



# MALARK BUILDING

9100 85th Ave. N., Suite 100  
Brooklyn Park, MN 55445

**FOR LEASE - 2,855 SF Office Space**



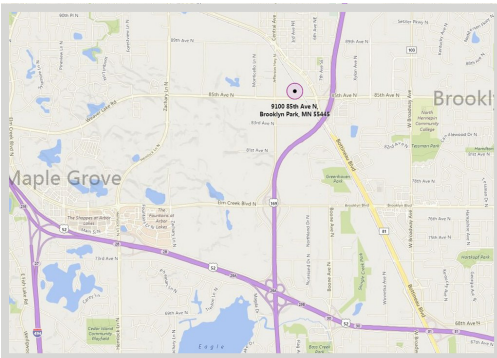
## FEATURES:

- 2,855 SF End Cap Office Space
- Convenient location off Hwy-169 with excellent visibility.
- Beautiful glass line in multiple offices and meeting / training room
- Includes 9+ offices, copy room, meeting room, reception area & bathrooms

## Lease Rate

**\$13.00 / psf NNN**

Tax: \$1.75 / psf Cam: \$0.67 / psf



## FACTS:

- ▲ Distinctive private entrance with signage.
- ▲ Remodeled in 2005 with class "A" finishes.
- ▲ Ample Parking
- ▲ Near Arbor Lakes Shopping Center with numerous retail & restaurants in area.

Overview .....	1
Aerial Maps .....	2
Floor Plan .....	3
Site Plan .....	4
Photo Gallery .....	5
Demographics .....	6
Traffic Count .....	7



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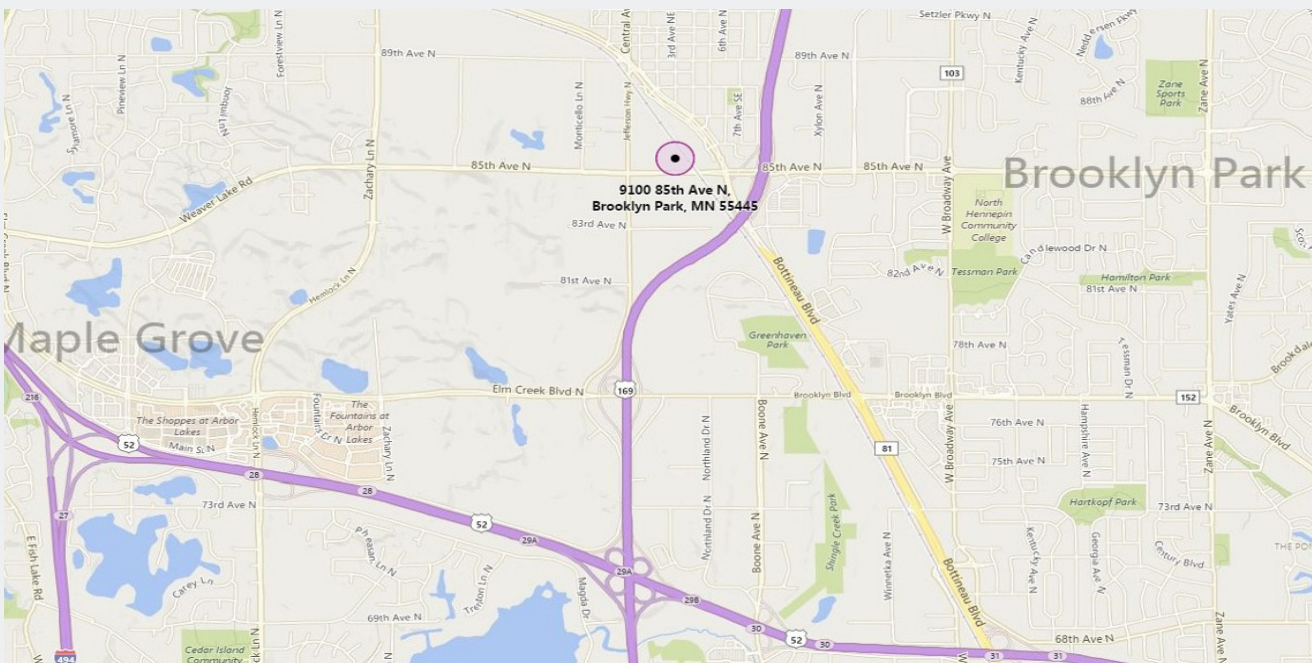


