

**FOR SALE**  
**16,813 SF AVAILABLE**



**FEATURES:**

- Single story office building with ADA compliant accessibility.
- Ideal for schools, training centers, office conversion & event center.
- Open floor plan with classrooms, offices, gym, cafe and flexible-use spaces.
- Prime location off Hwy 169 close to major highways including 169 / 610 / 94.
- Solid construction with a well-maintained facility.
- Large windows throughout that provide vast amounts of light!

**List Price:**  
**NEGOTIABLE**

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

[www.arrowcos.com](http://www.arrowcos.com)



# OFFICE / SHOWROOM BUILDING

3900 85th Ave. N.  
Brooklyn Park, MN 55443

## PROPERTY FACTS

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<b>BUILDING SIZE</b>	16,813 Total SF 15,000 SF (Office)
<b>YEAR BUILT</b>	1995
<b>PID #</b>	15-119-21-34-0003 (Hennepin County)
<b>2024 PROPERTY TAXES</b>	\$48,878.90
<b>LOT SIZE</b>	1.53 Acres
<b>CONSTRUCTION</b>	Masonry
<b>ROOF TYPE</b>	Fully Adhered Rubber (New Roof in 2021) Roof Warranty in place.
<b>CLEAR HEIGHT</b>	19' 7" (Gym) / 8.6' (Office Area)
<b>FIRE PROTECTION</b>	Fully Sprinklered
<b>SECURITY</b>	Secure entry points and existing fire safety systems.
<b>HVAC</b>	Entire Building has HVAC (Central Air & Heat)
<b>BUILDING HIGHLIGHTS</b>	Open Concourse Area - 66' x 79' Cafe - 36' x 24' Multi-Purpose Gym - 33' x 60' Kitchen Area - 10' x 14' Front Reception Area - 18' x 27' 14 Offices / Rooms Mezzanine Area - Includes room & storage area 3 restrooms - (2) 15' x 10' / (1) 7' x 5'
<b>GYM DIMENSIONS</b>	32.6' x 58.9'

