

Prepared By:
Fort Inc

32 S 10th Ave

1

Hopkins, MN 55343 | Hennepin County | Southwest Market

10,174 SF Class C Office - General Bldg 1,292 SF Available at \$18.97 Gross



10,174 SF Office Building Built in 1960__Local Ownership & On Site Management__Healthy Building in Excellent Condition__Ample Covered & Surface Parking__Single Offices from \$450 per Month & Two Office Suites Starting at \$800 per Month__Central Downtown Hopkins Location!

Property Type **General Office**
Bldg Size **10,174 SF**
Status **Existing**
Year Built **1962**

Land Area **0.29 Ac.**
Zoning **-**
Sublease **No**
% Occupied **87.3%**

Building Class **C**
Stories **2**
Typical Floor
Parking Spaces **20**
Parking Ratio **1.96 /1000 SF**
Tenancy **Single-Tenant**

Available SF **1,292 SF**
Max Contig **536 SF**
Min Divisible **250 SF**
Rental Rate **\$18.97 Gross**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **053-2411722340299**

Operating Exp/SF **\$0.00 /SF**
Taxes/SF **\$0.00 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	200	506	506	506	\$18.97 Gross	Office	Yes	Now	2-5 Yr
2 Large Offices - new carpet / paint									
2	201	536	536	536	\$18.97 Gross	Office	Yes	Now	2-5 Yr
2 Large Offices, Reception, Storage									
2	202	250	250	250	\$18.97 Gross	Office	Yes	Now	2-5 Yr
Single office on glass. New carpet / paint. 2-3 single office units are available; call for info.									

Listing Company **EJL Commercial Real Estate - Edward J. (Ted) LaFave (612) 875-3858 / Copperwood Investments, LLC - Justin Stueve 612-360-8104**

Hopkins Office Center - 33 S 10th Ave

2

Hopkins, MN 55343 | Hennepin County | Southwest Market

29,122 SF Class B Office - General Bldg 10,522 SF Available at Negotiable Net



Adjacent to city park, great amenities with ample parking ramp space. Area restaurants, cafes and shops nearby.

Property Type **General Office**
Bldg Size **29,122 SF**
Status **Existing**
Year Built **1981**

Land Area **0.00 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **63.87%**

Building Class **B**
Stories **3**
Typical Floor **9,889 /SF**
Parking Spaces **125**
Parking Ratio **4.29 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **10,522 SF**
Max Contig **4,236 SF**
Min Divisible **572 SF**
Rental Rate **Negotiable Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **1**
Parcel # **2411722340297; 053-2411722340297**

Operating Exp/SF **\$8.84 /SF**
Taxes/SF **\$3.23 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100 & 110	2,536	2,536	2,536	Negotiable Net	Office	Yes	Now	
--									
1st	130	1,042	4,236	1,042	Negotiable Net	Office	Yes	Now	
--									
1st	130/150	3,664	4,236	1,042	Negotiable Net	Office	Yes	Now	
--									
1st	130/145/150	4,236	4,236	572	Negotiable Net	Office	Yes	Now	
--									
1st	145	572	1,614	572	Negotiable Net	Office	Yes	Now	
--									
1st	145/130	1,614	4,236	572	Negotiable Net	Office	Yes	Now	

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: Jacob Gerads

Hopkins Office Center - 33 S 10th Ave									2
Hopkins, MN 55343 Hennepin County Southwest Market									
29,122 SF Class B Office - General Bldg 10,522 SF Available at Negotiable Net									
Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
1st	150	2,622	3,664	2,622	Negotiable Net	Office	Yes	Now	
--									
2nd	200	3,750	3,750	3,750	Negotiable Net	Office	Yes	Now	
--									

Listing Company **Kraus-Anderson Realty - Dan Mossey (952) 948-9368**

Savage, MN 55378 | Scott County | Southwest Market

1,800 SF Class B Office - General Bldg 1,800 SF Available at \$13.00 - \$20.00 Gross



Signage available. 24 Parking Spots. Former Medical Clinic and Real Estate Office. Lunchroom. Great for Lawyers, Accountants and Nonprofits.

Property Type	General Office	Land Area	0.34 Ac.
Bldg Size	1,800 SF	Zoning	- -
Status	Existing	Sublease	No
Year Built	1963	% Occupied	100%
Building Class	B	Available SF	1,800 SF
Stories	1	Max Contig	1,800 SF
Typical Floor	1,800 /SF	Min Divisible	1,800 SF
Parking Spaces	24	Rental Rate	\$13.00 - \$20.00 Gross
Parking Ratio	20.00 /1000 SF	Sale Price	Not for Sale
Tenancy	Multi-Tenant	Price/SF	Not for Sale
Core Factor		Operating Exp/SF	- -
Elevators		Taxes/SF	- -
Parcel #	260060510		

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		1,800	1,800	1,800	\$13.00 - \$20.00 Gross		No	Now	

Signage available
24 Parking Spots
Former Medical Clinic and Real Estate Office
Lunchroom
Great for Lawyers, Accountants and Nonprofits

Listing Company **The C Chase Company - Bruce Bahneman (612) 865-8982 / Peter Tanis (952) 224-0723**

Savage Medical Building - 6350 143rd St

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Savage, MN 55378-2891 | Scott County | Southwest Market

33,778 SF Class A Office - Medical Bldg 4,853 SF Available at Negotiable Net



Property Type **Medical Office**

Bldg Size **33,778 SF**

Status **Existing**

Year Built **2010**

Building Class **A**

Stories **2**

Typical Floor **16,000 /SF**

Parking Spaces **110**

Parking Ratio **- -**

Tenancy **Multi-Tenant**

Core Factor

Elevators

Parcel # **26-437001-0**

Land Area **3.09 Ac.**

Zoning **- -**

Sublease **Yes**

% Occupied **100%**

Available SF **4,853 SF**

Max Contig **4,853 SF**

Min Divisible **4,853 SF**

Rental Rate **Negotiable Net**

Sale Price **Not for Sale**

Price/SF **Not for Sale**

Operating Exp/SF **- -**

Taxes/SF **- -**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	103	4,853	4,853	4,853	Negotiable Net		No	Now	
- -									

Listing Company **Cushman & Wakefield/NorthMarq - Ann Stahley (952) 465-3317**

Shakopee River City Centre West - 115-185 E 1st Ave

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Shakopee, MN 55379 | Scott County | Southwest Market

25,343 SF Retail - Mixed Use Bldg 5,624 SF Available at \$12.00 - \$14.00 NNN



Office, Retail and Residential space under one roof. Located at "Main and Main" in Shakopee's CBD, this mixed-use development is close to Scott County Government Center and medical center.

Property Type	Mixed Use	Land Area	21.69 Ac.
Bldg Size	25,343 SF	Zoning	R-1
Status	Existing	Sublease	No
Year Built	1995	% Occupied	77.81%
Parking Spaces		Available SF	5,624 SF
Parking Ratio	--	Max Contig	2,133 SF
Tenancy	Multi-Tenant	Min Divisible	1,608 SF
# Anchors		Rental Rate	\$12.00 - \$14.00 NNN
Anchor SF	--	Sale Price	Not for Sale
# Bldgs	--	Price/SF	Not for Sale
# Floors	3	Operating Exp/SF	\$1.71 /SF
Docks / Drive Ins	--/--	Taxes/SF	\$3.91 /SF
Parcel #	27-001034-0		

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Space Type	Term
165	1,608	1,608	1,608	\$12.00 - \$14.00 NNN	Yes			
--								
215	2,133	2,133	2,133	\$12.00 - \$14.00 NNN	Yes	Now		
--								
255	1,883	1,883	1,883	\$12.00 - \$14.00 NNN	Yes			
--								

Listing Company **Suntide Commercial Realty, Inc. - Stephen Dombrovski (651) 209-9612 / Denise Currie (651) 209-9611**

The Johnson Building - 810 S 1st St

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Hopkins, MN 55343 | Hennepin County | Southwest Market

61,000 SF Class C Office - General Bldg 2,734 SF Available at \$14.00 - \$15.00 Gross



61,000 SF office/warehouse facility. Below market rates. Excellent visibility to Excelsior Blvd. Great location to downtown Hopkins right off Highway 169 and within walking distance to numerous eateries. Easy access to highway 169 and highway 7. Excellent glass line.