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**AERIAL & MAP**

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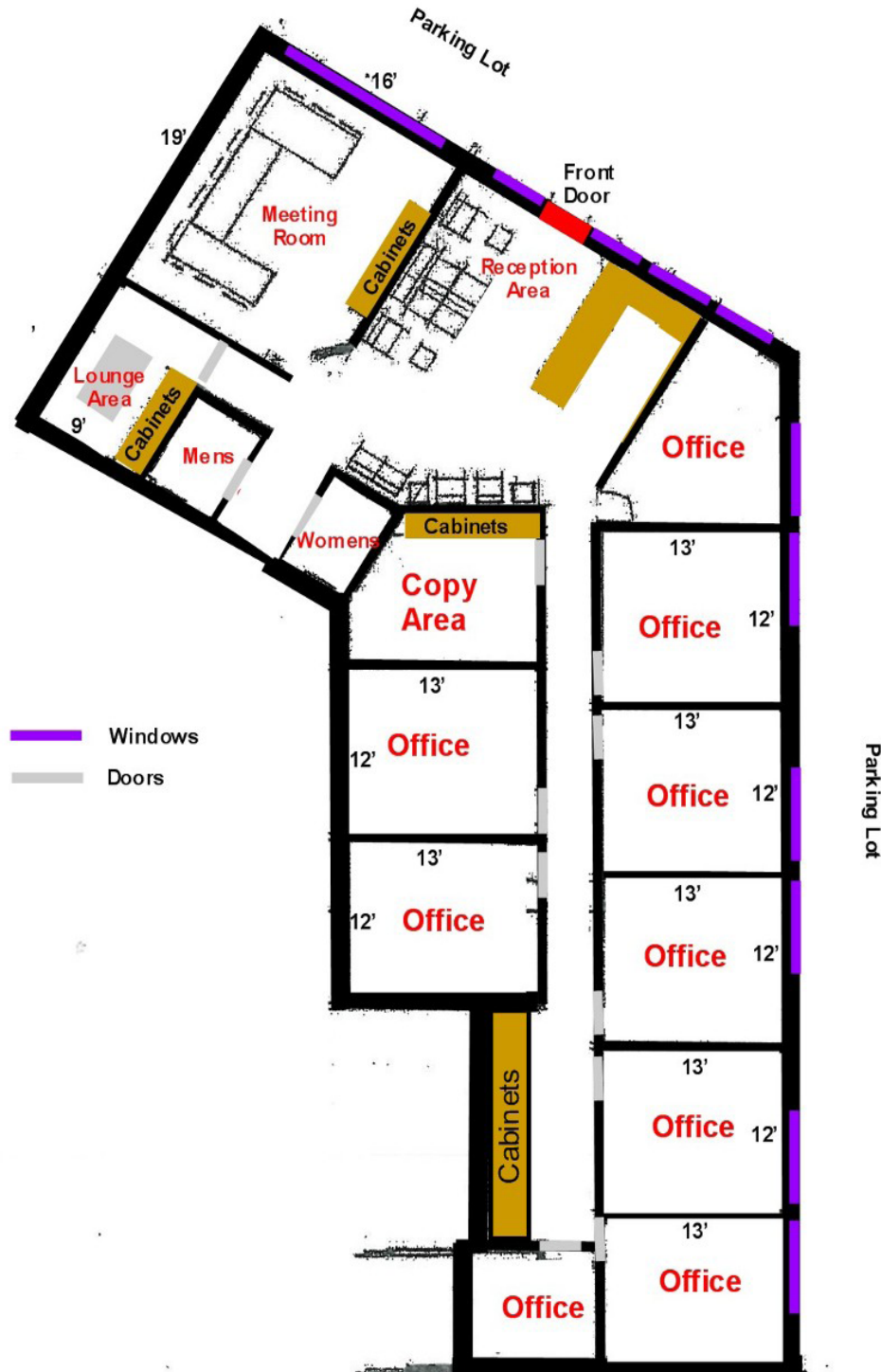
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## FLOOR PLAN

