

Available

For Lease

Office/Warehouse

6660 Shingle Creek Parkway
Brooklyn Center, MN



Available Space:

Unit C – 6,263 sq.ft.

- Office – 1,545 sq.ft.
- Dock
- Drive-in door

Unit D – 3,737 sq.ft.

- Small shop office
- Drive-in door

Unit G – 10,730 sq.ft.

- Office – 2,000 sq.ft.
- Dock
- Drive-in door

Exclusively Marketed by:

Sherman Malkerson

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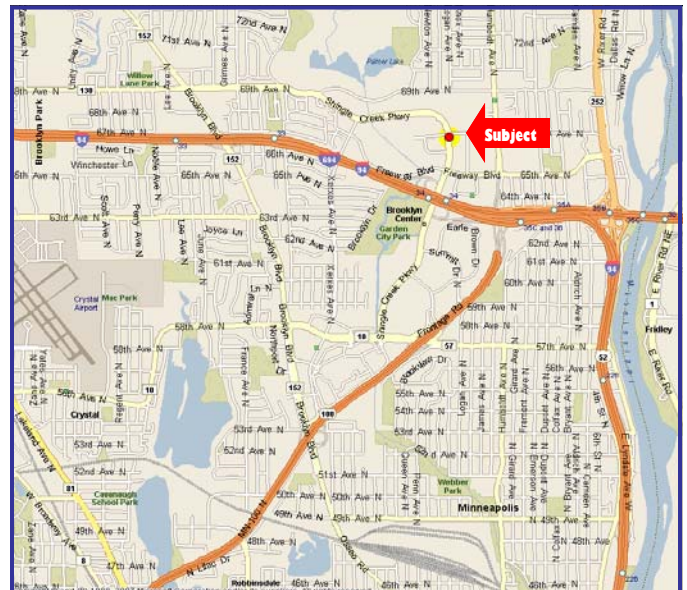
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The C. Chase Company

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The C. Chase Company

Real Estate Brokerage and Consulting

**FOR LEASE
OFFICE & WAREHOUSE
6660 SHINGLE CREEK PARKWAY - UNIT C
BROOKLYN CENTER, MN**

Building Size: 35,000 sq.ft.
Space Available:
Office: 1,545 sq.ft.
Warehouse: 4,718 sq.ft.
Total: 6,263 sq.ft.
Ceiling Height: 16 ft. clear
Dock Door: One, 8' x 8'
Drive-In Door: One, 12'h x 12'w
Restrooms: Two
Lighting: Fluorescent in office area, halogen lighting in warehouse.
Heating: Ceiling hung gas fired unit heaters in warehouse. Central heat and air conditioning in office.
Power: 400 amps, 3 phase
Rent:

Base Rent:

Office	1,545 sq.ft.	@	\$7.00 per sq.ft.	=	\$10,815.00
Warehouse	4,718 sq.ft.	@	\$4.00 per sq.ft.	=	<u>\$18,872.00</u>
<i>Annual Net Rent</i>					\$29,687.00
<i>Monthly Base Rent</i>					\$2,474.00

Real Estate Taxes & CAM

Real Estate Taxes	6,263 sq.ft.	@	\$1.95 per sq.ft.	=	\$12,213.00
Common Area	6,263 sq.ft.	@	\$0.70 per sq.ft.	=	<u>\$4,384.00</u>
<i>Annual Tax & CAM</i>					\$16,597.00
<i>Monthly Tax & CAM</i>					\$1,383.00

Note: Taxes Payable 2010 are \$1.95 PSF, anticipate \$1.71 PSF in 2011.

**FOR MORE INFORMATION:
SHERMAN P. MALKERSON (952) 525-1635
KYLE MALKERSON (952) 746-5341**

**THE C. CHASE COMPANY
5353 GAMBLE DRIVE, SUITE 310
MINNEAPOLIS, MN 55416**

**FOR LEASE
OFFICE & WAREHOUSE
6660 SHINGLE CREEK PARKWAY - UNIT D
BROOKLYN CENTER, MN**

Building Size: 35,000 sq.ft.
Space Available: 3,737 sq.ft. (Includes small shop office)
Ceiling Height: 16 ft. clear
Drive-In Door: One, 12'h x 12' w
Floor Drains: Two, plus flammable waste trap
Restrooms: One
Air Conditioning: Wall unit in shop office
Lighting: Fluorescent
Heating: Ceiling hung gas fired unit heaters in warehouse. Electric baseboard heat in shop office.
Power: 200 amps, 3 phase

Rent:

Annual Base Rent:

Warehouse/Shop Office	3,737 sq.ft.	@	\$4.25 per sq.ft.	=	\$15,882.00
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Monthly Base Rent \$1,324.00

Real Estate Taxes & CAM

Real Estate Taxes	3,737 sq.ft.	@	\$1.95 per sq.ft.	=	\$7,287.00
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Common Area	3,737 sq.ft.	@	\$0.70 per sq.ft.	=	<u>\$2,616.00</u>
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Annual Tax & CAM \$9,903.00

Monthly Tax & CAM \$825.00

Note: Taxes Payable 2010 are \$1.95 PSF, anticipate \$1.71 PSF in 2011.

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**FOR LEASE
OFFICE & WAREHOUSE
6660 SHINGLE CREEK PARKWAY - UNIT G
BROOKLYN CENTER, MN**

Building Size:	35,000 sq.ft.
Space Available:	
Office:	2,000 sq.ft.
Warehouse:	<u>8,730 sq.ft.</u>
Total:	<i>10,730 sq.ft.</i>
Ceiling Height:	16 ft. clear
Dock Door:	One, 8' x 8'
Drive-In Door:	One, 12'h x 20'w
Restrooms:	One
Lighting:	Fluorescent
Heating:	Ceiling hung gas fired unit heaters in warehouse. Central heat and air conditioning in office.
Power:	200 amps, 3 phase
Miscellaneous:	Floor drain and flammable waste trap
Rent:	

Net Rent:

Office	2,000 sq.ft.	@	\$7.00 per sq.ft.	=	\$14,000.00
Warehouse	8,730 sq.ft.	@	\$4.00 per sq.ft.	=	<u>\$34,920.00</u>
<i>Annual Net Rent</i>					\$48,920.00
<i>Monthly Base Rent</i>					\$4,077.00

Real Estate Taxes & CAM

Real Estate Taxes	10,730 sq.ft.	@	\$1.95 per sq.ft.	=	\$20,924.00
Common Area	10,730 sq.ft.	@	\$0.70 per sq.ft.	=	<u>\$7,511.00</u>
<i>Annual Tax & CAM</i>					\$28,435.00
<i>Monthly Tax & CAM</i>					\$2,370.00

Note: Taxes Payable 2010 are \$1.95 PSF, anticipate \$1.71 PSF in 2011.

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