

Class A Office Building

Champlin, MN

For SALE or LEASE

For more information, contact:

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ROCK SOLID Commercial

7044 E. Fish Lake Rd.

Maple Grove, MN 55311

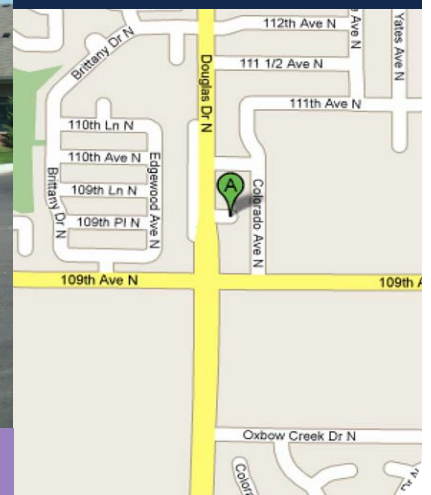
Main: 763.786.7979

Fax: 763.416.7817

**Gorgeous
Build-Out!**

**Minutes from
169/610!**

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Site Data

List Price:	\$877,777.00
Lease Rate:	\$15.00/SF NNN
Location:	11030 Douglas Dr., Champlin, MN 55316
PID No.:	3312021330088
Taxes (2008):	\$23,097.92
Zoning:	CN - Neighborhood Commercial District
Lot Size:	~32,670 SF
Lot Dimensions:	Irregular
Topography:	Developed, curb & gutter, sidewalks
Utilities:	Electric: Xcel Energy Gas: Centerpoint Energy Sanitary Sewer: Municipal Water: Municipal
Number of Bldgs.:	1
Building SF:	Office: 3,000 Flex Space: <u>1,170</u> Total: 4,170
Unit Description:	See attached floorplan
Building Type:	Brick, wood
Year Built:	2006
Parking:	16 spaces in onsite contiguous parking lot.
General:	Half a block north of 109th Ave. Only minutes from Zane Ave., and Highways 169, 610, 252, and 10. Douglas Drive sees 7,800 cpd (cars per day) and 109th sees 6,900 cpd.

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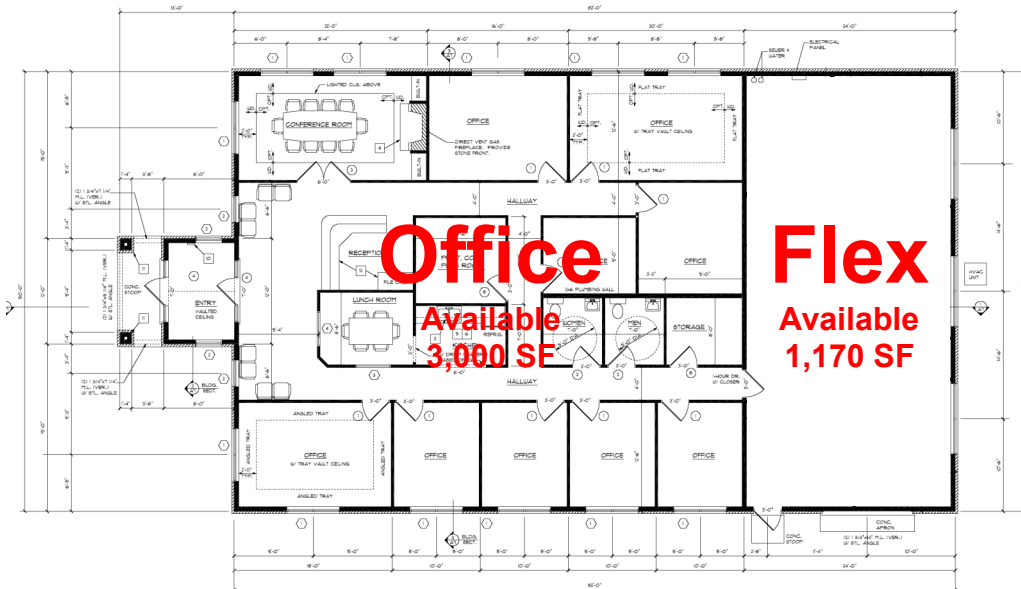
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Lease Pricing

Unit	Square Feet	Lease Rate (NNN)	Est. CAM & Taxes	Monthly Payment
Office	3,000	\$15.00	\$6.87	\$5,468.51
Flex	1,170	\$15.00	\$6.87	\$2,132.72

Sale Pricing

Sale Price:	\$877,777.00 (~\$210.50/SF)
Operating Income*:	\$88,478.31
Annual Debt Service**:	(\$65,331.80)
Adj. Operating Expense:	(\$0.00)
CAM & Tax Back Out:	(\$28,664.75)
Income from Operation:	(\$5,518.24)
Est. Depreciation Tax Shield:	\$4,397.44
Capitalization Rate:	6.81%

*Includes 3% vacancy reduction

**Assumes 20% down payment and 20 year, 7% loan terms

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Community-at-a-Glance

County Seat:	Hennepin County
Population:	22,193
Median Age:	32.0
Average Family Size:	3.35
Median Home Value:	\$137,600
Median Household Income:	\$65,831
Unemployment Rate:	2.8%
Commute Time (minutes):	28.2

Demographics

<i>General Characteristics</i>	<i>Number</i>	<i>Percentage</i>
<i>Total population</i>	22,193	—
<i>Male</i>	11,178	50.4
<i>Female</i>	11,015	49.6
<i>Median age (years)</i>	32.0	—
<i>Under 5 years</i>	1,862	8.4
<i>18 years and over</i>	14,746	66.4
<i>65 years and over</i>	815	3.7
<i>Average household size</i>	2.99	—
<i>Average family size</i>	3.35	—
<i>Total housing units</i>	7,514	—
<i>Social Characteristics</i>	<i>Number</i>	<i>Percentage</i>
<i>Population 25 years and over</i>	13,334	—
<i>HS graduate or higher</i>	12,574	94.3
<i>Bachelor's degree or higher</i>	3,501	26.3
<i>Male, now married</i>	5,109	65.0
<i>Female, now married</i>	5,062	62.4
<i>Economic Characteristics</i>	<i>Number</i>	<i>Percentage</i>
<i>In labor force</i>	13,219	84.9
<i>Mean travel time to work (minutes)</i>	28.2	—
<i>Median household income (dollars)</i>	65,831	—
<i>Median family income (dollars)</i>	68,890	—
<i>Per capita income (dollars)</i>	24,041	—
<i>Housing Characteristics</i>	<i>Number</i>	<i>Percentage</i>
<i>Single-family owner-occupied homes</i>	6,318	—
<i>Median value (dollars)</i>	137,600	—
<i>Median of selected monthly owner costs with mortgage (dollars)</i>	1,168	—

*2000 US Census Data

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