



TRANSWESTERN

EDINBURGH OFFICE PLAZA

8525 EDINBROOK CROSSING N
BROOKLYN PARK, MN

Harrison Wagenseil
Managing Director
612.359.1606
harrison.wagenseil@transwestern.com

Erik Coglianese
Associate / Analyst
612.359.1611
erik.coglianese@transwestern.com

CONFIDENTIALITY AND CONDITIONS

Equity Transwestern LLC, dba Transwestern (the “Agent”) has been engaged as the exclusive agent for the sale of 8525 Edinbrook Crossing N in Brooklyn Park, Minnesota (the “Property”), by the Owner (the “Seller”).

The Property is being offered for sale in an “as-is, where-is” condition and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this information package. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective Purchasers of the interest described herein. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller.

The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners or directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein, or any other written or oral communications, or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their investigations, projections and conclusions without reliance upon the material contained herein.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. The Seller and the Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, corrections or errors, change of price or other terms and prior sale or withdrawal from the market without notice.

The Agent is not authorized to make any representations or agreements on behalf of the Seller.

The Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and any conditions to the Seller’s obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to the Agent or the Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Properties directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Transwestern.



OFFERING PROCEDURE

Inquiries	All inquiries should be directed to Transwestern
Price	\$3,600,000
Interested Offers	A 100% fee-simple interest is offered in 8525 Edinbrook Crossing N
Terms	All cash at closing
Property Tours	Registered prospective purchasers are encouraged to visit the property and should contact Erik Coglianese at 612.359.1611 to arrange a tour. A mask and 48 hours notice is required for all tours.
Offer Evaluation	All offers will be evaluated based on: • Purchase price • Contingencies • Refundable and nonrefundable earnest money • Cash/financing ratio • Due diligence and closing timeline • Buyer’s history in commercial property

EXECUTIVE SUMMARY

INVESTMENT SUMMARY
Transwestern is pleased to offer for sale Edinburgh Office Plaza, located at 8525 Edinbrook Crossing N., Brooklyn Park, Minnesota. The property is situated along a major thoroughfare at the entrance to Edinburgh USA Golf Course. The three-story multi-tenant office consists of 36,613 SF and is currently 75.5% occupied with a mixture of month-to-month and mid-term tenants. The building caters to a variety of tenants with suites ranging from executive suites to 4,000 SF. Amenities include balconies, walk-out patios, and conference rooms. Investors have the ability to realize significant value appreciation through lease-up and extension of month-to-month tenants.

- OFFERING HIGHLIGHTS**
- Value-add opportunity
 - Adjacent to Edinburgh USA Golf Course
 - Conveniently located near Festival Foods and other retailers
 - Executive image
 - Strong cash flow
 - Balconies, walk-out patios, shared conference rooms
 - Adjacent to Shingle Creek Regional Trail



DETAILS	
PROPERTY NAME	Edinburgh Office Plaza
PROPERTY ADDRESS	8525 Edinbrook Crossing N, Brooklyn Park, MN 55443
PROPERTY TYPE	Office
BUILDING SIZE	36,613 SF
OCCUPANCY	27,641 SF / 75.5%
ASKING RENTS	\$20.00/SF FSG
YEAR BUILT	1985
SITE SIZE	2.87 acres
ZONING	PCDD, Planned Community Development District
APN	15-119-21-43-0016

BUILDING OVERVIEW

PROPERTY TYPE	Office
BUILDING CLASS	C
PARKING SPACES	88
PARKING RATIO	2.69 / 1,000 SF
YEAR BUILT	1985
NUMBER OF STORIES	3 + walkout
ELEVATORS	1
FAÇADE	Brick veneer, wood
WALLS	Painted drywall
FLOORING	Carpet and tile
CEILINGS / HEIGHTS	Acoustic / 8 - 12 FT
SPRINKLERS	Yes
LIGHTING	Incandescent and fluorescent
SECURITY	Camera
ROOF	Hip roof, asphalt shingles
HVAC	Forced air

FINANCIAL OVERVIEW

For financial information and rent roll please sign and execute the confidentiality agreement and return to Tracie Kranz at tracie.kranz@transwestern.com.

For co-broker confidentiality agreement click [HERE](#)

