

WELSH

INNOVATION FROM THE GROUND UP

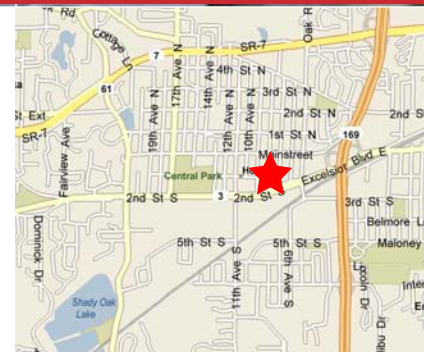


**BROKER BONUS!**

**\$500 Visa Gift Card for each year of lease term - up to \$2,500**

# The Johnson Building

810 1st Street  
Hopkins, MN



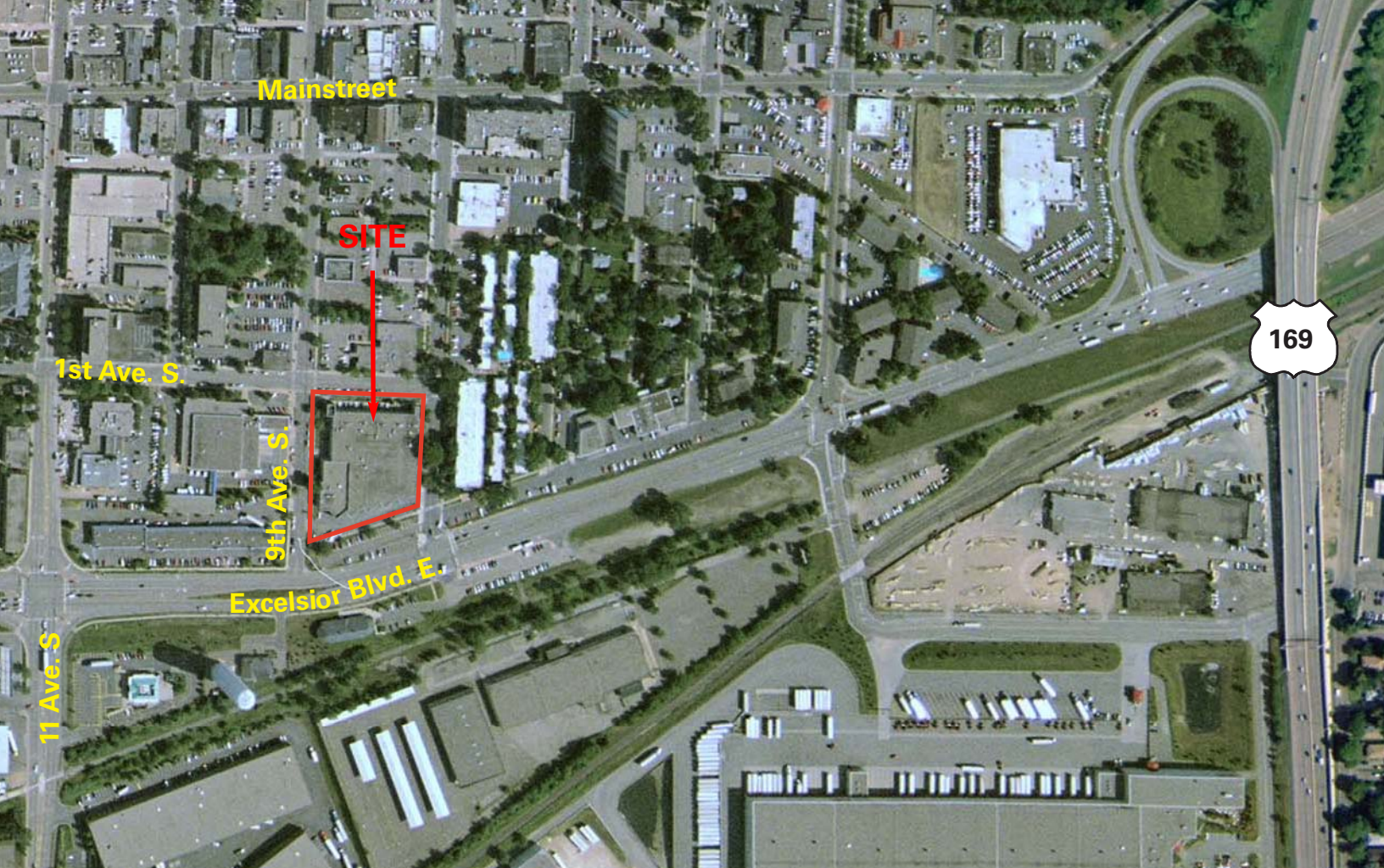
- For Lease
- Total Building 62,718 SF
- Office & warehouse availabilities
- Below market rates
- Dock loading & drive-ins
- 16' clear height
- Excellent visibility from Excelsior
- Downtown Hopkins
- Easy access to 169 & Highway 7
- Proximity to OPUS Business Park, Cargill Headquarters, & SuperValu Distribution Center