### Contact

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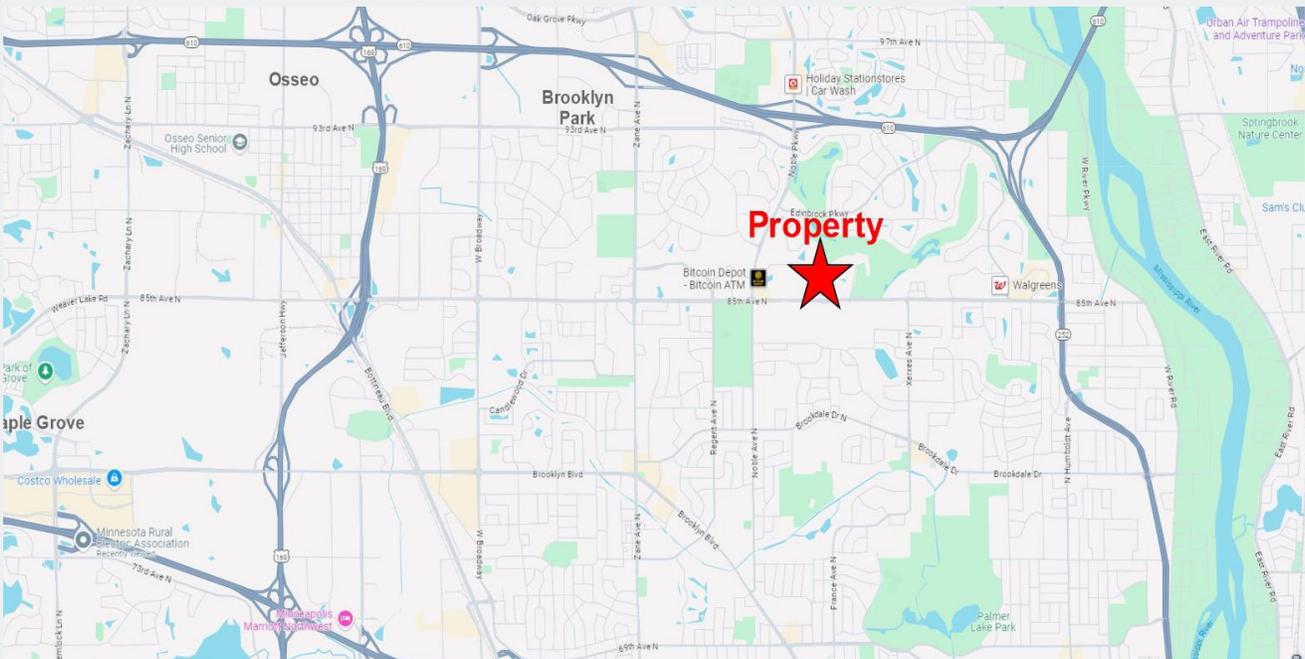
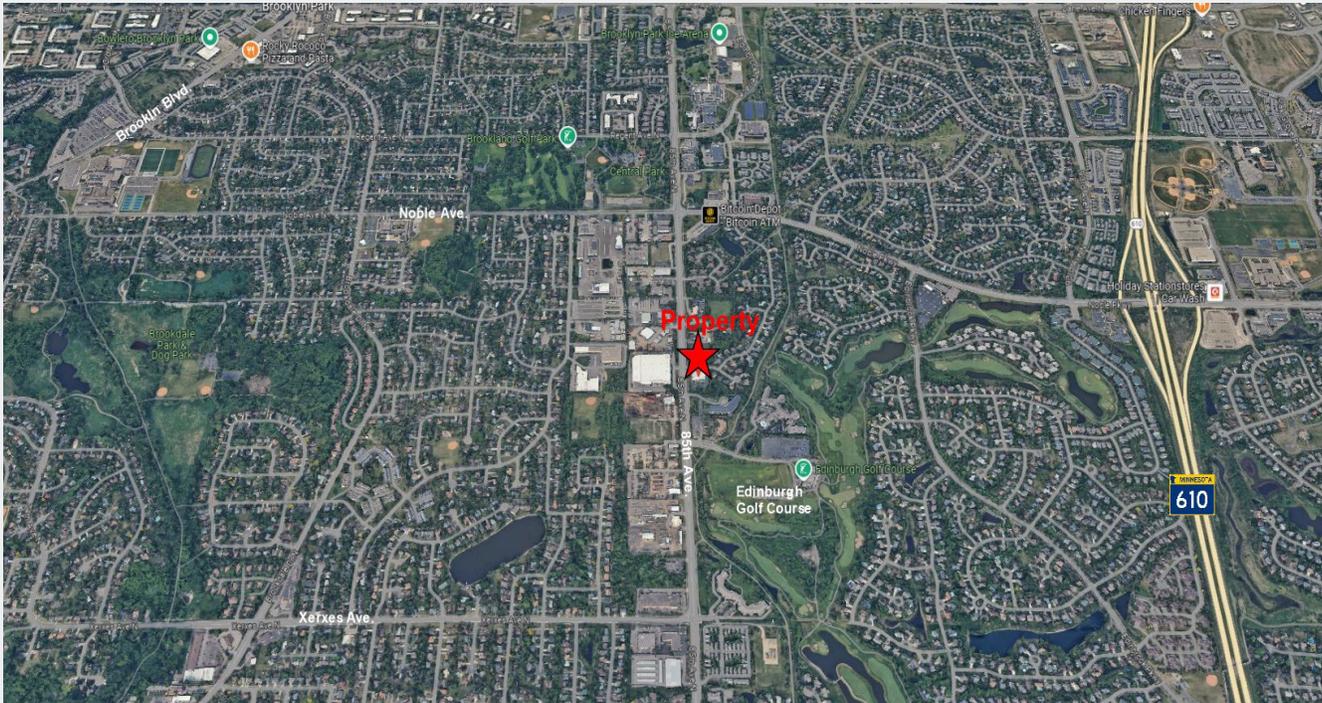
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**AERIAL & MAP**

