

FOR LEASE - 12,970 SF



CVS PHARMACY

5801 BROOKLYN BLVD, BROOKLYN CENTER, MN 55429

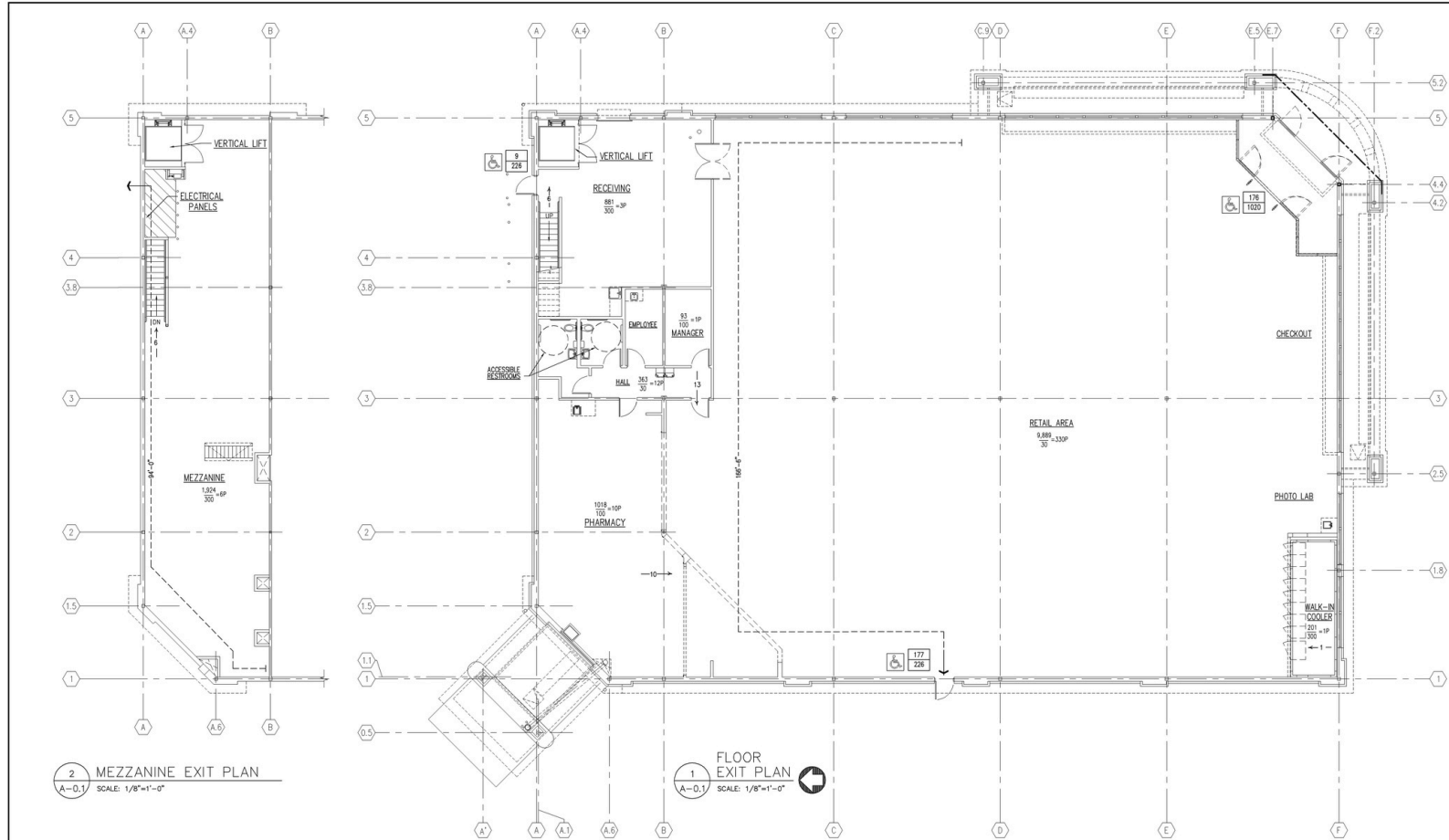
Bloom Commercial Real Estate
800 LaSalle Avenue | Suite 1250
Minneapolis, MN 55402
www.bloomcommercial.com



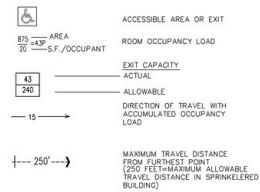
AERIAL VIEW



SITE PLAN



SYMBOL LEGEND



CODE INFORMATION

(BASED ON 2000 IBC W/ MINNESOTA AMENDMENTS)
 1. USE AND OCCUPANCY CLASSIFICATION (302.0)
 MERCANTILE GROUP - M (309)
 STORAGE GROUP - S (311)
 Nonresidential uses (302.3.2)
 2. CONSTRUCTION TYPE
 TYPE II-B CONSTRUCTION (SPRINKLED)
 3. BUILDING HEIGHT (503.0)
 Allowable Height (story/feet) 1 STORY/ 40'-0"
 Height Modification w/ sprinkler system (504.2)
 Allowable height increased by 20' 60'-0"
 Allowable stories increased by one 2 STORIES
 Actual Height (stories/feet) ONE + MEZZ
 4. BUILDING AREA (503.0)
 Allowable Building Area per floor 12,500
 Allowable Total Building Area For Both Floors 25,000