Property Type **General Office**
Bldg Size **61,000 SF**
Status **Existing**
Year Built **1974**

Land Area **1.83 Ac.**
Zoning **I**
Sublease **No**
% Occupied **95.52%**

Building Class **C**
Stories **2**
Typical Floor **0 /SF**
Parking Spaces **55**
Parking Ratio **0.90 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **2,734 SF**
Max Contig **1,994 SF**
Min Divisible **740 SF**
Rental Rate **\$14.00 - \$15.00 Gross**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **053-2411722430151**

Operating Exp/SF **--**
Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	150 C	740	740	740	\$15.00 Gross	Office	Yes		
--									
2	220	1,994	1,994	1,994	\$14.00 Gross	Office	Yes	Now	Negotiable
--									

Listing Company **Colliers International/Minneapolis-St Paul - Brian Netz (952) 897-7736 / Nick Leviton (952) 897-7843**

Wells Fargo Bank Building - 1011 S 1st St

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Hopkins, MN 55343-9413 | Hennepin County | Southwest Market

112,544 SF Class B Office - General Bldg 5,081 SF Available at \$9.00 - \$10.00 Net



Property Type **General Office**
Bldg Size **112,544 SF**
Status **Existing**
Year Built **1974**

Land Area **0.89 Ac.**
Zoning **B2**
Sublease **No**
% Occupied **95.49%**

Building Class **B**
Stories **4**
Typical Floor **9,565 /SF**
Parking Spaces **33**
Parking Ratio **4.87 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **5,081 SF**
Max Contig **2,428 SF**
Min Divisible **844 SF**
Rental Rate **\$9.00 - \$10.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **2**
Parcel # **053-2411722340245**

Operating Exp/SF **\$8.21 /SF**
Taxes/SF **\$3.37 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
4	400	2,428	2,428	2,428	\$9.00 - \$10.00 Net		Yes	Now	
--									
4	490	1,809	1,809	1,809	\$9.00 - \$10.00 Net		Yes	Now	3-5 years
--									
LL	009	844	844	844	\$9.00 - \$10.00 Net		Yes	Now	3-5 years
--									

Listing Company **Concord - Peter Fitzgerald (952) 241-1111**

Waconia, MN 55387-1311 | Carver County | Southwest Market

11,000 SF Class C Office - General Bldg 5,005 SF Available at \$5.00 - \$10.00



Locate your business in the heart of downtown Waconia! This newer construction (2002) office building is 11,000 SF consisting of two 5,500 square foot levels. Currently both floors have an open layout. Excellent window line allows plenty of natural light on both floors.

Property Type	General Office	Land Area	0.32 Ac.
Bldg Size	11,000 SF	Zoning	B3
Status	Existing	Sublease	No
Year Built	2002	% Occupied	54.5%
Building Class	C	Available SF	5,005 SF
Stories	2	Max Contig	2,910 SF
Typical Floor	5,500 /SF	Min Divisible	2,095 SF
Parking Spaces	5	Rental Rate	\$5.00 - \$10.00 - -
Parking Ratio	- -	Sale Price	Not for Sale
Tenancy	Single-Tenant	Price/SF	Not for Sale
Core Factor		Operating Exp/SF	\$1.14 /SF
Elevators	0	Taxes/SF	\$2.89 /SF
Parcel #	750501370		

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	B	2,095	2,095	2,095	\$10.00 Net		Yes	Now	Flexible

Locate your business in the heart of downtown Waconia! This newer construction (2002) office building is 11,000 SF consisting of two 5,500 square foot levels. Currently both floors have an open layout. Excellent window line allows plenty of natural light on both floors.

Open floor plan Retail or office space waiting for your creative touch.

LL	D	2,910	2,910	2,910	\$5.00 Gross Lease	Office	Yes	Now	
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Great storage space with direct access for low cost.

Listing Company **Copperwood Investments, LLC - Justin Stueve 612-360-8104**

Bellboy West Building - 7204 27th St

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Saint Louis Park, MN 55426 | Hennepin County | Southwest Market

30,000 SF Industrial - Light Industrial Bldg 3,278 SF Available at \$15.00 Gross



Property Type **Light Industrial**
Bldg Size **30,000 SF**
Status **Existing**
Year Built **1971**

Clear Height **18.00 FT**
Dock Doors **3**
Drive-Ins **3**
Office SF **--**
Sprinkler **Unknown Type**
Power **--/--/--**

HVAC **--**
Rail **No**
Parcel # **053-0811721310002**

Land Area **2.35 Ac.**
Zoning **I**
Sublease **No**
% Occupied **89.07%**

Available SF **3,278 SF**
Max Contig **840 SF**
Min Divisible **179 SF**
Rental Rate **\$15.00 Gross**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Operating Exp/SF **--**
Taxes/SF **--**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
111	555	555	555	\$15.00 Gross	Yes	Now				
--										
204	753	753	753	\$15.00 Gross	Yes	Now				
--										
210	601	601	601	\$15.00 Gross	Yes	Now				
--										
213	350	350	350	\$15.00 Gross	Yes	Now				
--										
215	840	840	840	\$15.00 Gross	Yes	Now				
--										
220	179	179	179	\$15.00 Gross	Yes	Now				
--										

Listing Company **Summerhill Commercial Real Estate, LLC - Peter Kordonowy (952) 556-5151**

Excelsior Tech Center - 600-750 2nd St NE**10****Hopkins, MN 55343 | Hennepin County | Southwest Market**

350,000 SF Industrial - Light Industrial Bldg 15,557 SF Available at \$6.50 - \$16.50 MG



24/7 Access with Ample Parking. Board rooms with free WIFI, 60 Person Training Center with free WIFI, Break rooms, and Exercise Room.

Property Type **Light Industrial**Bldg Size **350,000 SF**Status **Existing**Year Built **1955**Land Area **10.91 Ac.**Zoning **I**Sublease **No**% Occupied **95.56%**Clear Height **8.00 - 20.00 FT**Dock Doors **17**Drive-Ins **7**Office SF **--**Sprinkler **Unknown Type**Power **9,000 Amps/480 Volts/3 Phase**Available SF **15,557 SF**Max Contig **3,705 SF**Min Divisible **179 SF**Rental Rate **\$6.50 - \$16.50 MG**Sale Price **Not for Sale**Price/SF **Not for Sale**HVAC **--**Rail **No**Parcel # **1911721310058**Operating Exp/SF **\$4.00 /SF**Taxes/SF **\$0.70 /SF**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
30	3,380	3,380	3,380	\$6.50 MG	Yes	Now		2	1	8.00
Building contains common area loading docks, boardrooms with free WIFI, and 24/7 access to a secure building.										
104	1,200	1,200	1,200	\$16.50 MG	Yes	Now	1,200			8.00
24/7 Access with Ample Parking. Board rooms with free WIFI, 60 Person Training Center with free WIFI, Break rooms, and Exercise Room.										
110	1,892	1,892	1,892	\$16.50 MG	Yes	Now	1,200	0	0	8.00
24/7 Access with Ample Parking. Board rooms with free WIFI, 60 Person Training Center with free WIFI, Break rooms, and Exercise Room.										
131	179	179	179	\$13.50 MG	Yes	Now	179	0	0	8.00
24/7 Access with Ample Parking. Board rooms with free WIFI, 60 Person Training Center with free WIFI, Break rooms, and Exercise Room.										
132	408	408	408	\$16.50 MG	Yes	Now	408	0	0	8.00
Secure building with 24/7 access Amenities. 5 boardroom with Free WiFi. 60 person training center with free WiFi. Small fitness room.										
135	179	179	179	\$13.50 MG	Yes	Now	179	0	0	8.00

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

Hopkins, MN 55343 | Hennepin County | Southwest Market
350,000 SF Industrial - Light Industrial Bldg 15,557 SF Available at \$6.50 - \$16.50 MG

