



Office/Warehouse For Lease

Northland Interstate Bus Ctr III
7115 Northland Terrace N, Brooklyn Park

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NORTHLAND III

ENTRANCE

Property Highlights

- Excellent visibility and access from I-694/Hwy 169
- Able to convert some finished space back to warehouse
- ESFR sprinkler system
- Abundant glass line
- 18' clear height
- Dock high loading
- Heavy parking
- Excellent west metro location
- Immediate access to I-94, Hwy 169 and County Road 81
- Area amenities include Arbor Lakes, Northland Inn, Hennepin Technical College and MTS Bus Line



Building Information

Property Address 7115 Northland Terrace North
Brooklyn Park, MN 55428

Suite 500
12,903 SF Total
12,725 SF Office
178 SF Warehouse

Suite 500 - Option A
12,903 SF Total
6,675 SF Office
6,228 SF Warehouse

Available

Suite 500 - Option B
12,903 SF Total
3,608 SF Office
9,295 SF Warehouse

- End cap space with excellent glass line
- 100% A/C
- Some office space can be converted back to warehouse

Building Size 59,840 square feet

Year Built 1997

Clear Height 18' clear in warehouse

Loading 1 Dock door

Net Rental Rates Negotiable

2026 Est CAM & RE Taxes
\$3.27 PSF CAM
\$3.58 PSF RE Taxes
\$6.85 PSF Total

Floor Plan

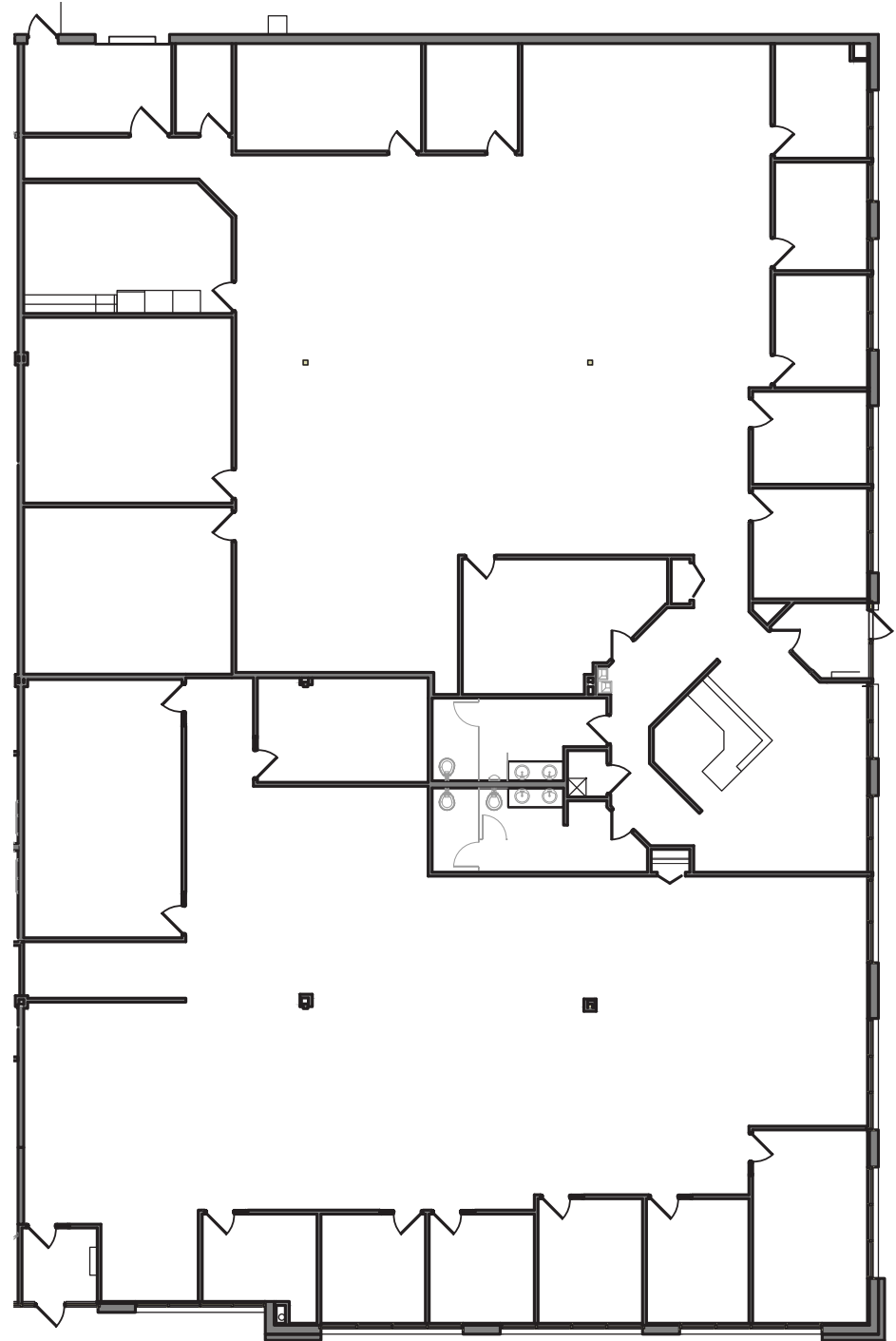
Suite 500

12,903 SF Total

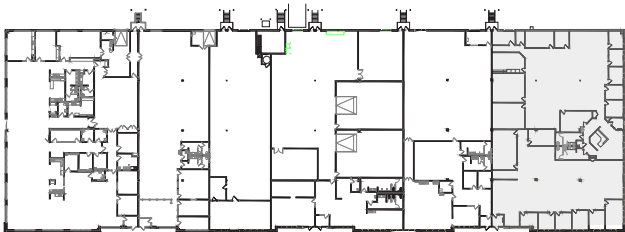
12,725 SF Office

178 SF Warehouse

- One (1) Dock



Building Key Plan



Floor Plan

Suite 500 - Option A

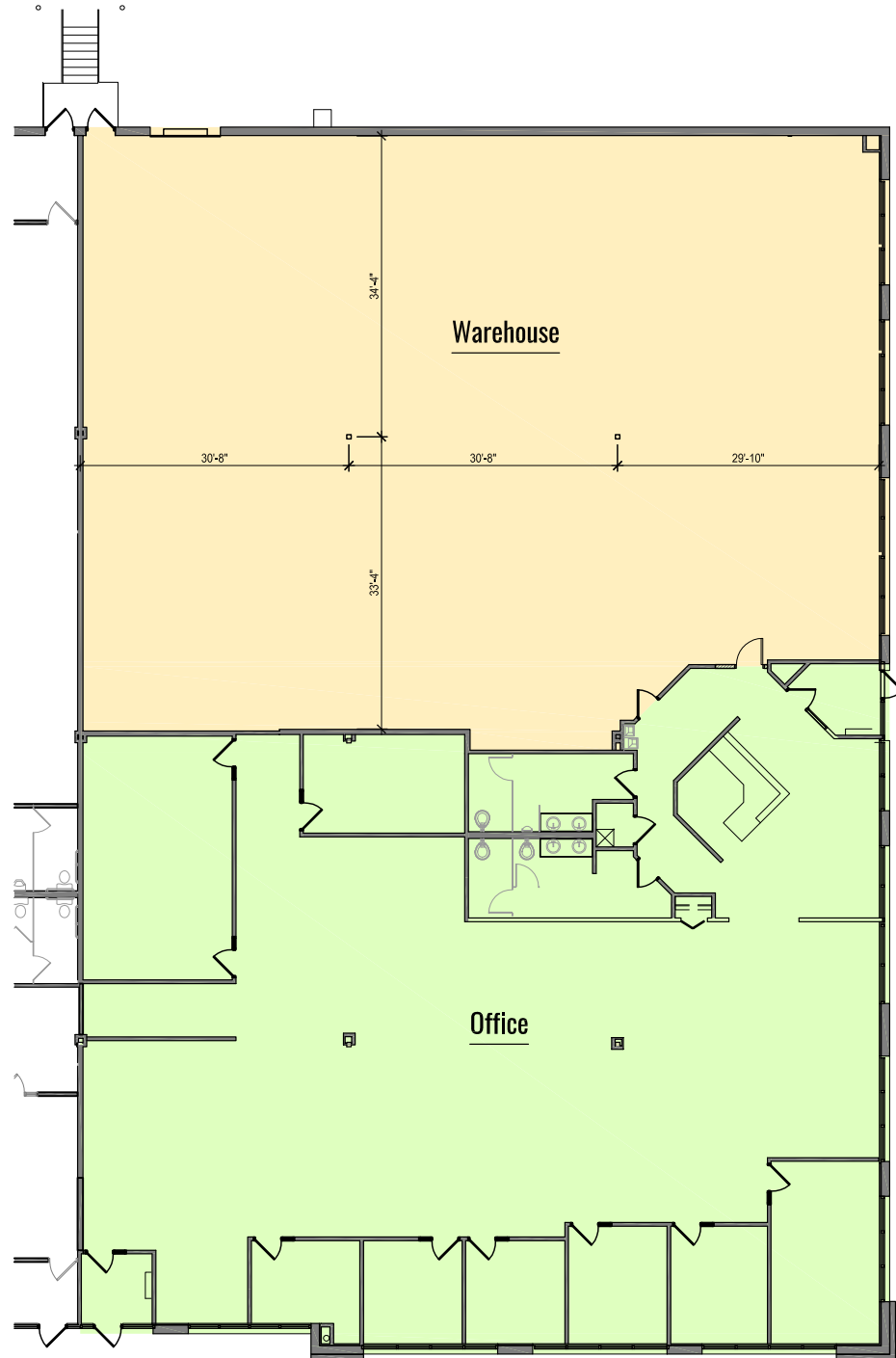
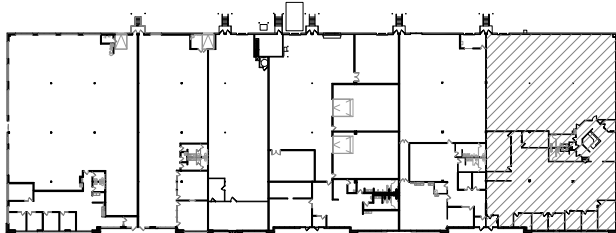
12,903 SF Total

