



Noble Office Park
4650 - 4660 Oak Grove Parkway
Brooklyn Park, MN 55443

FOR LEASE
1,300 SF OR 2,940 SF Available



FEATURES:

- 1,300 SF OR 2,940 SF Available For Lease in beautiful office park in Brook. Park.
- Includes 4 large private offices with windows, 2 private entrances, 2 unisex bathrooms, breakroom, copy area and 2 large conference rooms.
- Great location off Hwy 610 in fast growing area.
- Perfect for any small business!!
- Monument Signage Available.

Lease Rate

\$12.00 /psf NNN

Tax: \$4.59 /psf & Cam: \$2.23 /psf



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Arrow Companies

7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

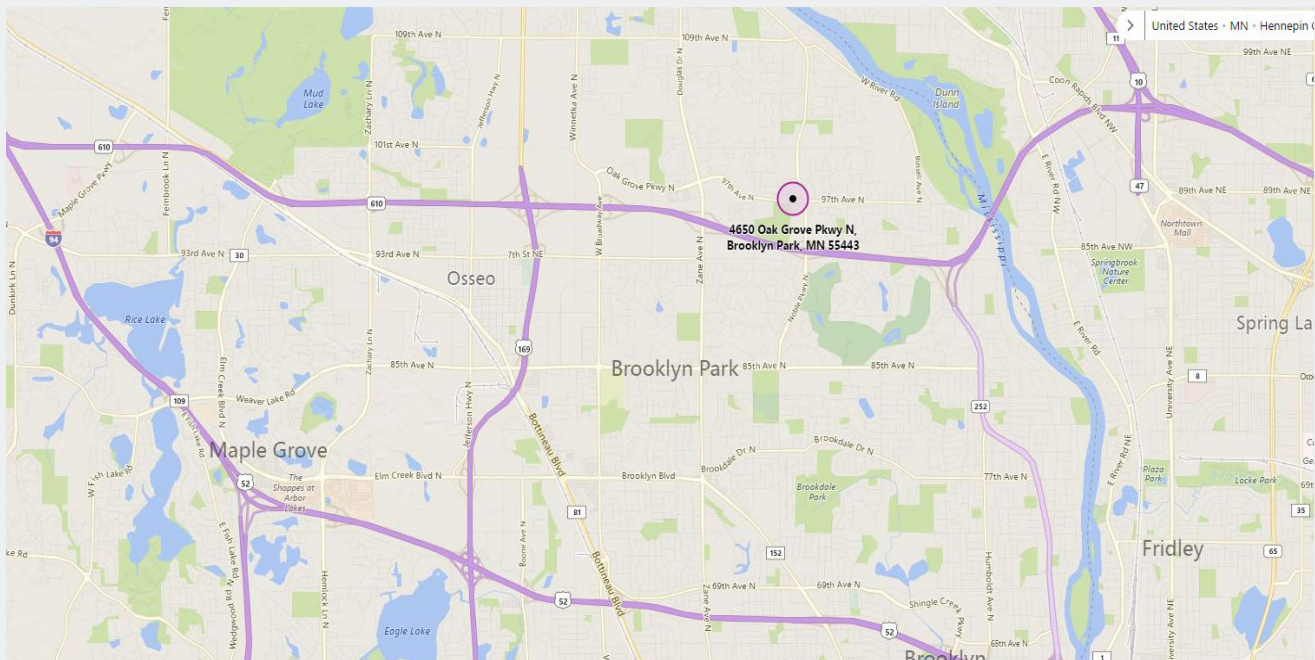
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AERIAL & MAP

