

FOR SUBLEASE



20,481 SF
BROOKDALE CORPORATE CENTER I
6200 Shingle Creek Pkwy
Brooklyn Center, MN 55430

Office sublease through June 30, 2026
Great visibility from highways and local streets

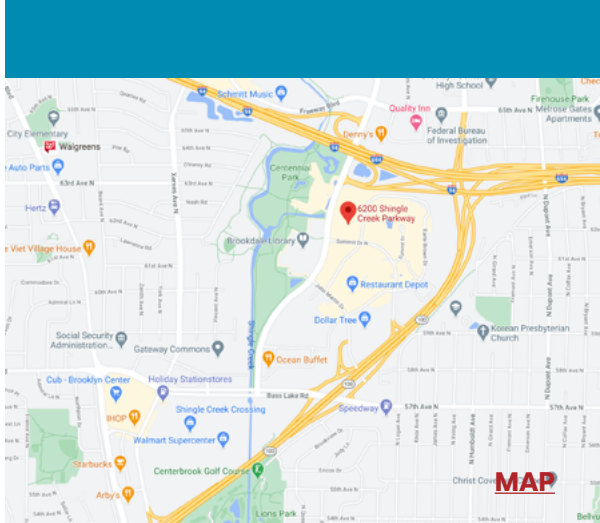
High-end furniture option, updated floor plan, break room, conference rooms and ribbon windows

Renovated fitness center, building conference room and abundant parking

Near Target, UPS Store, Starbucks, Caribou, Qdoba, Davanni's, Jimmy John's, Panera, Popeye's, 6300 Steakhouse, Applebee's, Leann Chin and more

Close to Fairfield Marriot Inn & Suites, Embassy Suites, Radisson Hotel, and more accommodations

Conveniently located at the intersection of I-94/694 and Hwy 100 • Metro Transit: C Line



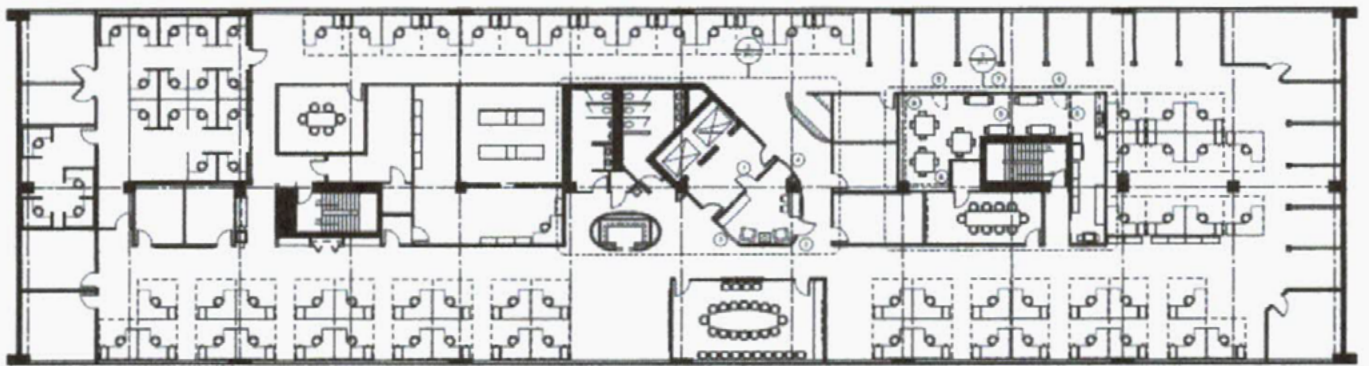
Jeff Salzbrun
612-788-1552

jeff@CEGspaces.com
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Commercial Equities Group
— Investment Real Estate Services