6,675 SF Office

6,228 SF Warehouse

• One (1) Dock

Building Key Plan



Floor Plan

Suite 500 - Option B

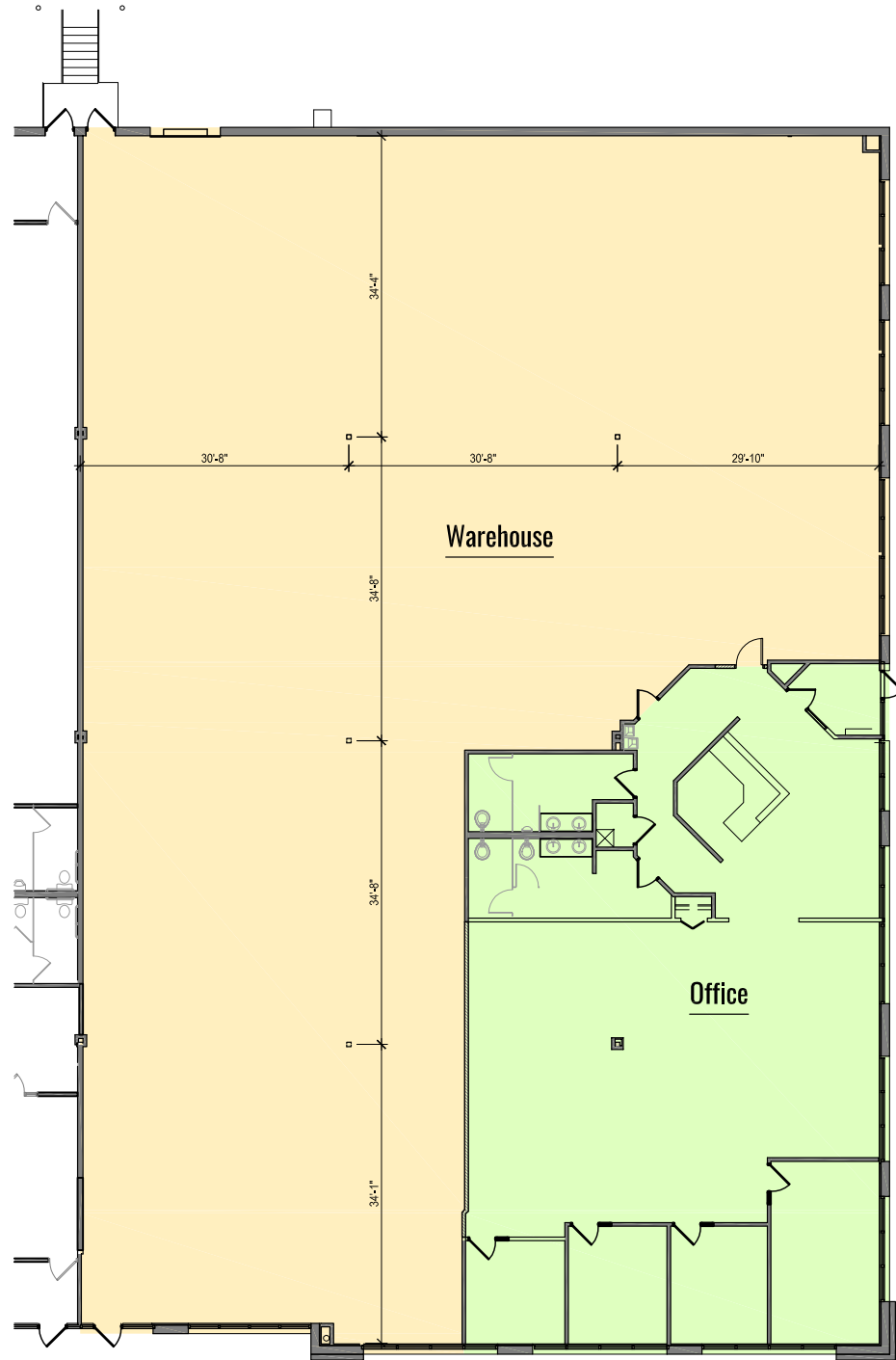
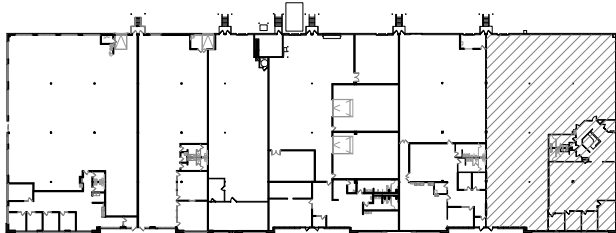
12,903 SF Total