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
24/7 Access with Ample Parking. Board rooms with free WIFI, 60 Person Training Center with free WIFI, Break rooms, and Exercise Room.										
136	410	410	410	\$16.50 MG	Yes	Now	410	0	0	8.00
24/7 Access with Ample Parking. Board rooms with free WIFI, 60 Person Training Center with free WIFI, Break rooms, and Exercise Room.										
154	3,705	3,705	3,705	\$16.50 MG	Yes	Now	3,705	0	0	8.00
24/7 Access with Ample Parking. Board rooms with free WIFI, 60 Person Training Center with free WIFI, Break rooms, and Exercise Room.										
221	207	207	207	\$13.50 MG	Yes	Now	207	0	0	8.00
24/7 Access with Ample Parking. Board rooms with free WIFI, 60 Person Training Center with free WIFI, Break rooms, and Exercise Room.										
240	1,087	1,087	1,087	\$16.50 MG	Yes	Now	1,087	0	0	8.00
Secure building with 24/7 access. Amenities. 5 boardrooms with free WIFI, 60 training center with free WIFI. Small fitness room.										
247	205	205	205	\$13.50 MG	Yes	Now	205	0	0	8.00
24/7 Access with Ample Parking. Board rooms with free WIFI, 60 Person Training Center with free WIFI, Break rooms, and Exercise Room.										
249	205	205	205	\$13.50 MG	Yes	Now	205	0	0	8.00
24/7 Access with Ample Parking. Board rooms with free WIFI, 60 Person Training Center with free WIFI, Break rooms, and Exercise Room.										
265	632	632	632	\$13.50 MG	Yes	Now	632	0	0	8.00
24/7 Access with Ample Parking. Board rooms with free WIFI, 60 Person Training Center with free WIFI, Break rooms, and Exercise Room.										
274	334	334	334	\$16.50 MG	Yes	Now	334	0	0	8.00
Secure building with 24/7 access. Amenities. 5 boardrooms with free WIFI, 60 training center with free WIFI. Small fitness room.										
279	421	421	421	\$13.50 MG	Yes	Now	421	0	0	8.00
24/7 Access with Ample Parking. Board rooms with free WIFI, 60 Person Training Center with free WIFI, Break rooms, and Exercise Room.										
280	517	517	517	\$16.50 MG	Yes	Now	517	0	0	8.00
24/7 Access with Ample Parking. Board rooms with free WIFI, 60 Person Training Center with free WIFI, Break rooms, and Exercise Room.										
283	596	596	596	\$13.50 MG	Yes	Now	596	0	0	8.00
24/7 Access with Ample Parking. Board rooms with free WIFI, 60 Person Training Center with free WIFI, Break rooms, and Exercise Room.										

Listing Company **Beard Group, Inc - JoHannah Carlson (952) 930-0630**

Beltline Park Building - 4915 W 35th St**11****Saint Louis Park, MN 55416 | Hennepin County | Southwest Market**

16,682 SF Class B Office - General Bldg 1,636 SF Available at \$15.00 Gross



Outstanding west suburban location, great value office space located in the heart of St. Louis Park with excellent access to Minneapolis, Hwy 7, Hwy 100 and I-394. Neighborhood office building with a great glass line and efficient layout and good parking. Both DSL and cable internet service are available in the building.

Property Type **General Office**
 Bldg Size **16,682 SF**
 Status **Existing**
 Year Built **1969**

Land Area **1.00 Ac.**
 Zoning **(Office)**
 Sublease **No**
 % Occupied **98.2%**

Building Class **B**
 Stories **2**
 Typical Floor **8,200 /SF**
 Parking Spaces **60**
 Parking Ratio **3.59 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **1,636 SF**
 Max Contig **1,336 SF**
 Min Divisible **300 SF**
 Rental Rate **\$15.00 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **053-0602824310014**

Operating Exp/SF --
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	101	1,336	1,336	1,336	\$15.00 Gross	Office	No	3/1/2015	
--									
1	106	300	300	300	\$1.25 Gross	Office	Yes	8/1/2014	
--									

Listing Company **Colliers International/Minneapolis-St Paul - Nick Leviton (952) 897-7843**

Wolfe Lake Professional Center - 5000 36th St

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Saint Louis Park, MN 55416-2758 | Hennepin County | Southwest Market
55,247 SF Class B Office - General Bldg 2,603 SF Available at \$11.50 NNN



Very nice suite on 1st floor in B+ building. 2 large private office on the glass, conference room, open area and kitchen. Building conference room.

Property Type **General Office**
Bldg Size **55,247 SF**
Status **Existing**
Year Built **2005**

Land Area **3.92 Ac.**
Zoning **C-2 General Commercial**
Sublease **No**
% Occupied **95.29%**

Building Class **B**
Stories **2**
Typical Floor **27,624 /SF**
Parking Spaces **193**
Parking Ratio **3.50 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **2,603 SF**
Max Contig **2,603 SF**
Min Divisible **2,603 SF**
Rental Rate **\$11.50 NNN**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor **15%**
Elevators **1**
Parcel # **053-0602824310023**

Operating Exp/SF **\$6.46 /SF**
Taxes/SF **\$6.49 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	115	2,603	2,603	2,603	\$11.50 NNN	Office	Yes	Now	

2 privates on the glass, open area, conference room and kitchen.
Very nice B+ building. Building conference room.

easy to show.

Listing Company **Bridge Property Management, LLC - Charles McCain (952) 927-4518**

Edina, MN 55424-1202 | Hennepin County | Southwest Market

80,424 SF Retail - Neighborhood Ctr Bldg 3,200 SF Available at Negotiable



Property Type **Neighborhood Ctr**
 Bldg Size **80,424 SF**
 Status **Existing**
 Year Built **1941**

Land Area **0.92 Ac.**
 Zoning **R-1**
 Sublease **Yes 07/31/2015**
 % Occupied **97.02%**

Parking Spaces **55**
 Parking Ratio **--**
 Tenancy **Multi-Tenant**
 # Anchors **0**
 Anchor SF **--**
 # Bldgs **1**

Available SF **3,200 SF**
 Max Contig **1,600 SF**
 Min Divisible **800 SF**
 Rental Rate **Negotiable --**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Floors **2**
 Docks / Drive Ins **0/1**
 Parcel # **053-1802824140126**

Operating Exp/SF **--**
 Taxes/SF **--**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Space Type	Term
207	800	800	800	Negotiable	Yes		Office	
Two 800 SF suites can be combined.								
207/208	1,600	1,600	800	Negotiable	Yes			
--								
208	800	800	800	Negotiable	No		Office	
--								

Listing Company **CRE Partners - Eric Riemer (612) 730-4631**

Edina, MN 55424-1202 | Hennepin County | Southwest Market

80,424 SF Retail - Neighborhood Ctr Bldg 983 SF Available at \$16.00 NNN

Property Type **Neighborhood Ctr**Bldg Size **80,424 SF**Status **Existing**Year Built **1941**Land Area **0.92 Ac.**Zoning **R-1**Sublease **No**% Occupied **98.78%**Parking Spaces **55**Parking Ratio **--**Tenancy **Multi-Tenant**# Anchors **0**Anchor SF **--**# Bldgs **1**# Floors **2**Docks / Drive Ins **0/1**Parcel # **053-1802824140126**Available SF **983 SF**Max Contig **983 SF**Min Divisible **983 SF**Rental Rate **\$16.00 NNN**Sale Price **Not for Sale**Price/SF **Not for Sale**Operating Exp/SF **\$7.44 /SF**Taxes/SF **\$9.72 /SF**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Space Type	Term
204/210	983	983	983	\$16.00 NNN	Yes			
--								

Listing Company **Cresa Minneapolis - Matt Tobin (612) 373-9186 / Charles Simcox (612) 373-9181**

Southdale Place - 3400 W 66th St

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Edina, MN 55435 | Hennepin County | Southwest Market

68,385 SF Class B Office - Medical Bldg 12,615 SF Available at \$18.00 Net



Attractive medical building located within the Fairview Southdale medical campus. Extensive on-site amenities including a newly renovated lobby, conference room, vending area and a full service bank. Functional, efficient floor plate combined with custom designed space. Close, convenient parking with over 400 stalls. Responsive property managers and specialty contracted medical cleaning. Adjacent to Southdale Shopping Center and on a major bus route.

Property Type **Medical Office**
Bldg Size **68,385 SF**
Status **Existing**
Year Built **1979**

Land Area **3.43 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **81.55%**

Building Class **B**
Stories **4**
Typical Floor **17,569 /SF**
Parking Spaces **341**
Parking Ratio **5.00 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **12,615 SF**
Max Contig **8,321 SF**
Min Divisible **484 SF**
Rental Rate **\$18.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **2**
Parcel # **2902824230012**

Operating Exp/SF **\$11.27 /SF**
Taxes/SF **\$4.08 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	484	484	484	\$18.00 Net		Yes	Now	
--									
2	245	1,114	8,321	1,114	\$18.00 Net		Yes	Now	
--									
2	245/270	8,321	8,321	1,114	\$18.00 Net		Yes	Now	
--									
4	450	3,810	3,810	3,810	\$18.00 Net	Medical	Yes	Now	
--									

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Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: Jacob Gerads

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68,385 SF Class B Office - Medical Bldg 12,615 SF Available at \$18.00 Net

Listing Company **Cushman & Wakefield/NorthMarq** - Dan Nechanicky (952) 820-8765 / John McCarthy (952) 893-7591

Southdale Place - 3400 W 66th St**16****Edina, MN 55435 | Hennepin County | Southwest Market**

68,385 SF Class B Office - Medical Bldg 1, 114 SF Available at \$14.00 NNN



3 offices and large waiting area with built-in reception desk. View brochure and suite sketch at www.ummc.co.