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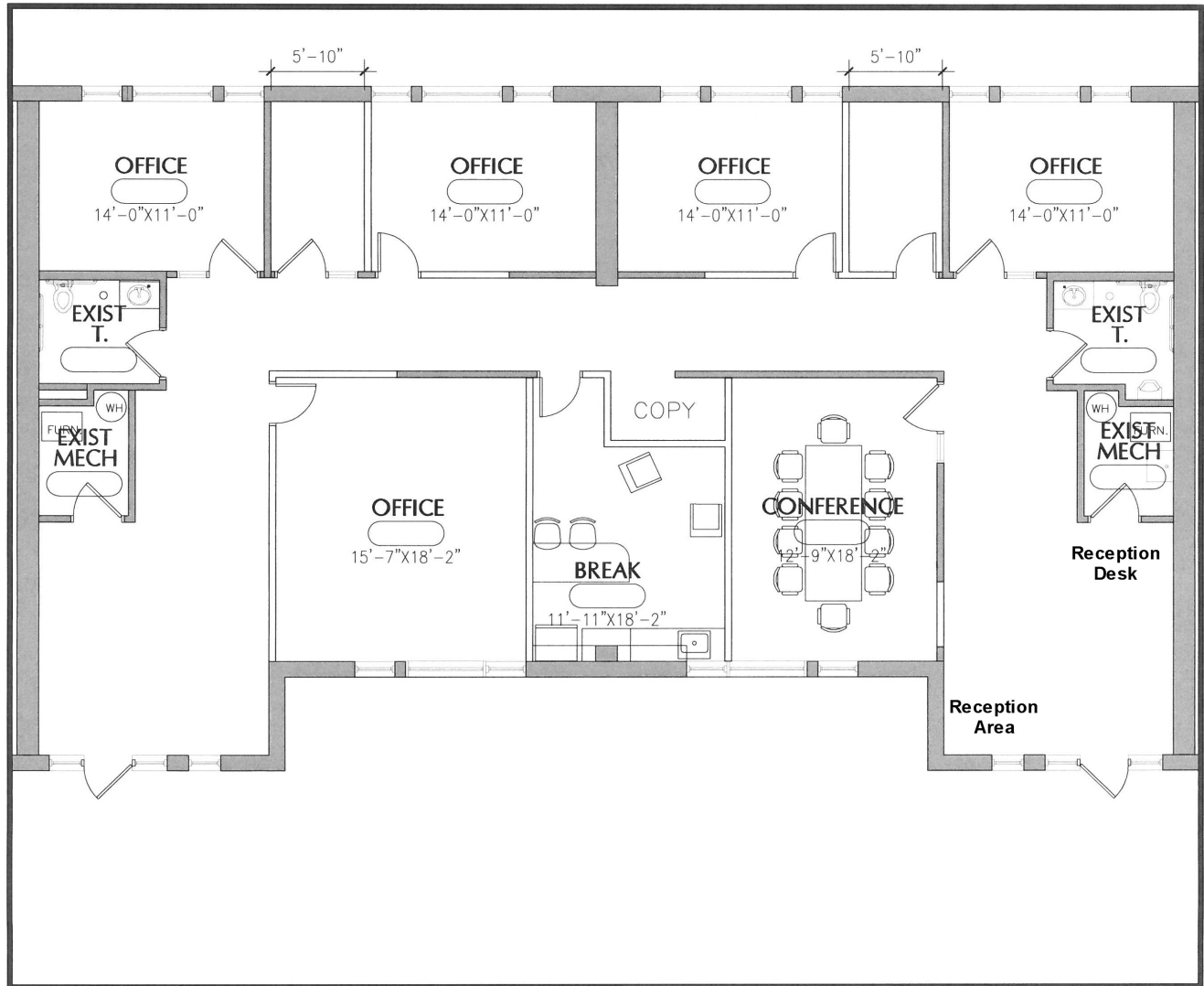
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FLOOR PLAN