3,608 SF Office

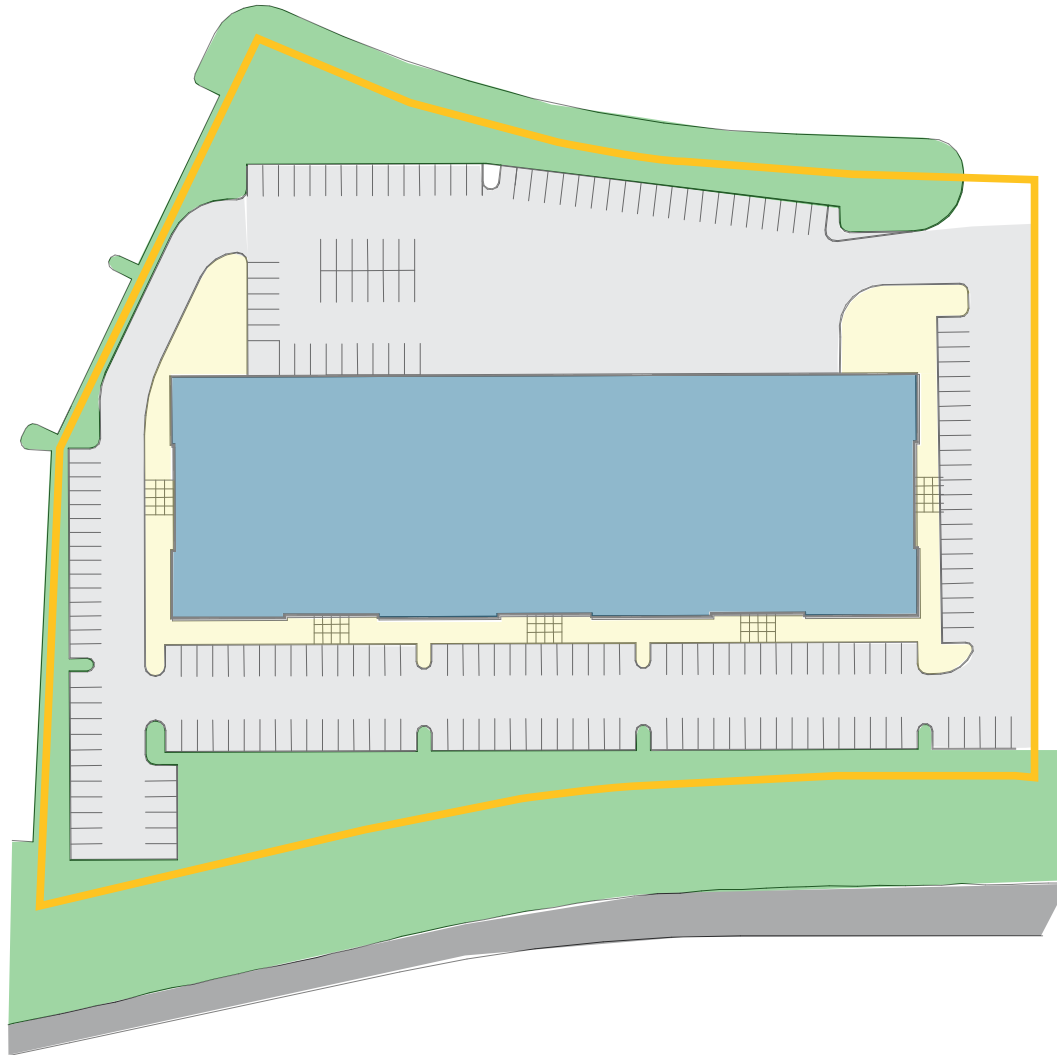
9,295 SF Warehouse

• One (1) Dock

Building Key Plan



Site Plan



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169

Brooklyn Blvd

Northland Dr N

73rd Ave N

Boone Ave N

INTERSTATE
94

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