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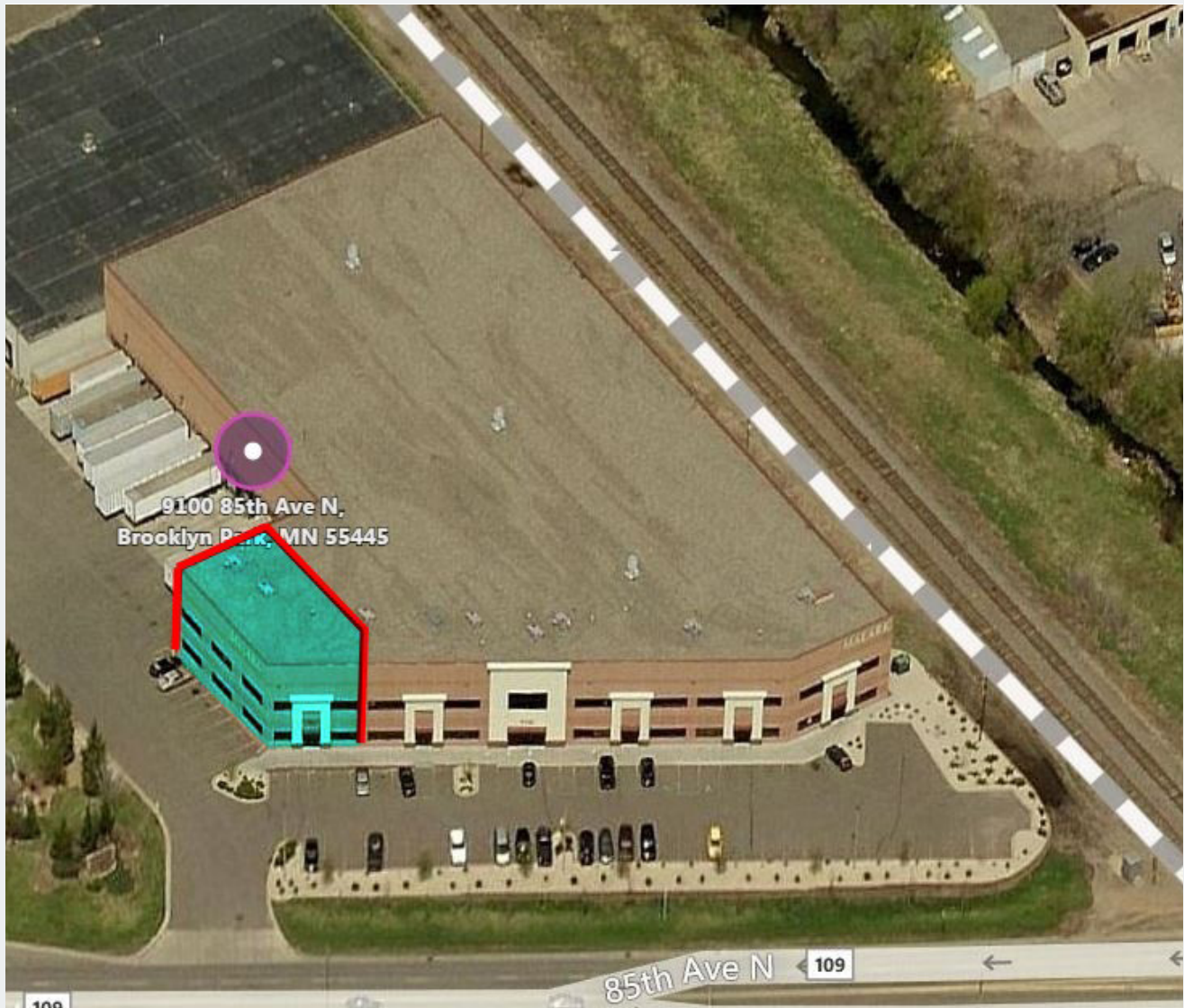
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## PHOTO GALLERY

**FOR LEASE - 2,855 SF Office Space**



Front Lobby Area



Conference Room



Reception Desk



Office



Office



Hallway View

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## DEMOGRAPHICS

## FOR LEASE - 2,855 SF Office Space

### Demographic Summary Report

Malark (Original) Building					
9100 85th Ave N, Brooklyn Park, MN 55445					
Building Type: <b>Industrial</b>		Warehouse Avail: -			
RBA: <b>107,894 SF</b>		Office Avail: -			
Land Area: <b>5.55 AC</b>		% Leased: <b>100%</b>			
Total Available: <b>0 SF</b>		Rent/SF/Yr: -			
Radius	1 Mile	3 Mile	5 Mile		
<b>Population</b>					
2020 Projection	4,693	72,120	210,084		
2015 Estimate	4,425	67,947	198,249		
2010 Census	4,163	63,685	186,919		
Growth 2015 - 2020	6.06%	6.14%	5.97%		
Growth 2010 - 2015	6.29%	6.69%	6.06%		
<b>2015 Population by Hispanic Origin</b>	155	3,641	9,917		
<b>2015 Population</b>	4,425	67,947	198,249		
White	3,382 76.43%	44,865 66.03%	140,532 70.89%		
Black	516 11.66%	12,800 18.84%	30,047 15.16%		
Am. Indian & Alaskan	20 0.45%	418 0.62%	1,132 0.57%		
Asian	378 8.54%	7,689 11.32%	20,403 10.29%		
Hawaiian & Pacific Island	6 0.14%	78 0.11%	146 0.07%		
Other	123 2.78%	2,097 3.09%	5,989 3.02%		
U.S. Armed Forces	0	14	79		
<b>Households</b>					
2020 Projection	1,955	27,421	78,217		
2015 Estimate	1,842	25,755	73,614		
2010 Census	1,732	23,873	68,789		
Growth 2015 - 2020	6.13%	6.47%	6.25%		
Growth 2010 - 2015	6.35%	7.88%	7.01%		
Owner Occupied	1,206 65.47%	18,851 73.19%	56,281 76.45%		
Renter Occupied	636 34.53%	6,905 26.81%	17,333 23.55%		
<b>2015 Households by HH Income</b>	1,842	25,756	73,614		
Income: <\$25,000	407 22.10%	4,009 15.57%	10,501 14.26%		
Income: \$25,000 - \$50,000	459 24.92%	5,214 20.24%	14,062 19.10%		
Income: \$50,000 - \$75,000	323 17.54%	4,782 18.57%	13,598 18.47%		
Income: \$75,000 - \$100,000	218 11.83%	4,094 15.90%	11,112 15.09%		
Income: \$100,000 - \$125,000	207 11.24%	3,341 12.97%	9,214 12.52%		
Income: \$125,000 - \$150,000	91 4.94%	2,119 8.23%	5,871 7.98%		
Income: \$150,000 - \$200,000	109 5.92%	1,400 5.44%	5,182 7.04%		
Income: \$200,000+	28 1.52%	797 3.09%	4,074 5.53%		
<b>2015 Avg Household Income</b>	\$67,947	\$80,386	\$88,675		
<b>2015 Med Household Income</b>	\$52,849	\$68,953	\$72,569		