Property Type **Medical Office**
 Bldg Size **68,385 SF**
 Status **Existing**
 Year Built **1979**

Land Area **3.43 Ac.**
 Zoning **(Office)**
 Sublease **Yes 10/31/2017**
 % Occupied **98.37%**

Building Class **B**
 Stories **4**
 Typical Floor **17,569 /SF**
 Parking Spaces **341**
 Parking Ratio **5.00 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **1,114 SF**
 Max Contig **1,114 SF**
 Min Divisible **1,114 SF**
 Rental Rate **\$14.00 NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **2**
 Parcel # **2902824230012**

Operating Exp/SF **\$11.79 /SF**
 Taxes/SF **\$3.41 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	245	1,114	1,114	1,114	\$14.00 NNN	Medical	Yes	Now	through 10/31/2017
3 offices with large waiting area and built-in reception desk									

Listing Company **Upper Midwest Management - Jeffrey Houg (763) 951-7564**

Bouvin Enterprises Building - 9835-9839 W 69th St

17

Eden Prairie, MN 55344 | Hennepin County | Southwest Market

60,000 SF Industrial - Light Industrial Bldg 2,730 SF Available at \$10.00 Gross



Excellent access to Hwy 169, Hwy 62 and I-494. In the heart of the Golden Triangle in Eden Prairie. Within minutes of many local eateries and the Eden Prairie Mall. Large truck court with huge parking area.

Property Type **Light Industrial**Bldg Size **60,000 SF**Status **Existing**Year Built **1980**Land Area **5.34 Ac.**Zoning **I**Sublease **No**% Occupied **95.45%**Clear Height **18.00 FT**Dock Doors **10**Drive-Ins **1**Office SF **5,837 (9.72%)**Sprinkler **Unknown Type**Power **-/-/-**Available SF **2,730 SF**Max Contig **2,730 SF**Min Divisible **2,730 SF**Rental Rate **\$10.00 Gross**Sale Price **Not for Sale**Price/SF **Not for Sale**HVAC **--**Rail **No**Parcel # **053-0111622440012**Operating Exp/SF **\$2.35 /SF**Taxes/SF **--**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
A	2,730	2,730	2,730	\$10.00 Gross	Yes	Now				9.00
--										

Listing Company **Colliers International/Minneapolis-St Paul** - Jeff Giovannazzo (952) 897-7878 / Nick Leviton (952) 897-7843

York Business Center Bldg 3209 - 3209 W 76th St

18

Edina, MN 55435-5246 | Hennepin County | Southwest Market

20,009 SF Class B Office - General Bldg 1,992 SF Available at \$8.00 - \$10.00 Net



This 20,159 square foot three story office building is located on the southeast corner of York and 76th Street in Edina. This property offers heated underground parking, limited covered parking, a building conference room and lush landscaping. This project is currently home to a variety of professional small business firms.

Property Type **General Office**
Bldg Size **20,009 SF**
Status **Existing**
Year Built **1981**

Land Area **1.48 Ac.**
Zoning **I-1**
Sublease **No**
% Occupied **90.04%**

Building Class **B**
Stories **3**
Typical Floor **10,005 /SF**
Parking Spaces **80**
Parking Ratio **3.99 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **1,992 SF**
Max Contig **1,198 SF**
Min Divisible **794 SF**
Rental Rate **\$8.00 - \$10.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **053-3202824340021**

Operating Exp/SF **\$8.70 /SF**
Taxes/SF **\$3.09 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	209	794	794	794	\$8.00 - \$10.00 Net	Office	Yes	Now	1-3 years

This 20,159 square foot three story office building is located on the southeast corner of York and 76th Street in Edina. This property offers heated underground parking, limited covered parking, a building conference room and lush landscaping.

This project is currently home to a variety of professional small business firms. Located in the heart

3	302	1,198	1,198	1,198	\$8.00 - \$10.00 Net	Office	Yes	Now	1-3 years
---	-----	-------	-------	-------	----------------------	--------	-----	-----	-----------

This 20,159 square foot three story office building is located on the southeast corner of York and 76th Street in Edina. This property offers heated underground parking, limited covered parking, a building conference room and lush landscaping.

This project is currently home to a variety of professional small business firms. Located in the heart

18

20,009 SF Class B Office - General Bldg 1,992 SF Available at \$8.00 - \$10.00 Net

Listing Company **Wellington Management Inc - Eric Olsen (651) 999-5539**

Edina, MN 55435 | Hennepin County | Southwest Market

26,762 SF Class B Office - General Bldg 10,778 SF Available at \$10.00 - \$11.00 Net

For Sale at \$2,200,000 (\$82.21 PSF)



Large conference room, and two smaller offices. Large open area overlooks window area. Lighted monument signage available. One block west of Centennial office and retail development.

Property Type **General Office**
 Bldg Size **26,762 SF**
 Status **Existing**
 Year Built **1964**

Land Area **2.00 Ac.**
 Zoning **I**
 Sublease **No**
 % Occupied **59.73%**

Building Class **B**
 Stories **1**
 Typical Floor **1,500 /SF**
 Parking Spaces **83**
 Parking Ratio **3.10 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **10,778 SF**
 Max Contig **10,778 SF**
 Min Divisible **2,362 SF**
 Rental Rate **\$10.00 - \$11.00 Net**
 Sale Price **\$2,200,000**
 Price/SF **\$82.21 /SF**

Core Factor
 Elevators **0**
 Parcel # **053-3102824410008**

Operating Exp/SF **\$4.00 /SF**
 Taxes/SF **\$2.34 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	250	2,362	10,778	2,362	\$10.00 - \$11.00 Net		Yes	Now	
--									
1	250/400	10,778	10,778	2,362	\$10.00 - \$11.00 Net		Yes	Now	
--									

Listing Company **Concord** - Peter Fitzgerald (952) 241-1111

4445 77th St W - 4445 77th St

20

Edina, MN 55435-5133 | Hennepin County | Southwest Market

50,000 SF Class B Office - General Bldg 774 SF Available at \$14.00 Gross



Property Type **General Office**
Bldg Size **50,000 SF**
Status **Existing**
Year Built **1969**

Land Area **1.99 Ac.**
Zoning **PID**
Sublease **No**
% Occupied **98.45%**

Building Class **B**
Stories **2**
Typical Floor **25,000 /SF**
Parking Spaces **82**
Parking Ratio **4.40 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **774 SF**
Max Contig **362 SF**
Min Divisible **155 SF**
Rental Rate **\$14.00 Gross**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **1**
Parcel # **053-3102824430013**

Operating Exp/SF --
Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	162	362	362	362	\$14.00 Gross	Office	Yes	Now	
--									
2	217	155	155	155	\$14.00 Gross	Office	Yes	Now	
--									
2	222	257	257	257	\$14.00 Gross	Office	Yes	Now	
--									

Listing Company **Kendall Commercial Advisors - Kari Kendall (952) 884-4888**

4510 Building - 4510 W 77th St

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Edina, MN 55435-5505 | Hennepin County | Southwest Market

52,000 SF Class C Office - General Bldg 2,468 SF Available at \$15.00 - \$16.00 Gross



End-cap with a lot of glass.

Property Type **General Office**
Bldg Size **52,000 SF**
Status **Existing**
Year Built **1967**

Land Area **0.65 Ac.**
Zoning **MDD6**
Sublease **No**
% Occupied **95.25%**

Building Class **C**
Stories **3**
Typical Floor **16,896 /SF**
Parking Spaces **504**
Parking Ratio **5.00 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **2,468 SF**
Max Contig **2,468 SF**
Min Divisible **2,468 SF**
Rental Rate **\$15.00 - \$16.00 Gross**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **1**
Parcel # **053-3102824430003**

Operating Exp/SF **--**
Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	115	2,468	2,468	2,468	\$15.00 - \$16.00 Gross	Office	Yes	Now	Negotiable

End-cap with a lot of glass.