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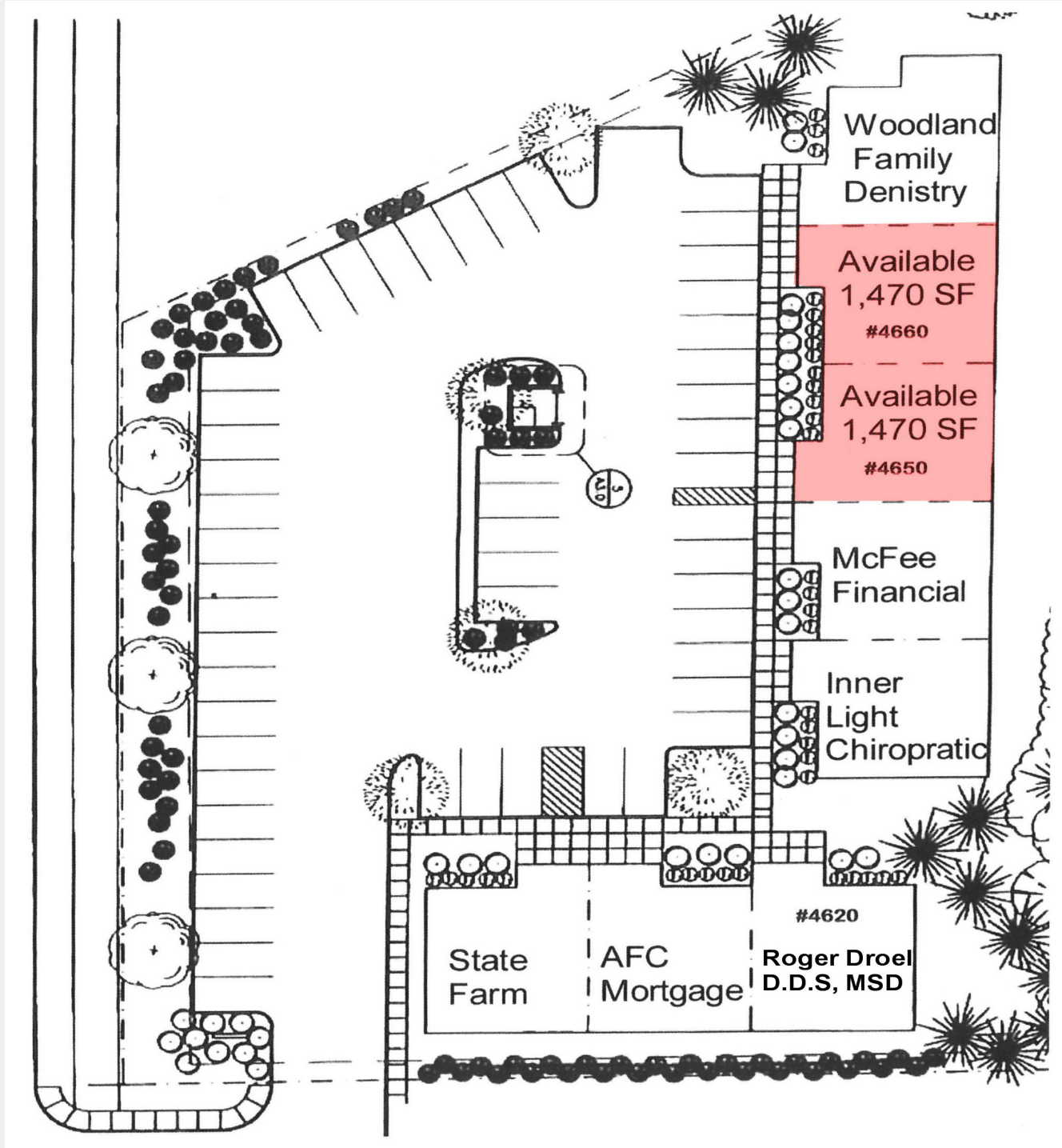
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SITE PLAN

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Reception Area



Reception Desk



Back Office



Back Office



Training Room



Training Room

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BROOKLYN PARK INFO

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POPULATION (5 MILE RADIUS)	2010 Census - 216,549 2018 (Estimate) - 229,487 2023 (Projection) - 237,352
AVERAGE HOUSEHOLD INCOME	2017 (Estimate) - \$121,087 within 1 mile
TRAFFIC	Noble Ave. N. - 20,300 vehicles per day 95th Ave. N. - 20,649 vehicles per day Oak Grove Parkway - 4,350 vehicles per day
CITY OF BROOKLYN PARK	<p>Welcome to Brooklyn Park!</p> <p>With a population of more than 77,000 people, Brooklyn Park is the sixth-largest city in Minnesota and the fourth largest in the metropolitan area. We are a community that believes our residents are our strongest asset and the key to making Brooklyn Park thrive and prosper. Nestled along the Mississippi River, Brooklyn Park features almost 2,000 acres of parkland, two golf courses and 120 miles of trails for outdoor enthusiasts. We are also home to a community center which features a gymnasium, two hockey rinks, meeting rooms, racquetball courts and a senior center. Brooklyn Park has a residential housing stock that fits into just about every budget. We also have a unique mix of retail, commercial and industrial businesses. We make sure the needs of residents always come first. As part of our Community Engagement Initiative, we always make residents and stakeholders primary when it comes to important decision making. It is our mandate to consistently work to engage Brooklyn Park residents to make sure diverse viewpoints are shared openly and honestly. We are a proud and active community with numerous youth, adult and senior organizations, including important citizen boards that enrich our community. With all this, there is no question, Brooklyn Park is a thriving community inspiring pride where opportunities exist for all.</p> <p>Business and Development</p> <p>Brooklyn Park is a great place to locate a business. A growing population, convenient access to the Twin Cities metropolitan area, available commercial and industrial space, and well-planned infrastructure all contribute to Brooklyn Park's opportunities and advantages. The city works hard to ensure that Brooklyn Park is attractive and supportive to new and existing businesses of all sizes. Staff strives to link development opportunities with the proper tools and resources in order to help existing businesses grow and prosper and to attract new business and industry to the community.</p> 

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