



FOR SUBLEASE  
**CORNERSTONE BUSINESS CENTER**

401 11th Avenue South Hopkins, MN 55343

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## CORNERSTONE BUSINESS CENTER

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### PROPERTY SUMMARY

- Building Size: 90,186 SF
- Year Built: 1996
- Clear Height: 24'
- Loading: 13 docks | 2 drive-ins
- Ownership: Duke Realty

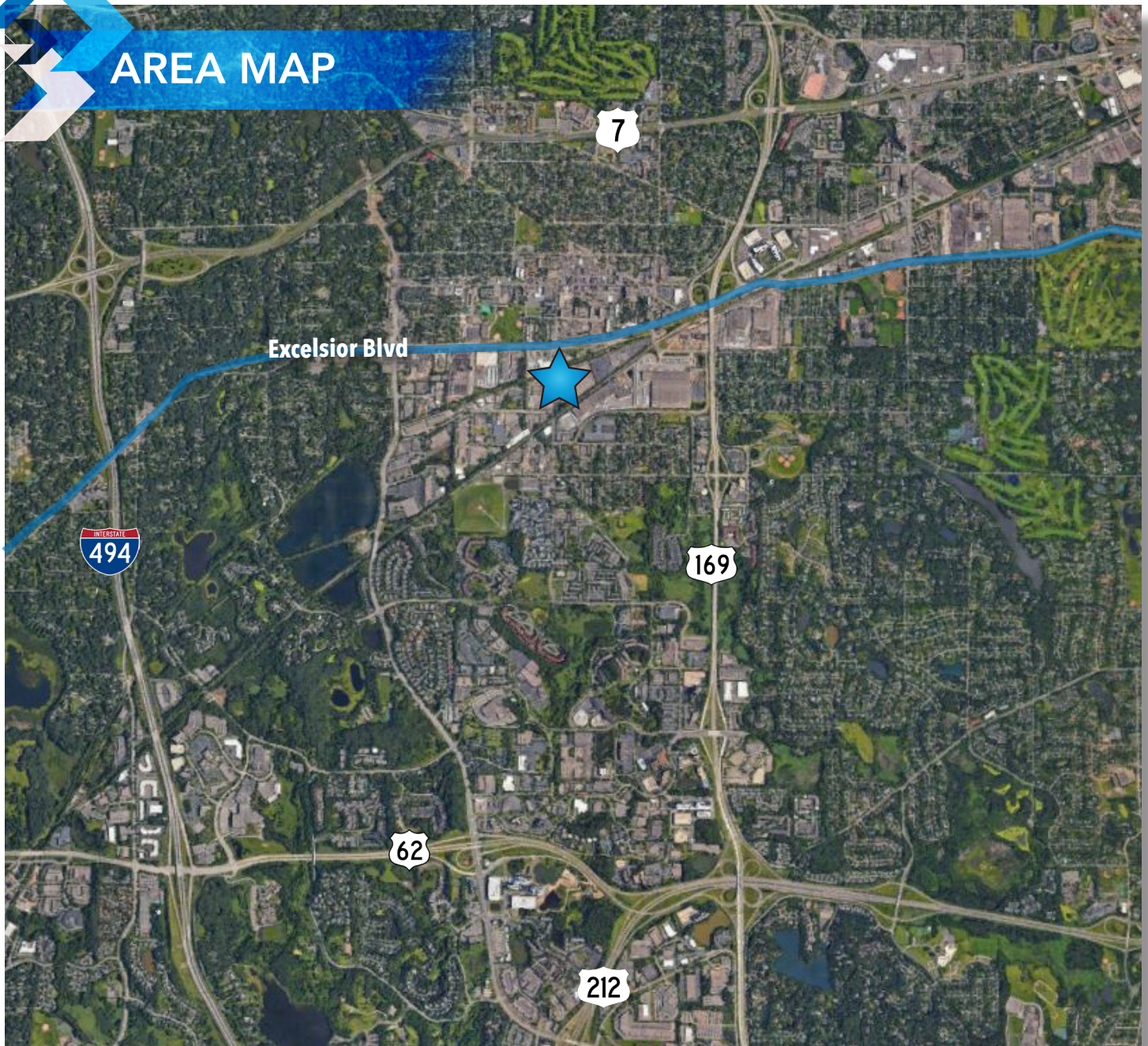
### PROPERTY HIGHLIGHTS

- Within 1 mile of US 169
- Within a 5 minute walk to the Downtown Hopkins Station
- Rare opportunity for infill distribution space