For more information contact:

Brian Netz  
952.837.7736  
bnetz@welshco.com

Nick Leviton  
952.897.7843  
nleviton@welshco.com

**NAIWELSH**



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Nick Leviton  
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# The Johnson Building 810 1st Street

**Building Address:** 810 1st Street  
Hopkins, Minnesota

**Brian Netz**

- 952.897.7736
- bnetz@welshco.com

**Currently Available:**

## Office/Warehouse Vacancies

**1st Level**

**Option 1:**

11,923 square feet total  
500 square feet of office  
11,423 square feet of warehouse  
• One (1) dock

**Option 2:**

13,113 square feet total  
1,690 square feet of office  
11,423 square feet of warehouse  
• One (1) dock

**Option 3:**

15,113 square feet total  
1,690 square feet of office  
13,423 square feet of warehouse  
• Two (2) docks

**Nick Leviton**

- 952.897.7843
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[www.welshco.com](http://www.welshco.com)

4350 Baker Road, Suite 400  
Minnetonka, MN 55343  
Tel: 952.897.7700  
Fax: 952.842.7700

**Clear Height:** 16' clear

**Rental Rates:** \$6.00 psf gross

## All Office Options

**1st Level**

**Office Vacancies**

**Option 1:**

1,000 square feet office

**Option 2:**

800 square feet office

**2nd Level**

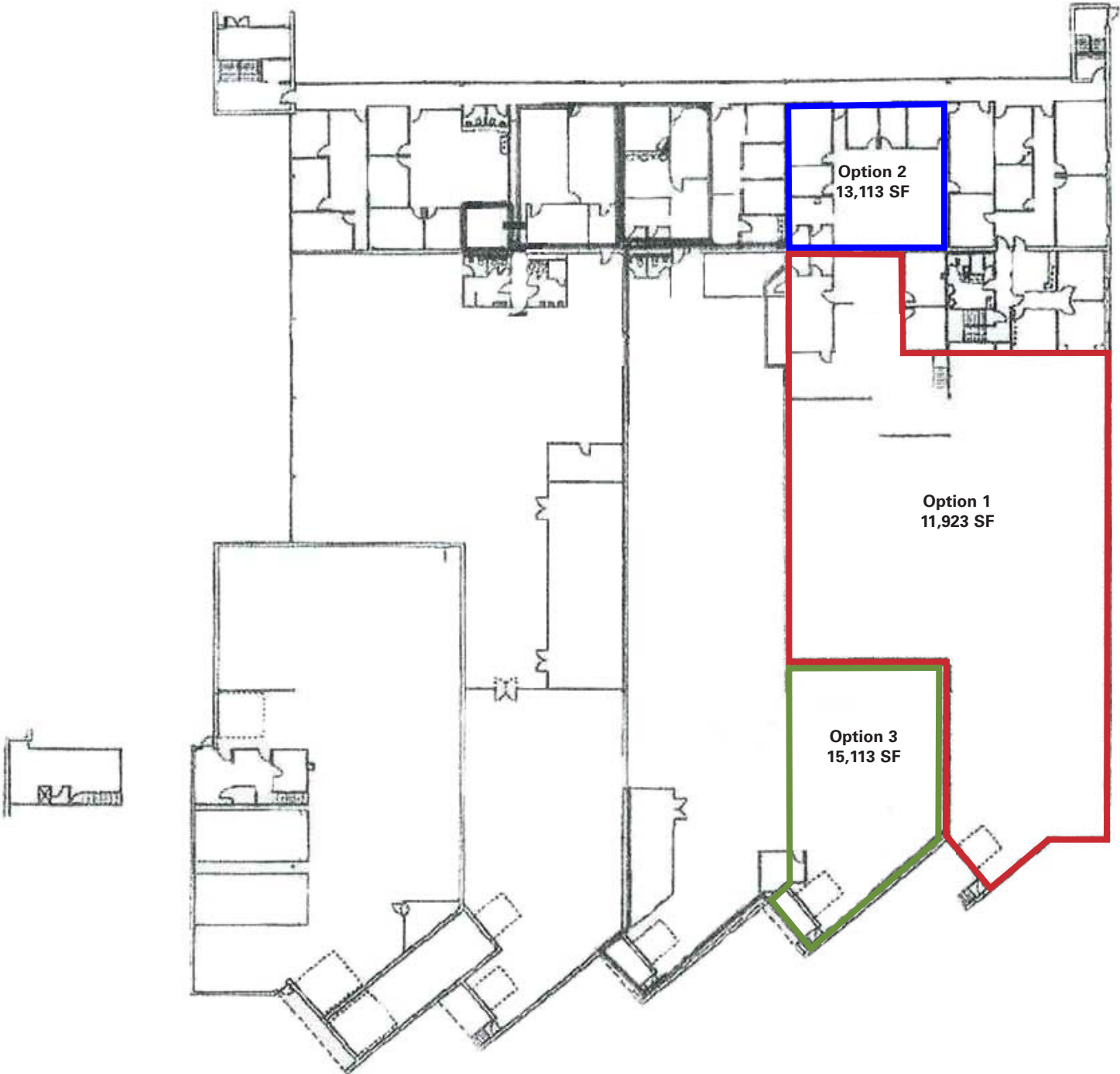
**Office Vacancies**

**Option 1:**

1,121 square feet office

**Rental Rate:** \$12.00 psf gross

**The Johnson Building**  
**First Floor**  
Office/Warehouse Vacancies



**Option 1 (Red)**

11,923 square feet total  
500 square feet of office  
11,423 square feet of whse  
• One (1) dock

