

# BROOKLYN PEACE CENTER

5637 Brooklyn Blvd | Brooklyn Center, MN 55429

## 13,224 SF Office Building For Sale and Lease

Brooklyn Peace Center is a 13,224 sf all brick office building conveniently located just 1/3 of a mile west from Highway 100 with visibility on Brooklyn Blvd. This property offers investment income, equity building potential and/or space for an owner-user.



### Highlights and Features:

- Secured building
- Conference room
- Flexible floor plans
- Ample Parking: 65 spaces (5/1000)
- Signage along Brooklyn Boulevard
- Nearby attractions include recently updated retail area

### Available For Sale:

- Building: 13,224 sf
- 2018 Tax: \$25,602 (\$1.93 psf)
- Sale Price: Negotiable

### Available For Lease:

- 3<sup>rd</sup> Floor: 4,757 sf (divisible)
- Rates: \$9.00 - \$12.00 psf gross



**Christianson & Company**  
COMMERCIAL REAL ESTATE SERVICES

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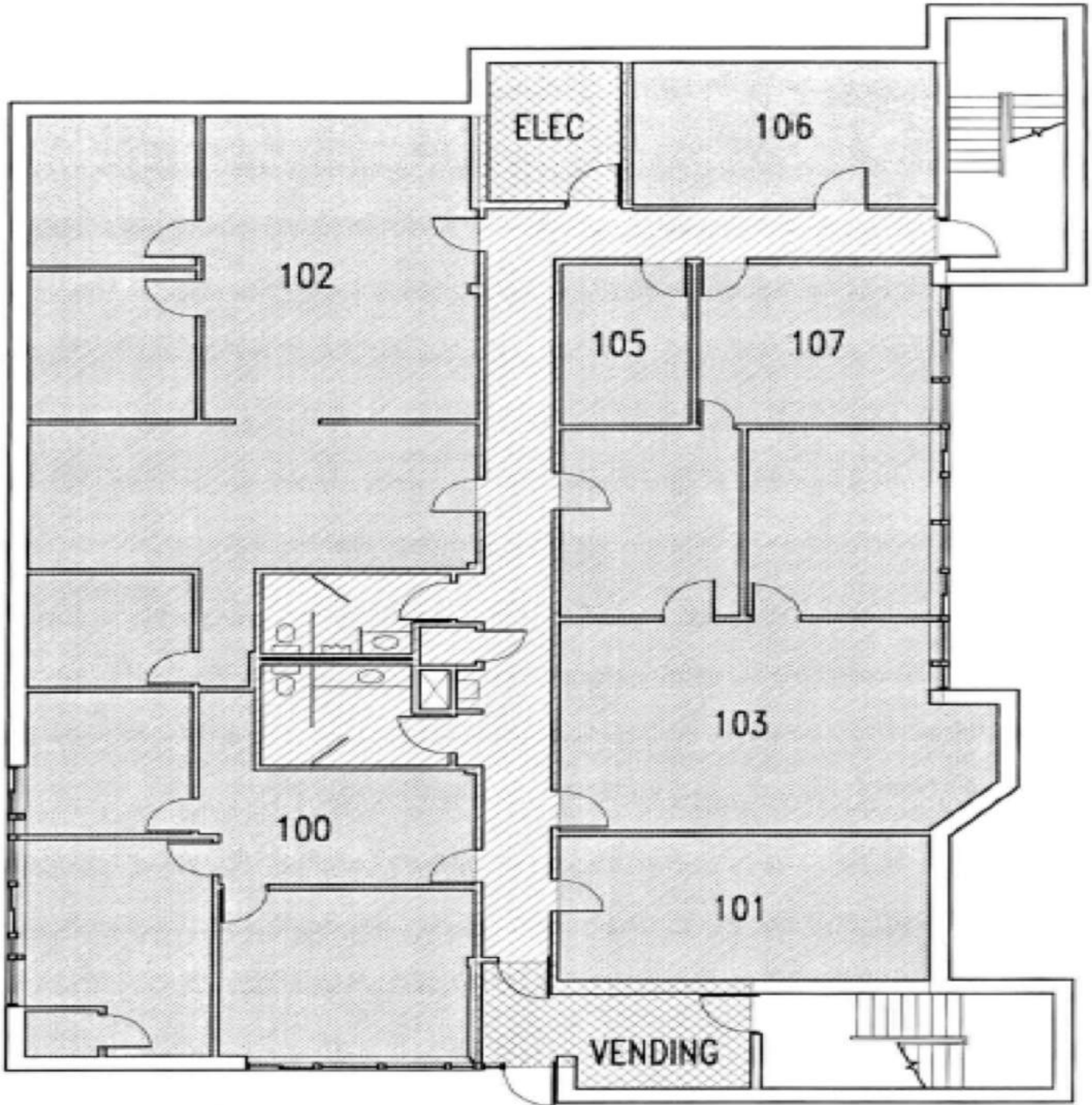
[mary@christiansonandco.com](mailto:mary@christiansonandco.com)

This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

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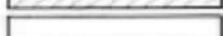
Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.

