



OFFICE SPACE FOR LEASE

EBT OFFICE CENTER

6120 EARLE BROWN DRIVE | BROOKLYN CENTER, MINNESOTA 55430

LEASING INFORMATION

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BUILDING SPECIFICATIONS

- **Availability**
33,194 SF
Suites ranging 576 - 17,972 SF
Full floor available
- **Parking**
5/1,000 ratio
- **R/U Factor**
15%
- **Net Rate**
\$11.00 PSF
- **Full building generator**
Services entire building for redundancy
- **2020 RE Taxes/Operating Expenses:**
\$9.24 Total PSF
\$7.70 Operating Expenses
\$1.54 RE Taxes

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BUILDING AMENITIES

- Abundant amount of surface parking
- Signage visibility from Interstate
- Building signage available
- Underground parking available
- Building conference rooms
- New fitness facility
- Locker rooms and showers
- Vended lunch area
- Bike storage

AREA AMENITIES

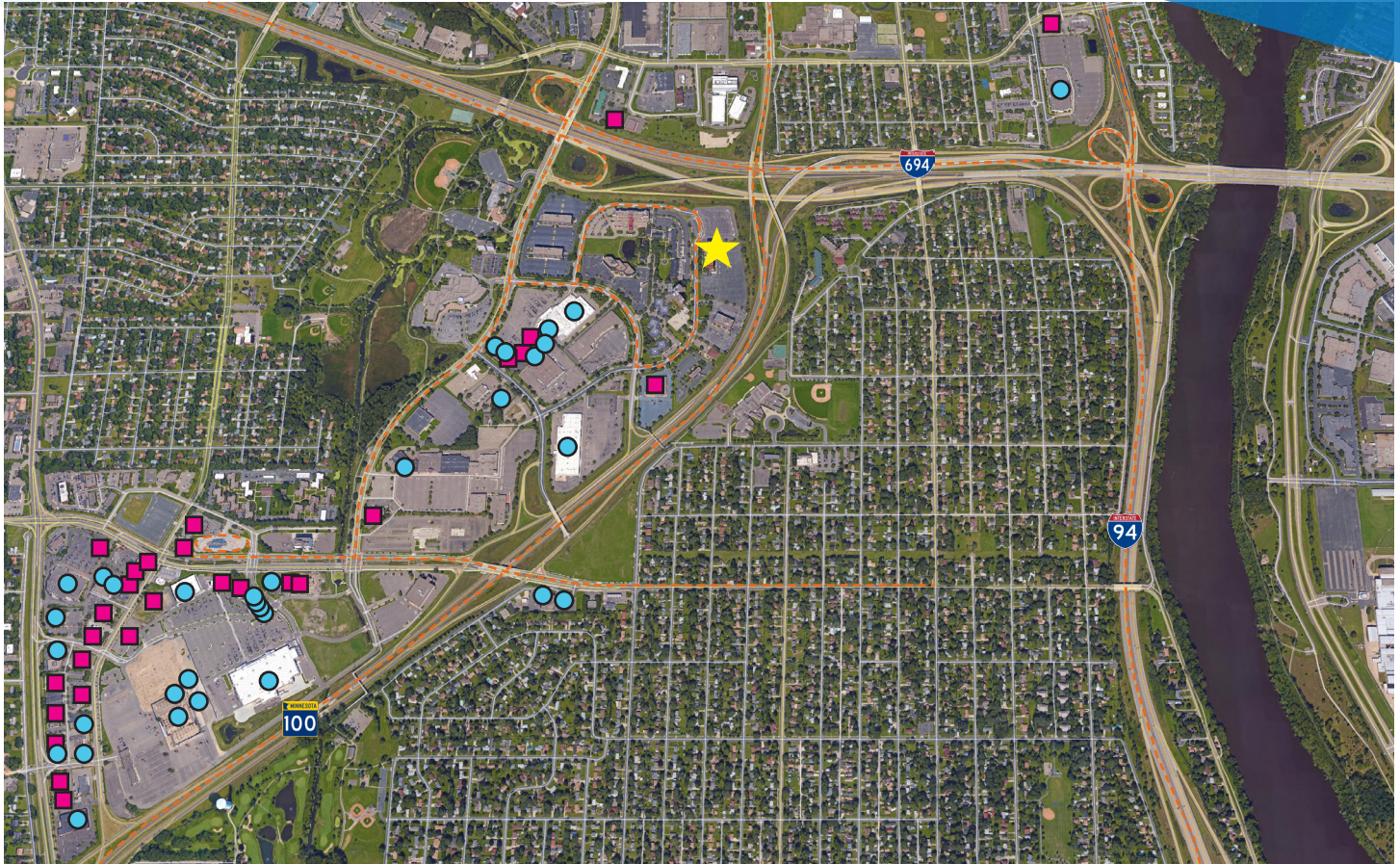
- In close proximity to over 25 restaurants, multiple banks and plenty of retail
- Easy access to Hwy. 100, I-694 and I-94
- MTC Bus Route #722
Nearby Brooklyn Center Transit hub with access to a multitude of metro transit bus lines



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AREA RESTAURANTS



- Panera
- Great India
- Jambo Africa
- Davanni's
- Ocean Buffet
- Qudoba
- Panda Express
- Wing Stop
- Jimmy John's
- Applebee's
- IHOP
- Leeann Chins
- Burger King
- Wendy's
- Taco Bell
- McDonald's
- 50's Grill
- Little Caesar's Pizza
- Hook Fish & Chicken
- Starbucks
- Arby's
- Popeye's Chicken
- Pizza Hut
- Subway
- Schlotzsky's Deli

BUS ROUTES



AREA RETAIL/ENTERTAINMENT



- Target
- UPS Store
- Tires Plus
- Slumberland
- Walmart
- Sears
- Regal Cinema
- Michaels
- TJ Maxx
- Lady Nails
- H&R Block
- Family Dollar
- KG Fashion SuperStore
- O'Reilly
- Fantastic Sams
- Wells Fargo
- Sprint
- T-Mobile
- AT&T
- TCF Bank
- Cub Foods
- NTB
- Firestone
- GNC
- CVS
- Discount Tire
- Game Stop
- Pro-cuts
- LA Fitness
- Foot Locker
- Best Buy Mobile
- Curves

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