



Office/Warehouse Space for Lease

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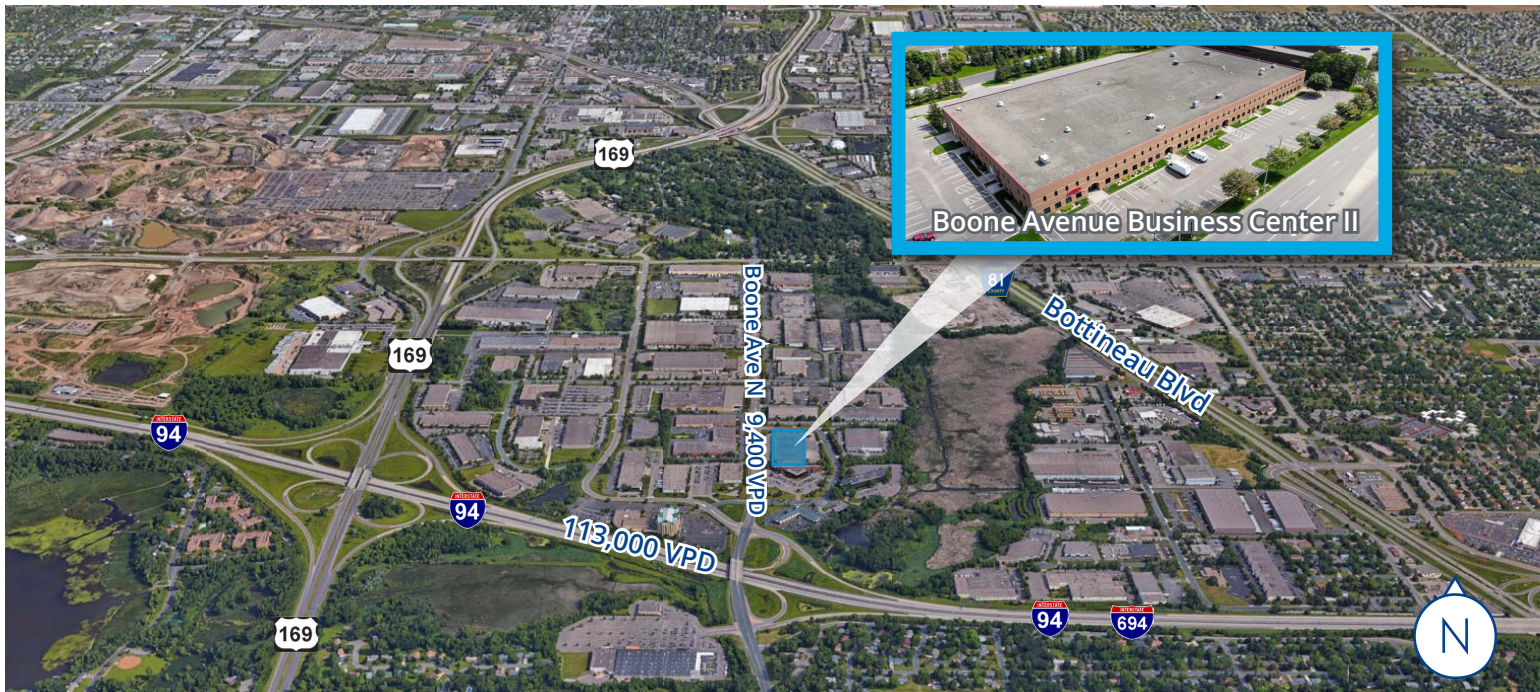
Boone Avenue Business Ctr II

7150 Boone Ave N, Brooklyn Park, MN

- 138,690 SF office/showroom/warehouse building
- Up to 43,975 SF available
- Convenient Northland Park, Brooklyn Park location
- Easy access to highways I-94, 169 and I-494
- 20' clear height
- End cap space available (Suite 100)