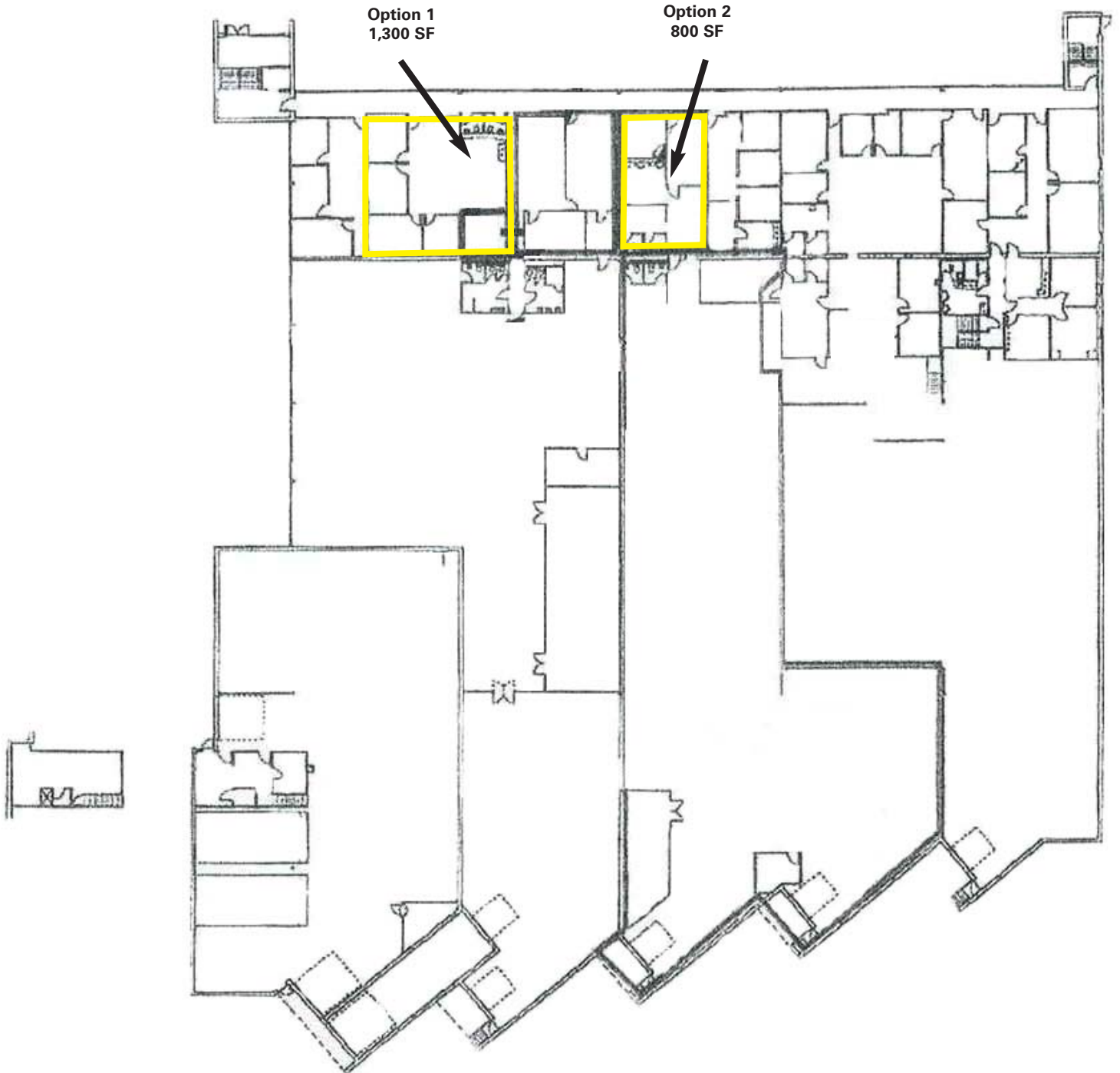
**Option 2 (Blue & Red)**

13,113 square feet total  
1,690 square feet of office  
11,421 square feet of whse  
• One (1) dock

**Option 3 (Green, Blue & Red)**

15,113 square feet total  
1,690 square feet of office  
13,423 square feet of whse  
• Two (2) docks

**The Johnson Building**  
**First Floor**  
Office/Warehouse Vacancies



# The Johnson Building Second Floor