# 1st Floor Plan



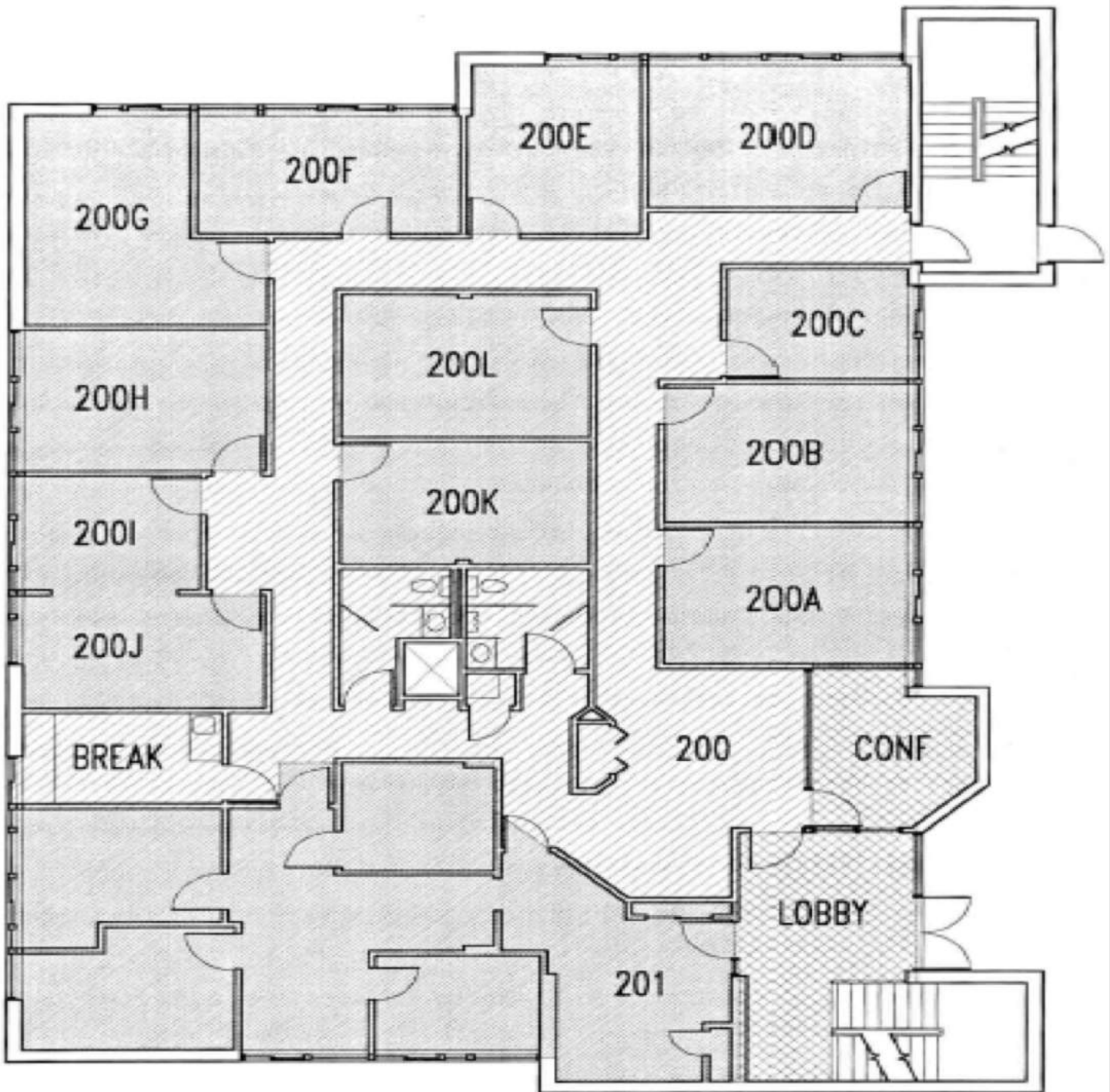
## FIRST FLOOR / LOWER LEVEL PLAN

3/32" = 1'-0"





	OFFICE USABLE AREA	= 3466 sq. ft.
	BLDG COMMON AREA	= 241 sq. ft.
	FLOOR COMMON AREA	= 634 sq. ft.
	VERTICAL PENETRATIONS	= 318 sq. ft.
<b>GROSS MEASURABLE AREA</b>		<b>= 4659 sq. ft.</b>