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Property Profile



Property Facts

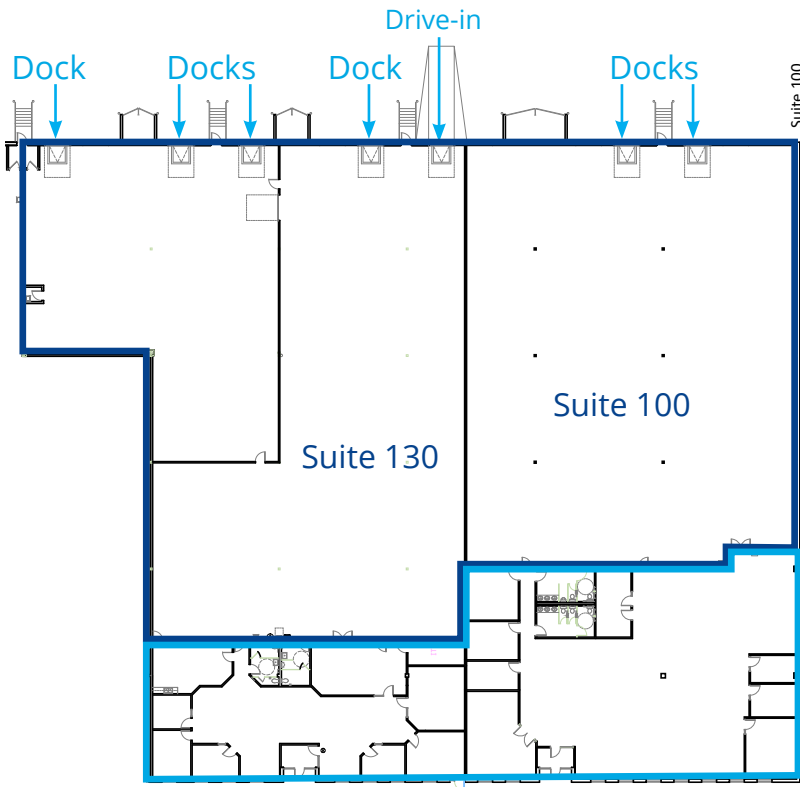
Address	7150 Boone Ave N Brooklyn Park, MN 55428
Building SF	138,690 SF
Year Built	1995
Clear Height	20'
Parking	147 surface spaces (2.01/1,000 SF)
Power	277/480-volt/200-Amp Service
Lease Rates	Negotiable
CAM/Tax (2026)	\$5.34 PSF Total

Available 10/1/2026

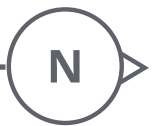
Suite 100	4,666 SF Office 16,334 SF Warehouse 21,000 SF Total
	• Two (2) dock doors • Trash compactor door
Suite 130	4,278 SF Office 18,697 SF Warehouse 22,975 SF Total
	• Four (4) dock doors • One (1) drive-in door • Two trash enclosures
Suite 100-130	8,944 SF Office 35,031 SF Warehouse 43,975 SF Total
	• Six (6) dock door • One (1) drive-in door • Trash compactor door • Two trash enclosures

Floor Plans

Suite 100-130
43,975 SF

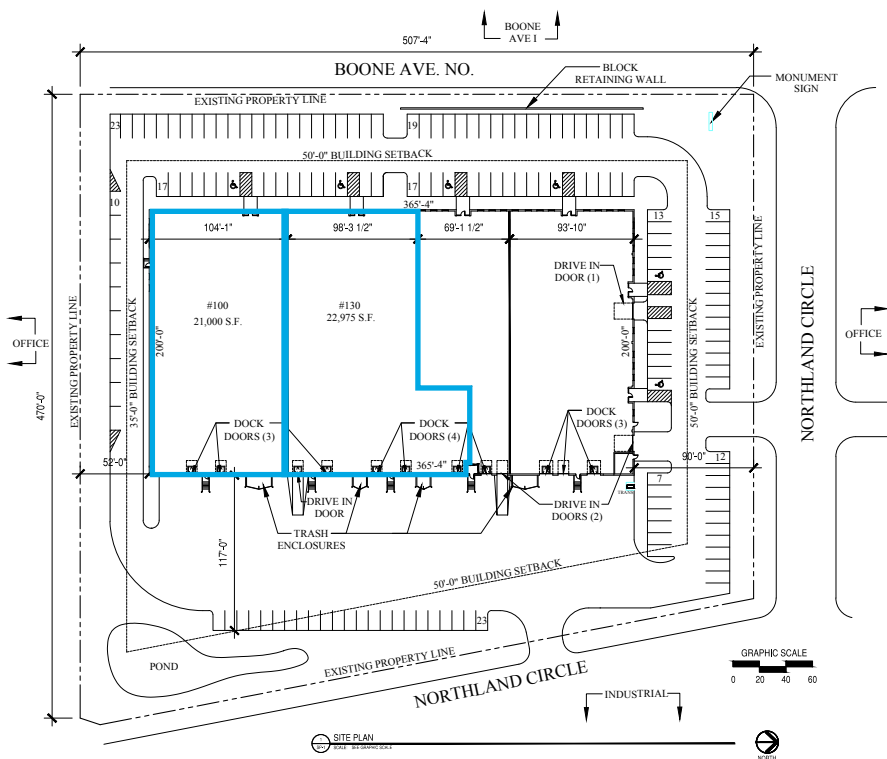


8,944 SF Office

 35,031 SF Warehouse

Site Plan

43,975 SF Total Available



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Fountains At
Arbor Lakes

Hennepin Technical
College

Boone Avenue N 9,400 VPD



Boone Avenue Business Center II

Contact

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Our mission

Maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.



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