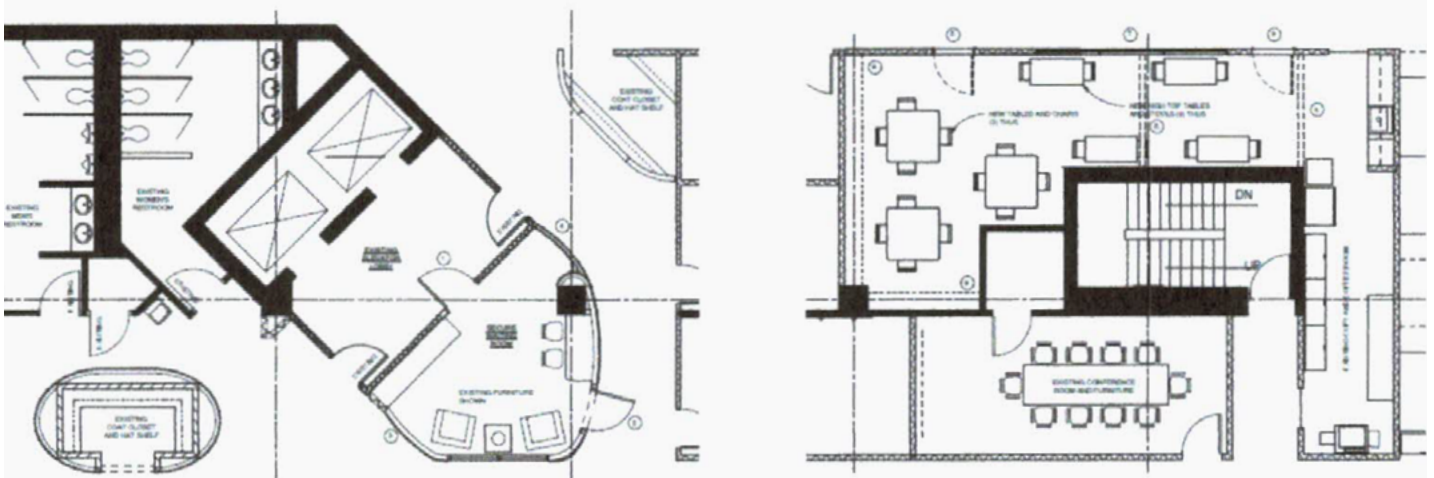
Lease Rate: Negotiable
2021 Est. Op. Expense: \$10.08 PSF

Fourth Floor Office with Building Amenities



Suite 400

SPACE PLAN
SCALE: 1/8" = 1'-0"



- Class B, six floor office complex
- Parking: 3.75/1,000 SF, 435 surface stalls
- Built in 1981



Newly renovated fitness room with weights, treadmills, yoga studio and more



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Conveniently Located Office Center



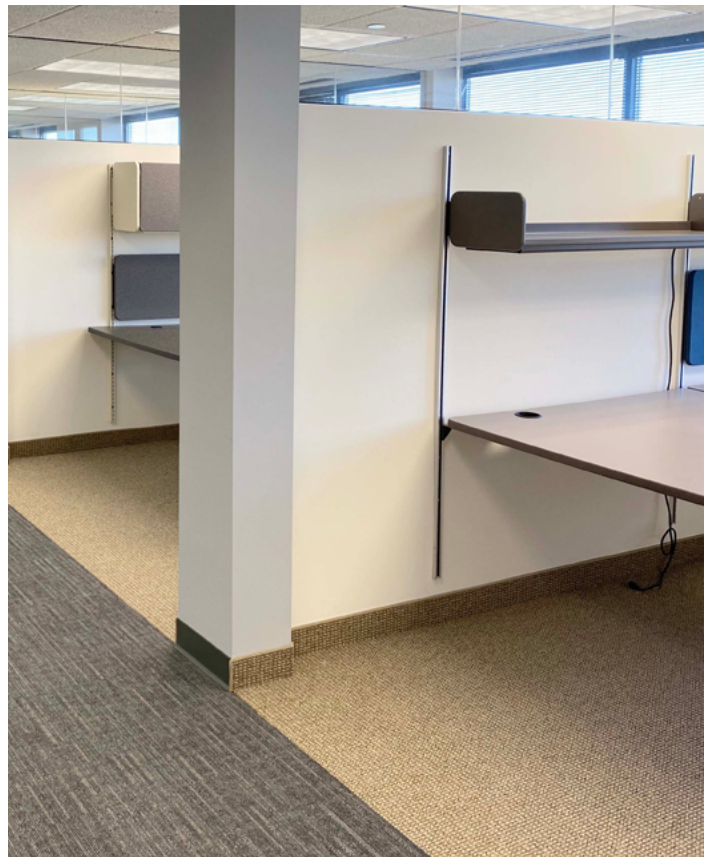
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Updated Interiors and Digital Directory