## AREA MAP



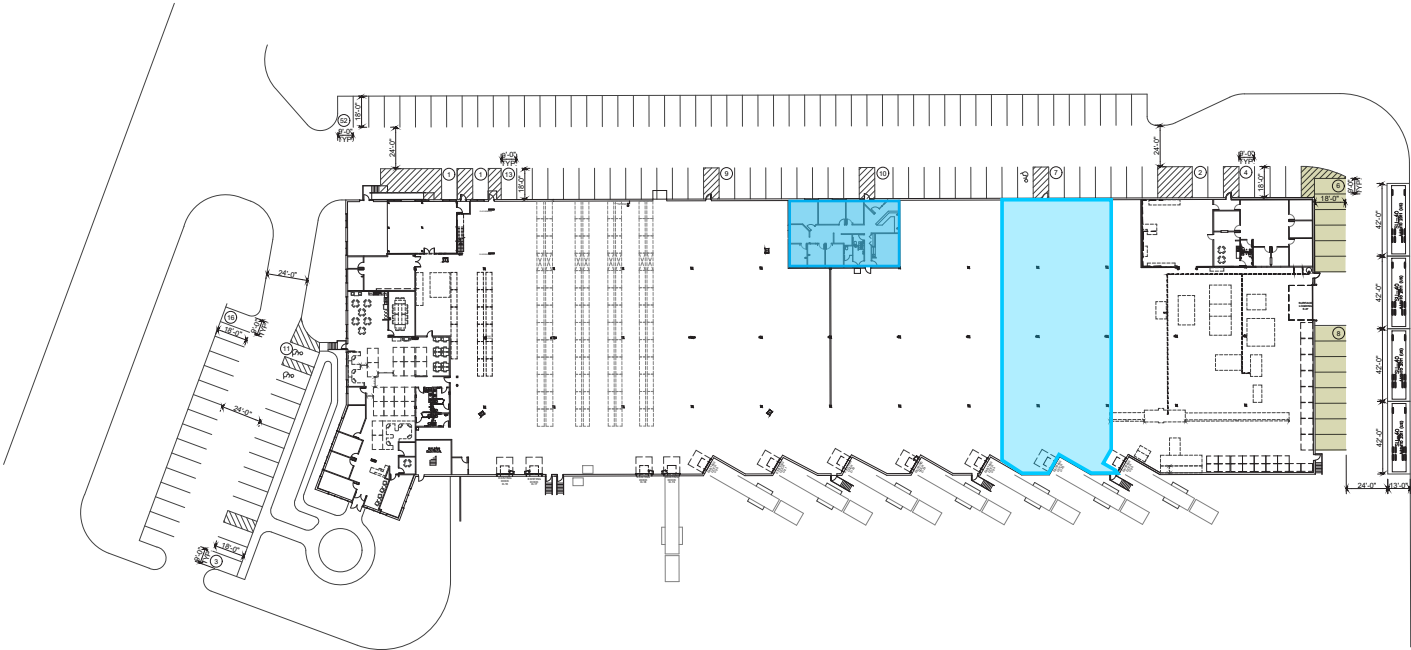


# PARCEL MAP



# AVAILABILITIES

Suite 100



## AVAILABILITY HIGHLIGHTS

### Office - 2,400 SF:

- Asking rates: \$11.50 PSF Gross
- Climate control: 100% A/C
- Features include:  
Multiple private offices, kitchenette,  
private entrance

### Warehouse - 9,600 SF:

- Asking rates: \$8.50 PSF Gross
- Loading: 1 dock with leveler
- Climate Control: Heat, No A/C
- Column spacing: 40'x40'
- The Sublessor will require Sublessee to  
coexist within the space without sepa-  
rate demising walls





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