Listing Company **Hillcrest Development, LLLP** - Joe Klein (612) 623-2470 / Charlie Nestor (612) 623-2475

4530 Building - 4530 W 77th St

22

Edina, MN 55435-5006 | Hennepin County | Southwest Market

52,000 SF Class C Office - General Bldg 48,000 SF Available at \$19.00 Gross



Property Type **General Office**
Bldg Size **52,000 SF**
Status **Existing**
Year Built **1969**

Land Area **2.01 Ac.**
Zoning **MD6**
Sublease **No**
% Occupied **7.69%**

Building Class **C**
Stories **3**
Typical Floor **16,713 /SF**
Parking Spaces **604**
Parking Ratio **6.00 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **48,000 SF**
Max Contig **48,000 SF**
Min Divisible **2,000 SF**
Rental Rate **\$19.00 Gross**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **1**
Parcel # **053-3102824430004**

Operating Exp/SF **--**
Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1-3		48,000	48,000	2,000	\$19.00 Gross	Office	Yes	Now	Negotiable
New Innovation. Floor-to-ceiling windows.									

Listing Company **Hillcrest Development, LLLP - Joe Klein (612) 623-2470 / Charlie Nestor (612) 623-2475**

4600 Building - 4600 W 77th St

23

Edina, MN 55435 | Hennepin County | Southwest Market

52,000 SF Class C Office - General Bldg 4,452 SF Available at \$19.00 Gross

Property Type **General Office**Bldg Size **52,000 SF**Status **Existing**Year Built **1967**Land Area **5.42 Ac.**Zoning **Office/Mixed Use**Sublease **No**% Occupied **91.44%**Building Class **C**Stories **3**Typical Floor **16,810 /SF**Parking Spaces **325**Parking Ratio **5.23 /1000 SF**Tenancy **Multi-Tenant**Available SF **4,452 SF**Max Contig **2,907 SF**Min Divisible **713 SF**Rental Rate **\$19.00 Gross**Sale Price **Not for Sale**Price/SF **Not for Sale**

Core Factor

Elevators **1**Parcel # **053-3102824340008**

Operating Exp/SF - -

Taxes/SF - -

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	225	832	832	832	\$19.00 Gross	Office	Yes	Now	Flexible
West facing just off the entrance.									
3	330	2,907	2,907	1,500	\$19.00 Gross	Office	Yes	Now	Flexible
Great space for creative or tech company.									
3	365	713	713	713	\$19.00 Gross	Office	Yes	Now	Flexible
--									

Listing Company **Hillcrest Development, LLLP - Joe Klein (612) 623-2470 / Charlie Nestor (612) 623-2475**

Edina Corporate Center - 4700 W 77th St

24

Edina, MN 55435 | Hennepin County | Southwest Market

122,689 SF Class B Office - General Bldg 113,752 SF Available at \$13.50



Easy access to major expressways. Numerous restaurants and hotels nearby. Monument signage available. Enclosed executive parking garage.

Property Type **General Office**
Bldg Size **122,689 SF**
Status **Existing**
Year Built **1998**

Land Area **6.19 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **97.78%**

Building Class **B**
Stories **3**
Typical Floor **46,291 /SF**
Parking Spaces **517**
Parking Ratio **4.21 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **113,752 SF**
Max Contig **113,752 SF**
Min Divisible **2,724 SF**
Rental Rate **\$13.50 - -**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **053-3102824330025**

Operating Exp/SF - -
Taxes/SF - -

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	105	2,724	113,752	2,724	\$13.50 NNN	Office	Yes	Now	
Easy access to major expressways. Numerous restaurants and hotels nearby. Monument signage available. Enclosed executive parking garage.									
Mult. Floors	Mult. Suites	113,752	113,752	2,724	\$13.50	Office	No		
- -									

Listing Company **Zeller Realty - Mike Wilhelm (612) 317-2924 / Mary Burnton (612) 317-2970 / Joe Gearen (612) 317-2906**

Chanhassen, MN 55317-9573 | Carver County | Southwest Market

5,652 SF Class A Office - General Bldg 1,416 SF Available at \$25.00 Gross



> Former oral surgery suite available for lease > Fully built-out > Convenient location, near arterial routes > Ample surface lot parking > Monument signage available > Area attractions include Target, Byerly's, Walgreens nearby > Perfect for dental, oral surgery, orthodontic offices

Property Type **General Office**
 Bldg Size **5,652 SF**
 Status **Existing**
 Year Built **1995**

Land Area **1.22 Ac.**
 Zoning **C**
 Sublease **No**
 % Occupied **74.95%**

Building Class **A**
 Stories **2**
 Typical Floor
 Parking Spaces **58**
 Parking Ratio **8.84 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **1,416 SF**
 Max Contig **1,416 SF**
 Min Divisible **1,416 SF**
 Rental Rate **\$25.00 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **251500080**

Operating Exp/SF --
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2		1,416	1,416	1,416	\$25.00 Gross	Office	Yes	Now	
--									

Listing Company **Colliers International/Minneapolis-St Paul - Brian Bruggeman (952) 837-3079**

Bloomington, MN 55437-2602 | Hennepin County | Southwest Market

18,000 SF Class B Office - General Bldg 2,697 SF Available at Negotiable Gross



 Nine (9) private offices One (1) large & One (1) small conference room Work/Break Room Lease Expiration of July 31, 2017

Property Type **General Office**
 Bldg Size **18,000 SF**
 Status **Existing**
 Year Built **1981**

Land Area **1.00 Ac.**
 Zoning **(Office)**
 Sublease **Yes**
 % Occupied **85.02%**

Building Class **B**
 Stories **3**
 Typical Floor **6,000 /SF**
 Parking Spaces **59**
 Parking Ratio **- -**
 Tenancy **Multi-Tenant**

Available SF **2,697 SF**
 Max Contig **2,697 SF**
 Min Divisible **2,697 SF**
 Rental Rate **Negotiable Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **053-1611621220004**

Operating Exp/SF **- -**
 Taxes/SF **- -**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	200	2,697	2,697	2,697	Negotiable Gross	Office	Yes	Now	LED 7/31/17

Nine (9) private offices
One (1) large & One (1) small conference room
Work/Break Room
Lease Expiration of July 31, 2017

 Listing Company **CBRE - Brian Wasserman (952) 924-4681**

Bloomington, MN 55437-2602 | Hennepin County | Southwest Market
 18,000 SF Class B Office - General Bldg 1,600 SF Available at Negotiable



Property Type **General Office**
 Bldg Size **18,000 SF**
 Status **Existing**
 Year Built **1981**

Land Area **1.00 Ac.**
 Zoning **(Office)**
 Sublease **No**
 % Occupied **91.11%**

Building Class **B**
 Stories **3**
 Typical Floor **6,000 /SF**
 Parking Spaces **59**
 Parking Ratio **- -**
 Tenancy **Multi-Tenant**

Available SF **1,600 SF**
 Max Contig **1,600 SF**
 Min Divisible **1,600 SF**
 Rental Rate **Negotiable - -**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **053-1611621220004**

Operating Exp/SF **- -**
 Taxes/SF **- -**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	210	1,600	1,600	1,600	Negotiable	Office	Yes		
- -									

Listing Company **Calhoun Commercial Partners LLC - Patrick Schneider (952) 929-2011**

Cabriole Center - 9531 78th St

28

Eden Prairie, MN 55344 | Hennepin County | Southwest Market

50,751 SF Class B Office - General Bldg 22,187 SF Available at \$10.00 - \$12.00 Net



Property Type **General Office**
 Bldg Size **50,751 SF**
 Status **Existing**
 Year Built **1980**

Land Area **4.53 Ac.**
 Zoning **(Office)**
 Sublease **No**
 % Occupied **62.81%**

Building Class **B**
 Stories **4**
 Typical Floor **12,827 /SF**
 Parking Spaces **250**
 Parking Ratio **4.85 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **22,187 SF**
 Max Contig **8,883 SF**
 Min Divisible **795 SF**
 Rental Rate **\$10.00 - \$12.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor **.2%**
 Elevators
 Parcel # **053-1311622140016**

Operating Exp/SF **\$8.67 /SF**
 Taxes/SF **\$0.00 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	102	8,883	8,883	2,000	\$10.00 - \$12.00 Net	Office	Yes	Now	
--									
1	130	1,048	1,048	1,048	\$10.00 - \$12.00 Net	Office	No	1/1/2015	
--									
1	150	1,172	1,172	1,172	\$10.00 - \$12.00 Net	Office	Yes	5/1/2014	
--									
2	200	4,218	4,218	4,218	\$10.00 - \$12.00 Net	Office	Yes	Now	
--									
2	220	2,267	2,267	2,267	\$10.00 - \$12.00 Net	Office	No	9/1/2014	
--									
3	320	1,901	1,901	1,901	\$10.00 - \$12.00 Net	Office	Yes	Now	
--									
3	340	795	795	795	\$10.00 - \$12.00 Net	Office	Yes	Now	

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Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: Jacob Gerads

Cabriole Center - 9531 78th St									28
Eden Prairie, MN 55344 Hennepin County Southwest Market									
50,751 SF Class B Office - General Bldg 22,187 SF Available at \$10.00 - \$12.00 Net									
Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
3	350	1,903	1,903	1,903	\$10.00 - \$12.00 Net	Office	Yes	Now	
--									

Listing Company **Colliers International/Minneapolis-St Paul** - **Kevin O'Neill** (952) 897-7724 / **Nathan Karrick** (952) 897-7722

Chanhassen, MN 55317 | Carver County | Southwest Market

21,600 SF Class B Office - General Bldg 3,000 SF Available at \$13.00 NNN



Join MacPhail Music School, Health Source of Chanhassen, and other great company's in this two story professional building. Several Suites Available.

