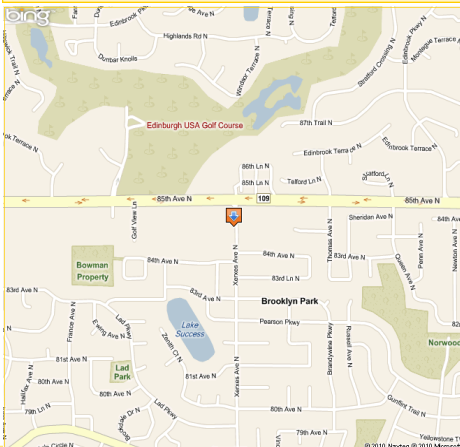


XERXES COMMERCE CENTER



**8459 & 8463 Xerxes Ave
Brooklyn Park, MN**



Office/Warehouse/Showroom Spaces for Lease

Centrally Located

Located just minutes from Hwy 252 and downtown Minneapolis these Office/warehouse/showroom spaces are tenant ready. High visibility at intersection of 85th and Xerxes. Ample parking available. Overhead door in back has 14' clearance. These spaces can easily be transformed to accommodate larger office space as well.

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Licensed in Minnesota & Florida

Contact:

Ron Touchette Broker

612.685.0373

ron@rocksolidcommercial.com

7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 763.786.7979 Fax: 763.416.7817

Xerxes Commerce Center

8459 & 8463 Xerxes Ave Brooklyn Park, MN

Site Data



Lease Rate:	\$5.00 to \$10.00 PSF	
Location:	8459 & 8463 Xerxes Ave. Brooklyn Park, MN	
Zoning:	Commercial	
Topography:	Level drive in bay with 14" clearance.	
Utilities:	Tenant expense	
Number of Buildings:	1	
Number of Floors:	1	
Number of Units:	Commercial	2
Leasable SF:	Commercial	4244 each unit
Available SF:	Commercial	4244 each unit
Year Built:	2003	
Parking:	Parking lot in front and back	
Occupied:	no	
Neighboring:	Commercial and residential	
General:	Condominium development Floor drains Waste Trap Security System Tenant ready!	

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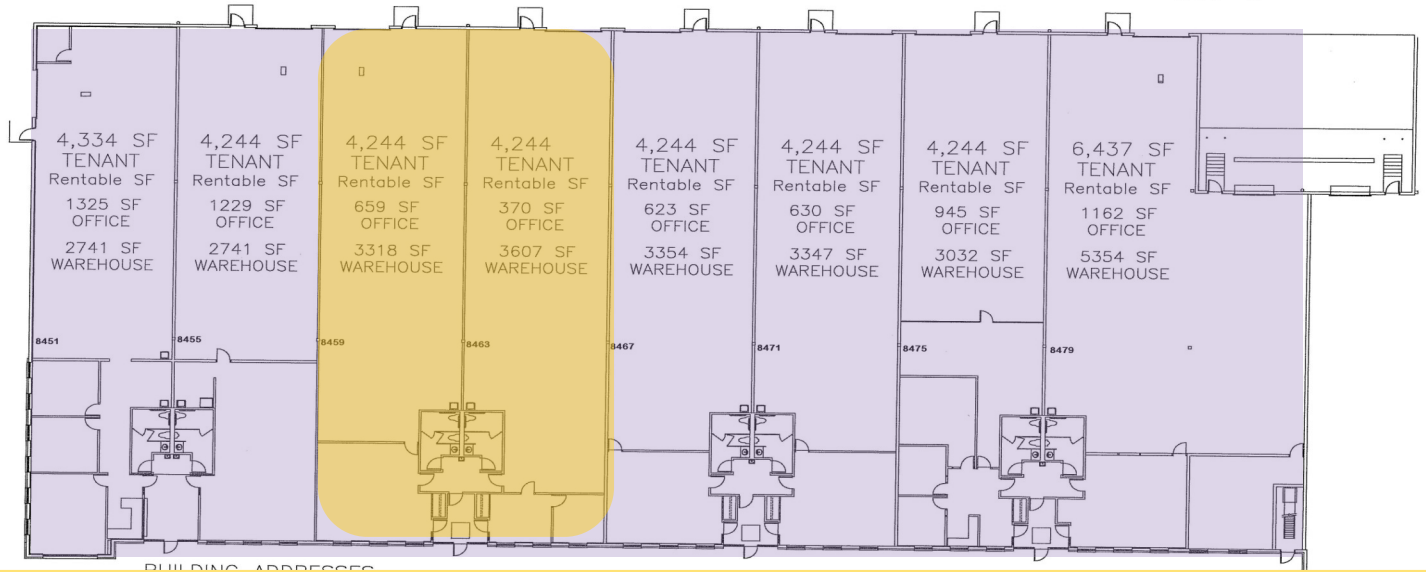
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Xerxes Commerce Center

**8459 & 8463
Xerxes Ave.
Brooklyn Park, MN**

XERXES COMMERCE CENTER



Unit Number	*Rentable Square Feet	Lease Rate (NNN)	Est. CAM & Taxes
8459 office	703	Negotiable	\$4.73 /SF
8459 warehouse	3541	Negotiable	\$4.73 /SF
8463 office	395	Negotiable	\$4.73 /SF
8463 warehouse	3849	Negotiable	\$4.73 /SF

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Xerxes Commerce Center

**8459 & 8463 Xerxes Ave.
Brooklyn Park, MN**

Demographics

Community-at-a-Glance

County Seat:

Hennepin County

Population:

67,388

Median Age:

31.9

Average Family Size:

3.26

Median Single Family

Home Value:

\$129,700

Median Household Income:

\$56,572

Commute Time (minutes):

23.9

General Characteristics	Number	Percentage
Total population	67,388	—
<i>Male</i>	33,473	49.7
<i>Female</i>	33,915	50.3
Median age (years)	31.9	
<i>Under 18 years</i>	19,430	28.8
<i>18 years and over</i>	47,958	71
<i>65 years and over</i>	3,785	.06
Average household size	2.75	—
Average family size	3.26	—
Total housing units	24,846	—
Social Characteristics	Number	Percentage
<i>HS graduate or higher</i>	10,400	15.4
<i>Bachelor's degree or higher</i>	11,277	16.7
Male, now married	13,943	20.6
Female, now married	13,786	20.4
Economic characteristics	Number	Percentage
In labor force	50,058	74.3
Mean travel time to work (minutes)	23.9	—
Median household income (dollars)	56,572	—
Median family income (dollars)	64,297	—
Per capita income (dollars)	24,387	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	17,923	—
<i>Median value (dollars)</i>	129,700	—

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