



SUMMERHILL
Commercial Real Estate, LLC

FOR LEASE

BRAXTON HANCOCK BUILDING

1317 5th Street South
Hopkins, MN 55343

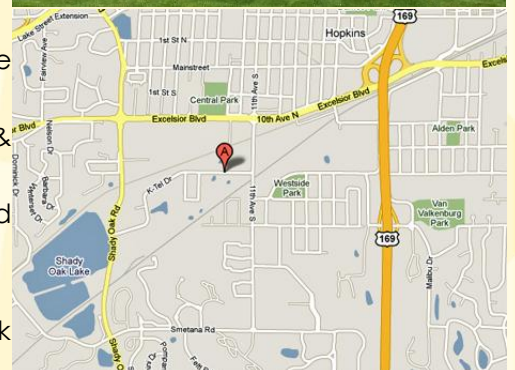


1317 5th Street So Space: 15,781 total sf (8,306/6,795/680 sf office/mfg-prod-lab/whse), 13' clr, w/ (1) truck high dock dr. Potential of additional 1,800 sf whse avail w/drive in door for a total sf of 17,581.

Est. RE Tax & CAM (2017): \$2.10 psf RE Tax (\$70,401), \$1.45 psf CAM.

Base Rental Rates: \$8.50/\$7.00/4.50 psf ofc/mfg-prod-lab/whse.

- Great updated office/mfg-prod-lab/whse space available for lease.
- Space can be reconfigured to suit.
- Ample parking, heavy power, and (7) restrooms.
- Separate employee entrance with locker room.
- Very nice, updated, finishes throughout the space with nice conference room, large break room, and reception area.
- Mfg-prod-lab space has VCT floor, 100% A/C, sheet rock lay in ceilings, & heavy lighting.
- The space has a corporate headquarters feel with large green area and pond in front, and adjacent to Nine Mile Creek.
- Great location on the Hopkins/Mtka border near many area amenities.
- Direct trail access & walking distance to the future SWLRT Shady Oak Station.



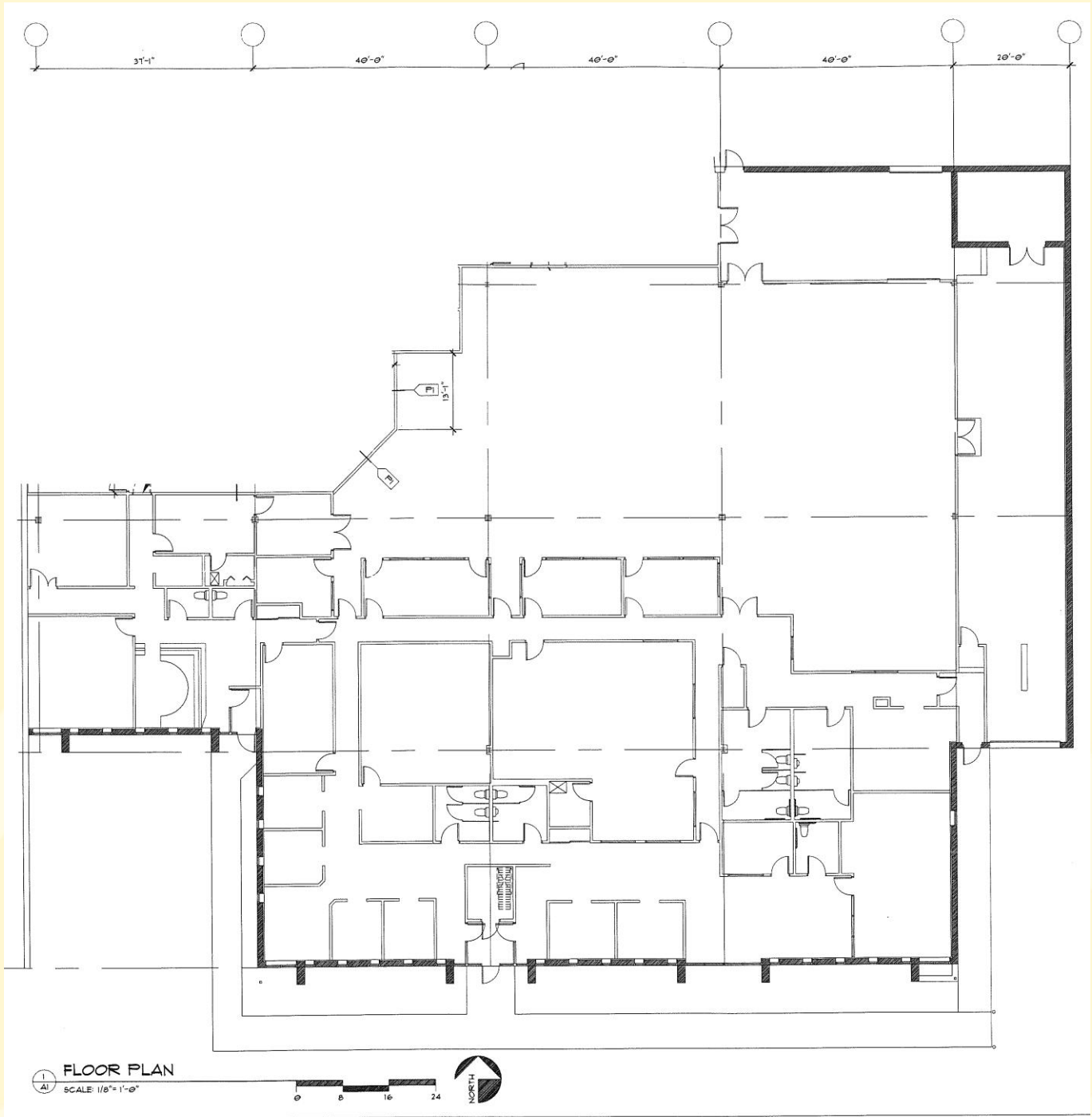
For more information call:
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or visit our website at:
www.summerhillcommercial.com



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