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**SITE PLAN**

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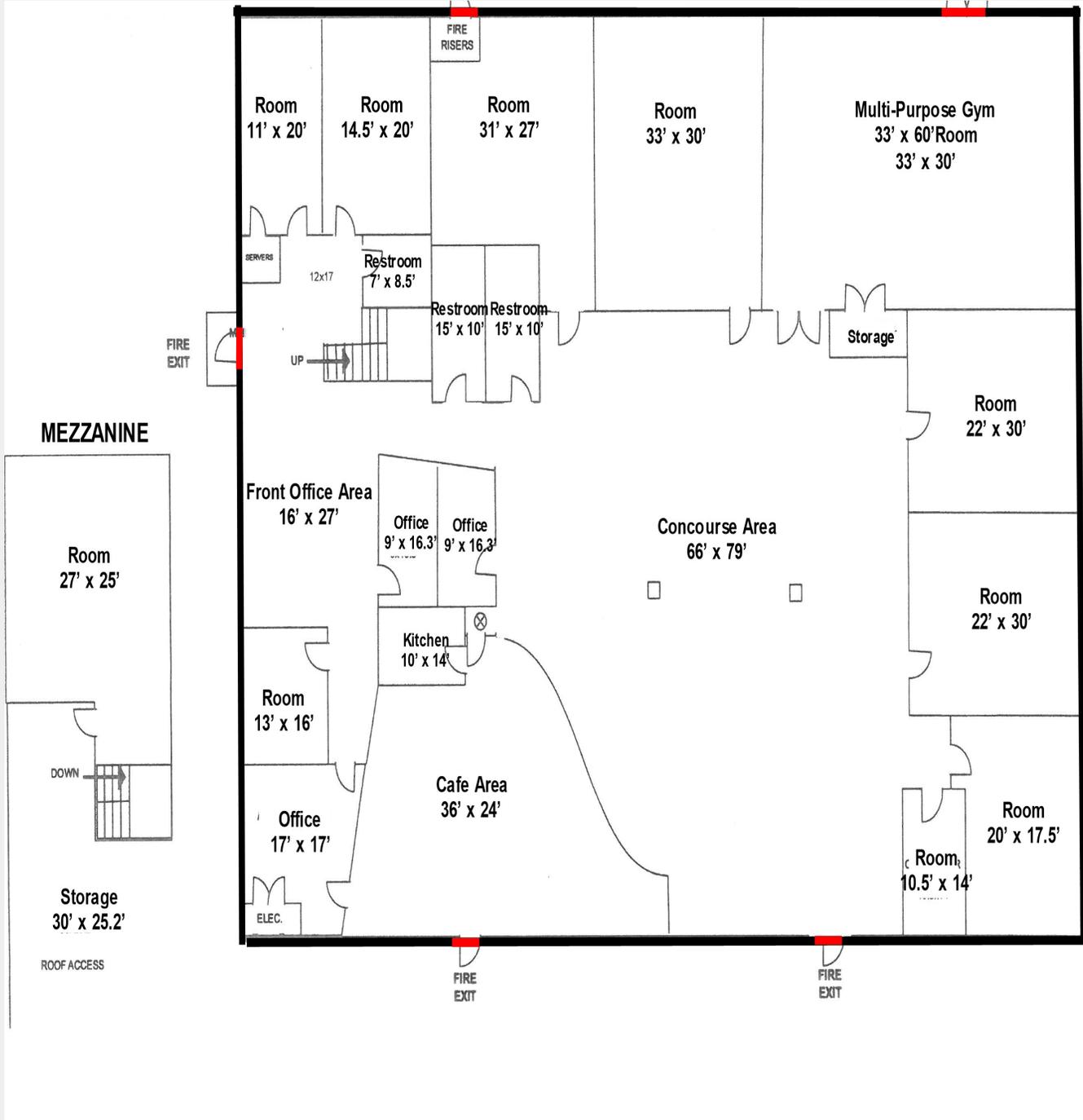
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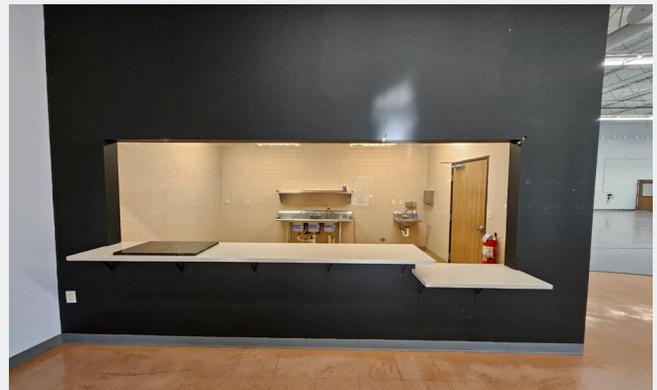
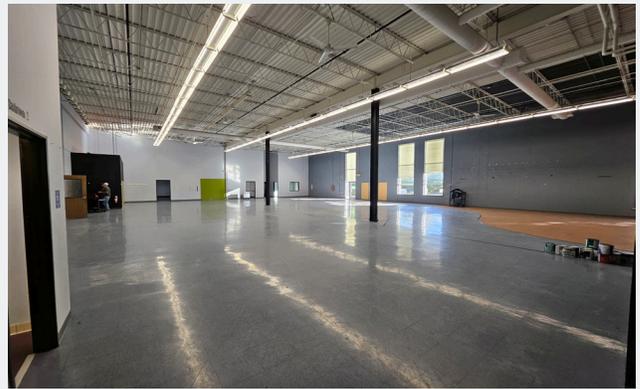
**FLOOR PLAN**

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**PHOTO GALLERY**

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**BROOKLYN PARK INFO**

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<p><b>POPULATION (5 MILE RADIUS)</b></p>	<p>2010 Census - 216,549 2022 (Estimate) - 231,792 2027 (Projection) - 240,673</p>
<p><b>AVERAGE HOUSEHOLD INCOME</b></p>	<p>2022 (Estimate) - \$140,987 within 1 mile</p>
<p><b>TRAFFIC</b></p>	<p>Noble Ave. N. - 11,901 vehicles per day 97th Ave. N. - 12,599 vehicles per day Oak Grove Parkway - 4,320 vehicles per day</p>
<p><b>CITY OF BROOKLYN PARK</b></p>	<p><b>Welcome to Brooklyn Park!</b></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><b>Business and Development</b></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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