

# Xylon Court



## FOR LEASE

### LOCATION

**8609 Xylon Court**  
Brooklyn Park, MN 55445

Market: Northwest

### LISTING SUMMARY

Available SF: 5,305 SF  
Min Div: 5,305 SF  
Max Contig: 5,305 SF  
Office SF: 1,000  
Sublease: No  
Rate: \$4.75-\$9.00 NNN

Taxes/SF: \$1.89  
Operating Exp/SF: \$1.16  
Dock Doors: 0  
Drive-In Doors: 1  
Clear Height: 18 ft  
Available: Now

### PROPERTY DESCRIPTION

Building Size: 60,288 SF  
Office SF: 12,000 SF  
Year Built: 1993  
Clear Height: 18 ft  
Dock Doors: 6  
Drive-In Doors: 2

Owner Occupied: No  
Tenancy: Multi-Tenant  
Sprinkler: Yes  
HVAC: Roof Top / Unit Heaters  
Parking Ratio: 3/1000 SF



Marketed by...

**Gary Gabrielson**

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