

# MEDICAL/OFFICE/RETAIL BUILDING ANCHORED BY HCMC FAMILY CLINIC

**NOW OPEN! BROOKLYN PARK, MINNESOTA**



**Anchor Tenant:**

**HCMC Family Clinic**

**Building Total RSF:**

**26,682 RSF**

Retail:

1,937- 4,212 RSF

Office:(small- large block)

140 - 2,634 RSF

**Location:**

**Corner of Zane Ave & Brooklyn Blvd  
(39,000 Average Daily Trips)**

**Area Anchors:** Walgreens, Aldi's, and Brunswick Zone.

**Onsite Amenities:** Shingle Creek Park, walking trails, picnic areas, amphitheater, bus-stops, 200 plus new owner occupied homes built by Ryland Homes.

**Building Amenities:** underground parking available, secure common areas and fantastic signage opportunities.

**Parking Ratio:**

**5 to 1,000 sq. ft.**



**CONTACTS:**

**THE BEARD GROUP, INC.  
750 SECOND STREET NE  
SUITE 100  
HOPKINS, MN 55343  
(952)930-0630**

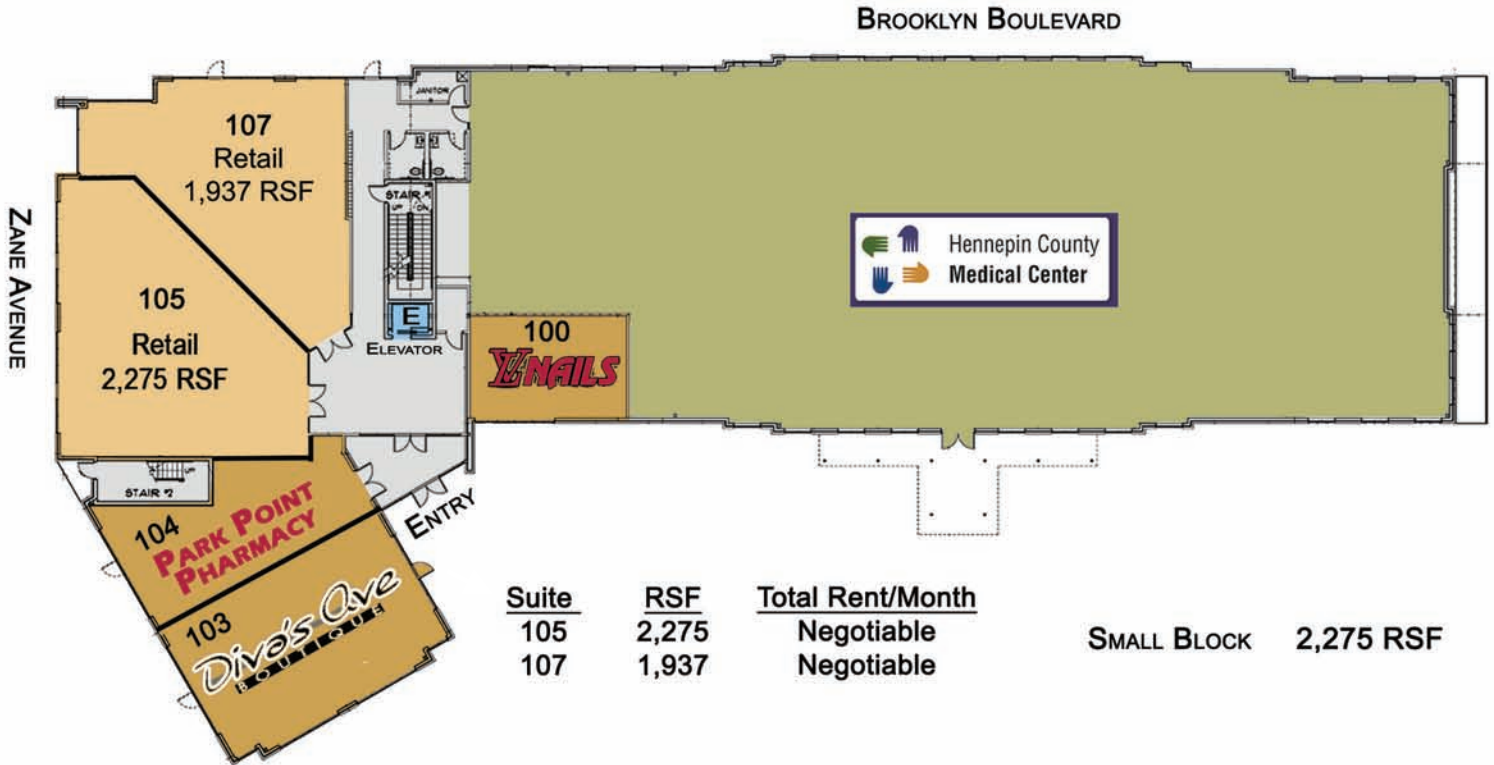
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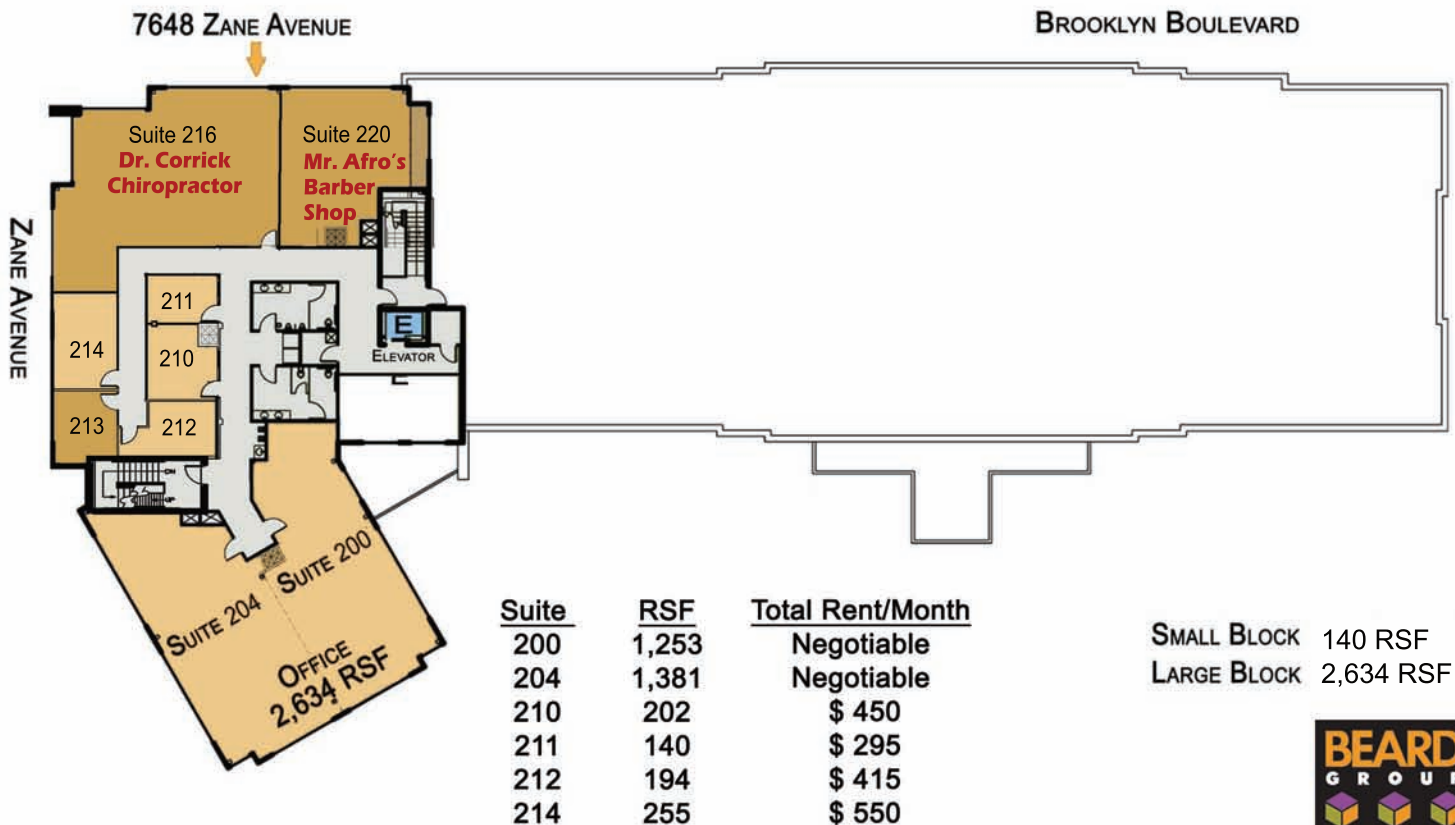
## FIRST FLOOR PLAN



Suite	RSF	Total Rent/Month
105	2,275	Negotiable
107	1,937	Negotiable

**SMALL BLOCK 2,275 RSF**

## SECOND FLOOR PLAN



Suite	RSF	Total Rent/Month
200	1,253	Negotiable
204	1,381	Negotiable
210	202	\$ 450
211	140	\$ 295
212	194	\$ 415
214	255	\$ 550

**SMALL BLOCK 140 RSF**  
**LARGE BLOCK 2,634 RSF**