Property Type	General Office	Land Area	0.34 Ac.
Bldg Size	21,600 SF	Zoning	Office/Retail
Status	Existing	Sublease	No
Year Built	1990	% Occupied	86.11%
Building Class	B	Available SF	3,000 SF
Stories	2	Max Contig	3,000 SF
Typical Floor		Min Divisible	250 SF
Parking Spaces	120	Rental Rate	\$13.00 NNN
Parking Ratio	5.55 /1000 SF	Sale Price	Not for Sale
Tenancy	Multi-Tenant	Price/SF	Not for Sale
Core Factor		Operating Exp/SF	\$6.68 /SF
Elevators	1	Taxes/SF	\$4.57 /SF
Parcel #	253150010		

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		3,000	3,000	250	\$13.00 NNN	Office	Yes	Now	

Join MacPhail Music School, Health Source of Chanhassen, and other great company's in this two story professional building. Several Suites Available.

Listing Company **Silverstone Realty and Development, LLC - Jonathan Adam (952) 856-6231**

Two MarketPointe - 4400 W 78th St

30

Bloomington, MN 55435-5444 | Hennepin County | Southwest Market

236,000 SF Class A Office - General Bldg 31,144 SF Available at \$19.00 Net



Truly a state-of-the-art building. Under Floor Air Delivery, Indirect Pendant Lighting, Ten (10') High Ceilings, Floor to Ceiling Glass, Wi-Fi Enabled Common Areas, Touch Screen Building Directory, Full Service Bar and Restaurant, Deli/Convenience Store, Fitness Facility w/ Lockers and Showers, Conference Facility, Under-Building Executive Parking, and LEED GOLD Certification.

Property Type **General Office**
Bldg Size **236,000 SF**
Status **Existing**
Year Built **2007**

Land Area **5.41 Ac.**
Zoning **CR-1(PD)(HP)**
Sublease **No**
% Occupied **95.74%**

Building Class **A**
Stories **8**
Typical Floor **23,731 /SF**
Parking Spaces **1,000**
Parking Ratio **4.23 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **31,144 SF**
Max Contig **20,006 SF**
Min Divisible **2,364 SF**
Rental Rate **\$19.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **1**
Parcel # **053-0602724120023**

Operating Exp/SF **\$6.14 /SF**
Taxes/SF **\$7.30 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	120	7,701	20,006	3,500	\$19.00 Net		Yes	Now	
Great opportunity for bank, financial service, or any high traffic user. Space is directly off building's two story atrium lobby. 150 surface parking stalls directly in front of building.									
1	120/110	20,006	20,006	3,500	\$19.00 Net		No	Now	
--									
5	500	8,774	11,138	5,000	\$19.00 Net		No	Now	
Very nice suite with Six offices on glass, large conference room, large break room, several private phone rooms, IT and storage rooms and abundant space for systems furniture.									
5	500/550	11,138	11,138	2,364	\$19.00 Net		No	Now	
--									

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: Jacob Gerads

Bloomington, MN 55435-5444 | Hennepin County | Southwest Market
236,000 SF Class A Office - General Bldg 31, 144 SF Available at \$19.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
5	550	2,364	11,138	2,364	\$19.00 Net		Yes	Now	
Truly a state-of-the-art building. Under Floor Air Delivery, Indirect Pendant Lighting, Ten (10') High Ceilings, Floor to Ceiling Glass, Wi-Fi Enabled Common Areas, Touch Screen Building Directory, Full Service Bar and Restaurant, Deli/Convenience Store, Fitness Facility w/ Lockers and Showers, Conference Facility, Under-Building Executive Parking									

Listing Company **CBRE** - Brian Helmken (952) 924-4659 / Brent Karkula (952) 924-4637

One Liberty Corporate Center - 6625 W 78th St

31

Bloomington, MN 55439 | Hennepin County | Southwest Market

306,438 SF Class A Office - General Bldg 43,756 SF Available at \$16.00 NNN



Property Type **General Office**

Bldg Size **306,438 SF**

Status **Existing**

Year Built **1997**

Building Class **A**

Stories **6**

Typical Floor **51,073 /SF**

Parking Spaces **1,000**

Parking Ratio **4.10 /1000 SF**

Tenancy **Multi-Tenant**

Core Factor

Elevators

Parcel # **053-1711621120008**

Land Area **10.89 Ac.**

Zoning **FD-2**

Sublease **No**

% Occupied **85.72%**

Available SF **43,756 SF**

Max Contig **34,944 SF**

Min Divisible **833 SF**

Rental Rate **\$16.00 NNN**

Sale Price **Not for Sale**

Price/SF **Not for Sale**

Operating Exp/SF **\$5.72 /SF**

Taxes/SF **\$4.64 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	150	833	833	833	\$16.00 NNN	Office	Yes	Now	
--									

Listing Company **Liberty Property Trust - Brad Butler (952) 947-1100**

Bloomington, MN 55439 | Hennepin County | Southwest Market

24,497 SF Class B Office - General Bldg 8,977 SF Available at \$10.00 Net



Owner occupied. Has three full AV conference facilities, seating from 8 to 20 people. Newly renovated common areas and new landscaping. 24 hour camera security inside and outside the premises. Underground heated parking. Excellent access and visibility off East Bush Lake Road on I-494.

Property Type **General Office**
 Bldg Size **24,497 SF**
 Status **Existing**
 Year Built **1983**

Land Area **1.52 Ac.**
 Zoning **(Office)**
 Sublease **No**
 % Occupied **63.35%**

Building Class **B**
 Stories **2**
 Typical Floor **11,867 /SF**
 Parking Spaces **66**
 Parking Ratio **--**
 Tenancy **Multi-Tenant**

Available SF **8,977 SF**
 Max Contig **4,679 SF**
 Min Divisible **863 SF**
 Rental Rate **\$10.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor **15%**
 Elevators **1**
 Parcel # **053-1711621220033**

Operating Exp/SF **\$5.72 /SF**
 Taxes/SF **\$3.95 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	200	1,489	4,679	1,489	\$10.00 Net		Yes	Now	
--									
2	210	3,190	4,679	3,190	\$10.00 Net		Yes	Now	
--									
2	210/200	4,679	4,679	1,489	\$10.00 Net		Yes	Now	
--									
2	215	863	863	863	\$10.00 Net		Yes	Now	
--									
2	220	2,428	2,428	2,428	\$10.00 Net		Yes	Now	
--									

Bloomington, MN 55439 | Hennepin County | Southwest Market
24,497 SF Class B Office - General Bldg 8,977 SF Available at \$10.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	225	1,007	1,007	1,007	\$10.00 Net		Yes	Now	
-	-								

Listing Company **Cushman & Wakefield/NorthMarq - Jeff Hart (952) 893-8855**

Braemar Office Park I - 7900 W 78th St

33

Edina, MN 55439 | Hennepin County | Southwest Market

108,259 SF Class B Office - General Bldg 16,921 SF Available at Negotiable Net



Many options available including a brand new spec suite for 1,772 RSF. Fully furnished Plug & Play office space. 4,000 RSF of contiguous vacancy for a total of 20,000 RSF. Possible building signage.