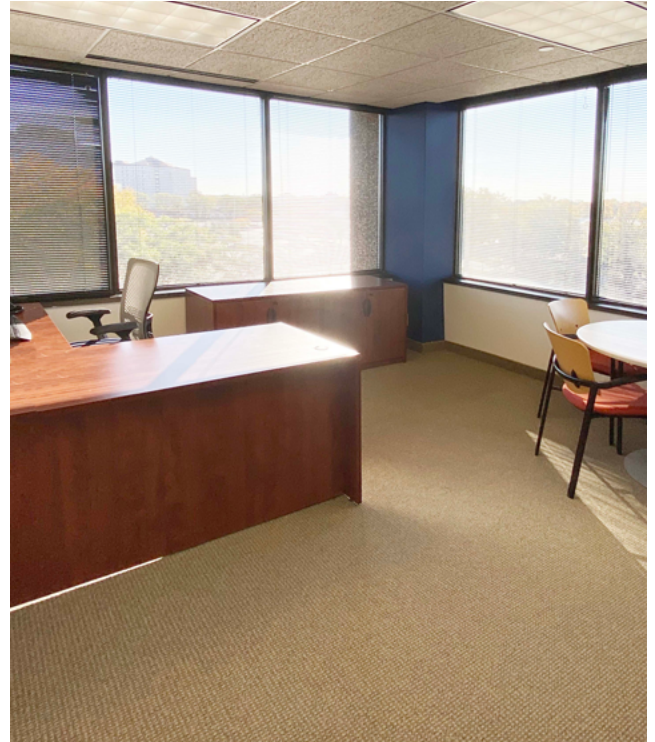
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Fourth Floor Office + Negotiable High-End Furnishing



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Ribbon Windows for Ample Natural Light



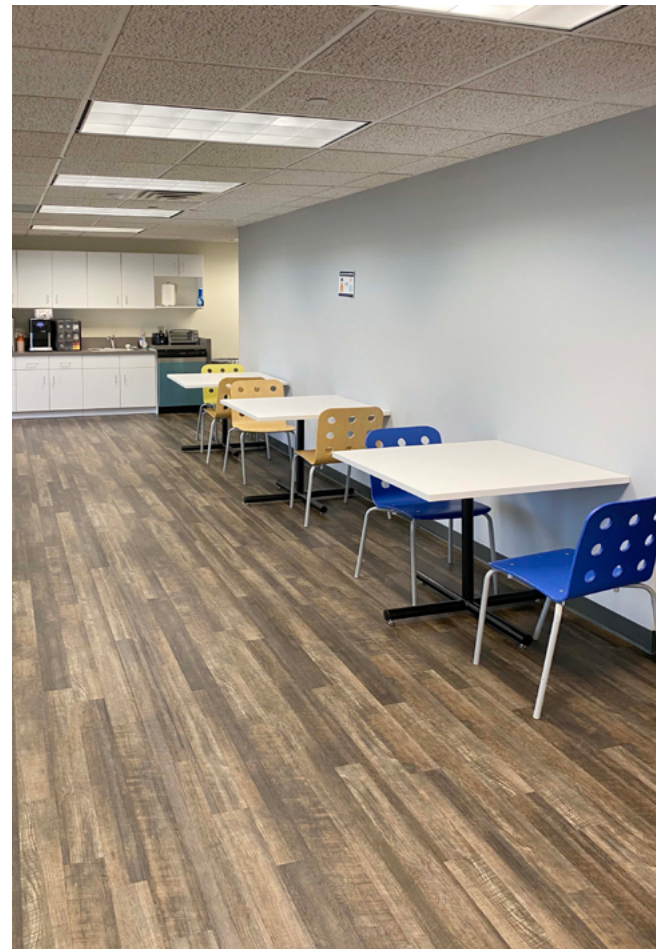
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Shared Open Spaces with Modern Design



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Move-in Ready Break Room



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Multiple Conference Rooms



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