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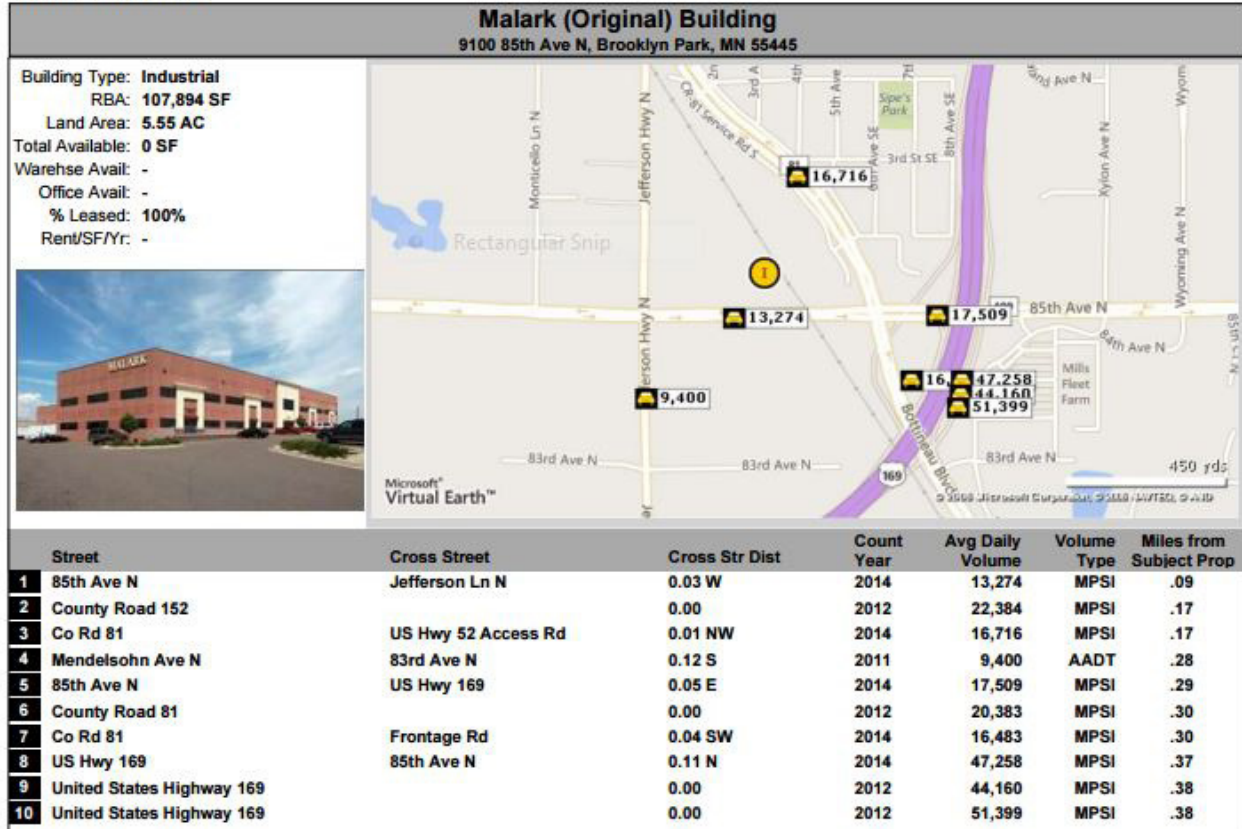
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### Traffic Count Report



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Page 1

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