Property Type **General Office**
 Bldg Size **108,259 SF**
 Status **Existing**
 Year Built **1981**

Land Area **6.31 Ac.**
 Zoning **(Office)**
 Sublease **No**
 % Occupied **84.37%**

Building Class **B**
 Stories **4**
 Typical Floor **28,700 /SF**
 Parking Spaces **454**
 Parking Ratio **4.20 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **16,921 SF**
 Max Contig **7,763 SF**
 Min Divisible **1,772 SF**
 Rental Rate **Negotiable Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **053-1811621120028**

Operating Exp/SF **\$7.50 /SF**
 Taxes/SF **\$3.25 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	180	3,457	3,457	2,000	Negotiable Net		Yes	Now	
--									
3	300	3,929	3,929	2,000	Negotiable Net		Yes	Now	
--									
4	400	7,763	7,763	2,000	Negotiable Net		Yes	Now	
--									
4	425	1,772	1,772	1,772	Negotiable Net		Yes	Now	
--									

Listing Company **CBRE - Brent Karkula (952) 924-4637 / Joe Conzemius (952) 924-4639**

Braemar Office Park II - 8000 W 78th St**34****Edina, MN 55439 | Hennepin County | Southwest Market**

106,933 SF Class B Office - General Bldg 4, 172 SF Available at Negotiable Net



Many options available including a brand new spec suite for 1,772 RSF.

Property Type **General Office**Bldg Size **106,933 SF**Status **Existing**Year Built **1983**Land Area **7.41 Ac.**Zoning **(Office)**Sublease **No**% Occupied **96.1%**Building Class **B**Stories **4**Typical Floor **28,700 /SF**Parking Spaces **449**Parking Ratio **4.20 /1000 SF**Tenancy **Multi-Tenant**Available SF **4,172 SF**Max Contig **3,865 SF**Min Divisible **307 SF**Rental Rate **Negotiable Net**Sale Price **Not for Sale**Price/SF **Not for Sale**

Core Factor

Elevators

Parcel # **053-1811621120027**Operating Exp/SF **\$7.50 /SF**Taxes/SF **\$3.25 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	105	307	307	307	Negotiable Net		Yes	6/1/2014	
--									
4	410	821	3,865	821	Negotiable Net		Yes	Now	
--									
4	410/450	3,865	3,865	821	Negotiable Net		Yes	Now	
--									
4	450	3,044	3,865	3,044	Negotiable Net		Yes	Now	
--									

Listing Company **CBRE - Brent Karkula (952) 924-4637 / Joe Conzemius (952) 924-4639**

Anderson Lakes Center - 9855 W 78th St**35****Eden Prairie, MN 55344 | Hennepin County | Southwest Market**

81,000 SF Class B Office - General Bldg 42,913 SF Available at \$12.00 Net



Suite 10 - 2,500 sf. available now. Suite 120/140 - 8,708 sf./ available now. Div. to 1,325 sf. Suite 200 - Full Fl. (18,165 sf.) Suite 350/380/320 - 13,063 sf. /available now. Div. to 1,428 sf.

Property Type **General Office**
 Bldg Size **81,000 SF**
 Status **Existing**
 Year Built **1984**

Land Area **8.61 Ac.**
 Zoning **C**
 Sublease **No**
 % Occupied **47.02%**

Building Class **B**
 Stories **5**
 Typical Floor **10,000 /SF**
 Parking Spaces **270**
 Parking Ratio **3.33 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **42,913 SF**
 Max Contig **18,165 SF**
 Min Divisible **1,325 SF**
 Rental Rate **\$12.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **053-1311622140015**

Operating Exp/SF **\$7.20 /SF**
 Taxes/SF **\$2.75 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	10	2,500	2,500	2,500	\$12.00 Net		Yes	Now	
Suite 10 - 2,500 sf. available now. Suite 120/140 - 8,708 sf./ available now. Div. to 1,325 sf. Suite 200 - Full Fl. (18,165 sf.) Suite 350/380/320 - 13,063 sf. /available now. Div. to 1,428 sf.									
1	120	9,185	9,185	1,325	\$12.00 Net		Yes	Now	
Suite 10 - 2,500 sf. available now. Suite 120/140 - 8,708 sf./ available now. Div. to 1,325 sf. Suite 200 - Full Fl. (18,165 sf.) Suite 350/380/320 - 13,063 sf. /available now. Div. to 1,428 sf.									
3	350/380/320	13,063	13,063	1,428	\$12.00 Net		Yes	Now	

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Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
Suite 10 - 2,500 sf. available now.									
Suite 120/140 - 8,708 sf./ available now. Div. to 1,325 sf.									
Suite 200 - Full Fl. (18,165 sf.)									
Suite 350/380/320 - 13,063 sf. /available now. Div. to 1,428 sf.									
Listing Company CBRE - Michael Harrer (952) 924-4829									

Chanhassen, MN 55317-4527 | Carver County | Southwest Market

10,600 SF Class B Office - General Bldg 300 SF Available at \$26.00 Gross



Join MacPhail Music School, Health Source of Chanhassen and other great company's in this two story professional building. Several Suites Available.

Property Type	General Office	Land Area	0.46 Ac.
Bldg Size	10,600 SF	Zoning	(Retail)
Status	Existing	Sublease	No
Year Built	1996	% Occupied	97.17%
Building Class	B	Available SF	300 SF
Stories	1	Max Contig	300 SF
Typical Floor	10,600 /SF	Min Divisible	300 SF
Parking Spaces	158	Rental Rate	\$26.00 Gross
Parking Ratio	24.33 /1000 SF	Sale Price	Not for Sale
Tenancy	Multi-Tenant	Price/SF	Not for Sale
Core Factor		Operating Exp/SF	--
Elevators	0	Taxes/SF	--
Parcel #	254610020		

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		300	300	300	\$26.00 Gross	Office	Yes	Now	

Join MacPhail Music School, Health Source of Chanhassen and other great company's in this two story professional building. Several Suites Available.

Listing Company **Silverstone Realty and Development, LLC - Jonathan Adam (952) 856-6231**



Three building office complex with a 15-story Tower with two wing bldgs. totaling 365,000 sq.ft. Highly visible and easily accessed via I-35W & I-494. Complete amenity package including: Full-service restaurant, gift shop, fitness center, conference and training rooms, free covered parking, heated garage pkg., storage space, on-site bldg. engineer.

Property Type	General Office	Land Area	3.71 Ac.
Bldg Size	56,723 SF	Zoning	CO-1
Status	Existing	Sublease	No
Year Built	1984	% Occupied	93.4%
Building Class	B	Available SF	3,741 SF
Stories	2	Max Contig	2,157 SF
Typical Floor	25,000 /SF	Min Divisible	1,584 SF
Parking Spaces	221	Rental Rate	\$13.00 Net
Parking Ratio	3.89 /1000 SF	Sale Price	Not for Sale
Tenancy	Multi-Tenant	Price/SF	Not for Sale
Core Factor		Operating Exp/SF	\$8.20 /SF
Elevators		Taxes/SF	\$5.15 /SF
Parcel #	053-0402724240025		

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	180	2,157	2,157	2,157	\$13.00 Net	Office	Yes	Now	
--									
2	275	1,584	1,584	1,584	\$13.00 Net	Office	Yes	Now	
--									

Listing Company Cushman & Wakefield/NorthMarq - Bill Rothstein (952) 893-8214 / Dan Wicker (952) 893-8254

Southpoint Tower - 1650 82nd St W

38

Bloomington, MN 55431-1419 | Hennepin County | Southwest Market

254,700 SF Class B Office - General Bldg 93,932 SF Available at \$14.00 Net



Three building office complex with a 15-story Tower with two wing bldgs. totaling 365,000 sq.ft. Highly visible and easily accessed via I-35W & I-494. Complete amenity package including: Full-service restaurant, gift shop, fitness center, conference and training rooms, free covered parking, heated garage pkg., storage space, on-site bldg. engineer

Property Type **General Office**
Bldg Size **254,700 SF**
Status **Existing**
Year Built **1986**

Land Area **4.25 Ac.**
Zoning **C**
Sublease **No**
% Occupied **95.36%**

Building Class **B**
Stories **14**
Typical Floor **17,294 /SF**
Parking Spaces **993**
Parking Ratio **3.90 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **93,932 SF**
Max Contig **82,124 SF**
Min Divisible **603 SF**
Rental Rate **\$14.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **053-0402724240027**