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## 2nd Floor Plan

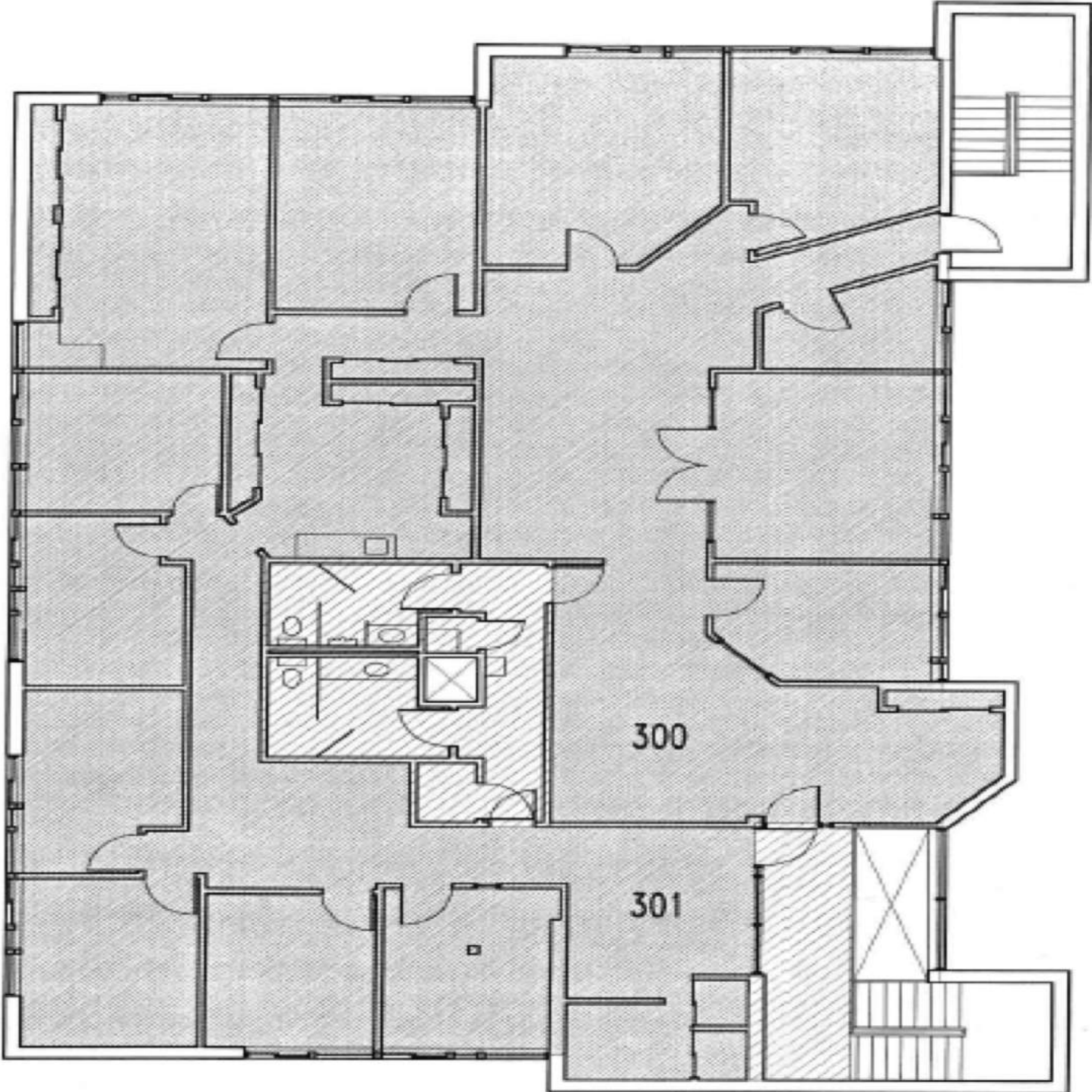


### SECOND FLOOR / GROUND LEVEL PLAN $\frac{3}{32}'' = 1'-0''$

	OFFICE USABLE AREA	= 2919 sq. ft.
	BLDG COMMON AREA	= 303 sq. ft.
	FLOOR COMMON AREA	= 1250 sq. ft.
	VERTICAL PENETRATIONS	= 287 sq. ft.
	<b>GROSS MEASURABLE AREA</b>	<b>= 4759 sq. ft.</b>





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3<sup>rd</sup> Floor Plan



THIRD FLOOR / UPPER LEVEL PLAN

3/32" = 1'-0"

	OFFICE USABLE AREA	= 3965 sq. ft.
	BLDG COMMON AREA	= 0 sq. ft.
	FLOOR COMMON AREA	= 446 sq. ft.
	VERTICAL PENETRATIONS	= 346 sq. ft.
	<b>GROSS MEASURABLE AREA</b>	<b>= 4757 sq. ft.</b>

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