4. BUILDING AREA (Continued)

Building Floor Area	12,467
Canopies and Overhangs Area	1,146
Total Ground Floor Area	13,613
Upper Floor Area	1,824
Total Building Area	15,537

Allowable Area Increases w/ sprinkler system (506.3)
 Allowable Area increased per Floor x 200% 25,000
 Allowable increase Total Building Area 35,000

5. FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (Table 503)

A. Structural frame (including columns, girders, trusses)	0 Hr(s)
B. Bearing walls (interior & exterior)	0 Hr(s)
C. Nonbearing walls & partitions (interior & exterior)	0 Hr(s)
D. Floor construction (including supporting beams & joists)	0 Hr(s)
E. Roof construction (including supporting beams & joists)	0 Hr(s)

6. DESIGN OCCUPANT LOAD (1003.2.2)

Retail/Sales (30 sf/occ.)	9,889 sf / 330 occ.
Pharmacy (100 sf/occ.)	1,018 sf / 10 occ.
Receiving / Cooler (300 sf/occ.)	1,082 sf / 4 occ.
Manager (100 sf/occ.)	93 sf / 1 occ.
Restroom/Employees (30 sf/occ.)	363 sf / 12 occ.
Mezzanine Storage (300 sf/occ.)	1,924 sf / 6 occ.
TOTAL OCCUPANT LOAD	363 occ.

7. EXITS

A. Doors (1003.2.3):
 Required 363 x 0.15' = 55"
 Provided 221"

B. Min. Door Width (1003.3.1):
 Required 32" Clear
 Provided 36"

C. Stairway Min. Width (1003.3.1):
 Required 36"
 Provided 36"

D. Number of Exits (1004.2)
 From each floor No. Required No. Provided
 Ground Floor 2 3
 Mezzanine 1 1

8. FIRE PROTECTION SYSTEMS

A. Sprinkler System (903.2.6): Required Yes/Provided Yes
 B. Standpipe System (905): Required No/Provided No
 C. Fire & Smoke Detection (907): Required No/Provided No
 D. Fire Alarm (907.2): Required No/Provided No
 E. Smoke Vents (910): Required No/Provided No
 F. Portable Fire Extinguisher: Required Yes/Provided Yes

9. MINIMUM NUMBER OF PLUMBING FACILITIES (Table 2902.1):

Total Occupancy Load	363 (182 Men/181 Women)
Water Closets (1 per 500):	1 Men's / 1 Women's
Lavatories (1 per 750):	1 Men's / 1 Women's
Drinking Fountains (1 per 1,000):	2 Drinking Fountains
Service Sink (1 required):	1 Service Sink

10. ACCESSIBILITY (1106.12.2):
 Required Number of Checkout Aides to be Accessible

	Total No.	Min. No. Required	No. Provided
Customer Service	6	2	6
Pharmacy	4	1	4

Giffels
 An Intergraph Group Company
 2500 Telegraph Rd.
 Huntsville, AL 35894
 Tel: 256-938-8524
 Fax: 256-938-8575

CONSULTANT:
Anderson Engineering of Minnesota, LLC
 CIVIL ENGINEERING & LAND SURVEYING
 13400 14th Avenue North, Suite B
 Plymouth, MN 55441
 Tel: (763) 383-1004 Fax: (763) 383-1009

ARCHITECT
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.
 Print Name: Dennis J. O'Beirne
 Signature: _____
 Date: _____ License #: 42995

CVS/pharmacy
 NORTHERN - 13K-RIGHT
 STORE NUMBER: 1683
 BROOKLYN BLVD & 56TH AVE
 BROOKLYN CENTER, MN

DEVELOPER:

BEAR CREEK CAPITAL
 9649 MONTELEONE ROAD 3RD FLOOR
 HOUSTON, TX 77056
 TEL: (281) 990-1500
 FAX: (281) 990-5800

REVISIONS:
 04-08-2005 PROGRESS SET
 04-25-2005 PERMIT SET

GIFFELS JOB NUMBER: SFB05C10.1683
 CVS PROJECT MGR: B BESUDEN
 DRAWING BY: AMBAKER
 PERMIT DATE: 04-25-2005
 JOB NUMBER: 35648
 TITLE: CODE INFORMATION & EXIT PLANS
 SHEET NUMBER: A-0.1
 COMMENTS:

PROPERTY HIGHLIGHTS

- Rare opportunity on busy Corner
- Freestanding Building with Pylon sign at Signalized corner
- Building very well cared for
- Shadow anchored by Cub Foods and Empire Foods Grocery

DEMOGRAPHICS

Radius	1 Mile	3 Miles	5 Miles
POPULATION	13,207	124,092	314,136
MEDIAN HH INCOME	\$79,907	\$79,84	\$85,770



FOR MORE INFORMATION:

Josh Bloom

651.207.3157 (text or call)
josh@bloomcommercial.com



BLOOM COMMERCIAL
REAL ESTATE