Business District</b> – Provides centralized areas for retail and service businesses up to 50,000 square feet that have a community and regional customer base that is drawn from further distances other than the adjacent neighborhoods.
<b>FLOORS:</b>	2
<b>SPRINKLER:</b>	Yes
<b>GROSS RENTAL RATE:</b>	<b>\$12 psf annually</b>
<b>ADDITIONAL COMMENTS:</b>	
<input type="checkbox"/>	Great location on Highway 81 (Lakeland Avenue)
<input type="checkbox"/>	Conveniently located with easy access I-694 and Highway 100
<input type="checkbox"/>	Outstanding office or commercial property
<input type="checkbox"/>	Abundant parking (5.25 stalls per 1,000 sf)

*Please call for more information:*

**Rich Yablonsky or Ryan Hoveland**  
**(763) 231-0282**

## Aerial Photo



## Floor Plans