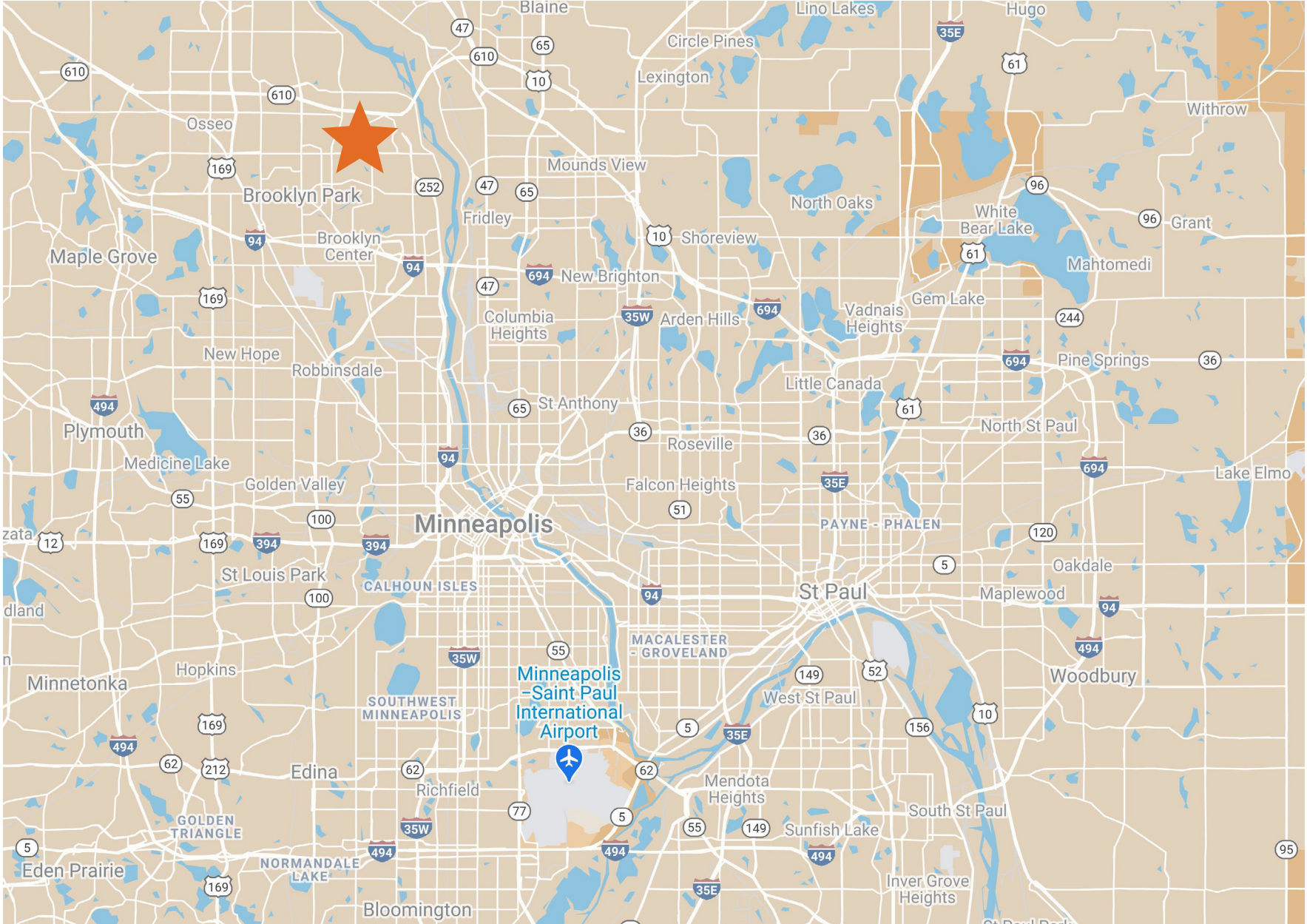
For investor confidentiality agreement click [HERE](#)



LOCATION OVERVIEW



LOCATION OVERVIEW



LOCATION OVERVIEW

ABOUT BROOKLYN PARK

With a population of more than 82,000 people and 30,000 jobs, Brooklyn Park is the sixth-largest city in Minnesota and the fourth largest in the metropolitan area. We are a community that believes our residents are our strongest asset and the key to making Brooklyn Park thrive and prosper.

Nestled along the Mississippi River, Brooklyn Park features almost 2,000 acres of parkland, two golf courses and 120 miles of trails for outdoor enthusiasts. We are also home to a community center which features a gymnasium, two hockey rinks, meeting rooms, racquetball courts and a senior center.

Brooklyn Park has a residential housing stock that fits into just about every budget. We also have a unique mix of retail, commercial and industrial businesses.

We make sure the needs of residents always come first. As part of our Community Engagement Initiative, we always make residents and stakeholders primary when it comes to important decision making. It is our mandate to consistently work to engage Brooklyn Park residents to make sure diverse viewpoints are shared openly and honestly.



LOCATION OVERVIEW

DEMOGRAPHICS (5 - MILE RADIUS)

Summary Census	1 Mile	3 Mile	5 Mile
2020 Population	12,956	95,620	241,364
2025 Population	13,400	98,883	249,883
Daytime Population	2,382	30,609	110,490
2020 Households	4,460	33,461	90,561
2025 Households	4,623	34,660	93,868
Median Household Income	\$82,156	\$71,218	\$68,089
Median Home Value	\$235,543	\$224,939	\$213,273





HARRISON WAGENSEIL

612.359.1606

harrison.wagenseil@transwestern.com

ERIK COGLIANESE

612.359.1611

erik.coglianese@transwestern.com