Operating Exp/SF **\$8.20 /SF**
Taxes/SF **\$5.15 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	140	2,784	2,784	2,784	\$14.00 Net	Office	Yes	Now	
--									
2	200	15,292	82,124	5,000	\$14.00 Net	Office	No	Now	
--									
6	670	676	676	676	\$14.00 Net	Office	Yes	Now	
--									
7	780	2,090	2,090	2,090	\$14.00 Net	Office	Yes	Now	
--									
8	825	2,943	2,943	2,943	\$14.00 Net	Office	Yes	Now	
--									

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Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: Jacob Gerads

Southpoint Tower - 1650 82nd St W

38

Bloomington, MN 55431-1419 | Hennepin County | Southwest Market

254,700 SF Class B Office - General Bldg 93,932 SF Available at \$14.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
8	875	1,957	1,957	1,957	\$14.00 Net	Office	Yes	Now	
--									
10	1060	603	603	603	\$14.00 Net	Office	Yes	Now	
--									
10	1095	755	755	755	\$14.00 Net	Office	Yes	Now	
--									
Mult. Floors	Mult. Suites	82,124	82,124	5,000	\$14.00 Net	Office	No		
--									

Listing Company **Cushman & Wakefield/NorthMarq** - **Bill Rothstein (952) 893-8214** / **Dan Wicker (952) 893-8254**

Southpoint West - 1700 82nd St W

39

Bloomington, MN 55431-1442 | Hennepin County | Southwest Market
55,885 SF Class B Office - General Bldg 3,463 SF Available at \$13.00 Net



Three building office complex with a 15-story Tower with two wing bldgs. totaling 365,000 sq.ft. Highly visible and easily accessed via I-35W & I-494. Complete amenity package including: Full-service restaurant, gift shop, fitness center, conference and training rooms, free covered parking, heated garage pkg., storage space, on-site bldg. engineer

Property Type **General Office**
Bldg Size **55,885 SF**
Status **Existing**
Year Built **1985**

Land Area **3.35 Ac.**
Zoning **C**
Sublease **No**
% Occupied **93.8%**

Building Class **B**
Stories **2**
Typical Floor **27,943 /SF**
Parking Spaces **217**
Parking Ratio **3.90 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **3,463 SF**
Max Contig **3,463 SF**
Min Divisible **3,463 SF**
Rental Rate **\$13.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **053-0402724240026**

Operating Exp/SF **\$8.20 /SF**
Taxes/SF **\$5.15 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	150	3,463	3,463	3,463	\$13.00 Net	Office	Yes	Now	
--									

Listing Company **Cushman & Wakefield/NorthMarq - Bill Rothstein (952) 893-8214 / Dan Wicker (952) 893-8254**

Normandale 8200 Tower - 5600 83rd St

40

Bloomington, MN 55437-1000 | Hennepin County | Southwest Market

274,335 SF Class A Office - General Bldg 20,825 SF Available at \$20.00 - \$21.00 Net



Normandale Lake Office Park is the Twin Cities' premier suburban business environment. The Park offers an easily accessible location, outstanding amenities, landmark-quality architecture, and convenient parking. Leading companies, including Merrill Lynch, TIAA-CREF, Residential Funding, Prime Therapeutics and Morgan Stanley believe the Park gives them a distinct advantage in recruiting and retaining the best people.

Property Type **General Office**
Bldg Size **274,335 SF**
Status **Existing**
Year Built **2007**

Land Area **6.09 Ac.**
Zoning **C4(PD)**
Sublease **No**
% Occupied **92.41%**

Building Class **A**
Stories **11**
Typical Floor **27,500 /SF**
Parking Spaces **1,370**
Parking Ratio **4.99 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **20,825 SF**
Max Contig **20,825 SF**
Min Divisible **5,000 SF**
Rental Rate **\$20.00 - \$21.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **1611621310012**

Operating Exp/SF **\$6.34 /SF**
Taxes/SF **\$7.01 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	200	20,825	20,825	5,000	\$20.00 - \$21.00 Net	Office	Yes	Now	
--									

Listing Company **Cushman & Wakefield/NorthMarq** - Thomas Tracy (952) 921-2021

Highland Bank Building - 5270 W 84th St

41

Bloomington, MN 55437-1373 | Hennepin County | Southwest Market

54,775 SF Class B Office - General Bldg 4,779 SF Available at \$8.00 Net



Highland Bloomington is a 54,775 sf. five story glass and limestone building located in Bloomington in the southeast quadrant of the 494 and 100 intersection. The building is immediately adjacent to Lifetime Fitness and Poor Richards Commonhouse restaurant (formerly Major's Sports Café). Anchor tenants include: Shapiro Medical Institute, Summit Mor

Property Type **General Office**
Bldg Size **54,775 SF**
Status **Existing**
Year Built **1986**

Land Area **2.56 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **91.28%**

Building Class **B**
Stories **5**
Typical Floor **12,000 /SF**
Parking Spaces **325**
Parking Ratio **5.93 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **4,779 SF**
Max Contig **3,424 SF**
Min Divisible **1,355 SF**
Rental Rate **\$8.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **053-0602724320008**

Operating Exp/SF **\$6.02 /SF**
Taxes/SF **\$4.88 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
3	305	1,355	1,355	1,355	\$8.00 Net	Office	Yes	Now	Negotiable
Highland Bloomington is a 54,775 sf. five story glass and limestone building located in Bloomington in the southeast quadrant of the 494 and 100 intersection. The building is immediately adjacent to Lifetime Fitness and Poor Richards Commonhouse restaurant (formerly Major's Sports Café). Anchor tenants include: Shapiro Medical Institute, Summit Mor									
4	420	3,424	3,424	3,424	\$8.00 Net	Office	Yes	Now	Negotiable
Highland Bloomington is a 54,775 sf. five story glass and limestone building located in Bloomington in the southeast quadrant of the 494 and 100 intersection. The building is immediately adjacent to Lifetime Fitness and Poor Richards Commonhouse restaurant (formerly Major's Sports Café). Anchor tenants include: Shapiro Medical Institute, Summit Mor									

Listing Company **Wellington Management Inc - Todd Kaufman (651) 999-5505**

9550 Freeway West Property - 1224 W 96th St

42

Bloomington, MN 55431 | Hennepin County | Southwest Market

104,000 SF Industrial - Warehouse - Distribution Bldg 5,138 SF Available at \$1.00 - \$2.22 Gross



Office warehouse building, with great freeway frontage, located off 35W and the 96th Street exit in Bloomington and within one mile of I-484. This property offers office space, and office warehouse combos available for rent. The building offers 22' ceilings, heavy power, dock doors, and drive-in doors. The property has close proximity to Richfield, Burnsville and Minneapolis and is also home of JGM Corporate Offices.

Property Type **Warehouse - Distribution**Bldg Size **104,000 SF**Status **Existing**Year Built **1987**Land Area **6.00 Ac.**Zoning **I**Sublease **No**% Occupied **95.06%**Clear Height **16.00 - 22.00 FT**Dock Doors **13**Drive-Ins **2**Office SF **40,000**Sprinkler **Unknown Type**Power **1,800 Amps/480 Volts/3 Phase**Available SF **5,138 SF**Max Contig **2,000 SF**Min Divisible **138 SF**Rental Rate **\$1.00 - \$2.22 Gross**Sale Price **Not for Sale**Price/SF **Not for Sale**HVAC **--**Rail **No**Parcel # **1602724120011**Operating Exp/SF **\$1.50 /SF**Taxes/SF **\$1.37 /SF**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
1	1,510	1,510	1,510	\$1.11 Gross	Yes	Now				
--										
2	2,000	2,000	2,000	\$1.00 Gross	Yes	Now				
--										
2E	628	628	628	\$1.15 Gross	Yes	Now				
--										
3	825	825	825	\$1.09 Gross	Yes	Now				
--										
Single Rooms	175	175	138	\$1.71 - \$2.22 Gross	Yes	Now				
--										

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Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

Karau Building - 50 S 9th Ave

43

Hopkins, MN 55343 | Hennepin County | Southwest Market

6,465 SF Class C Office - General Bldg 2,085 SF Available at Negotiable



Property Type **General Office**
Bldg Size **6,465 SF**
Status **Existing**
Year Built **1972**

Land Area **0.00 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **67.75%**

Building Class **C**
Stories **2**
Typical Floor **3,230 /SF**
Parking Spaces **90**
Parking Ratio **13.92 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **2,085 SF**
Max Contig **637 SF**
Min Divisible **377 SF**
Rental Rate **Negotiable - -**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **053-2411722340298; 2411722340298**

Operating Exp/SF **\$5.64 /SF**
Taxes/SF **\$1.98 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	101	521	521	521	Negotiable	Office	Yes	Now	
--									
1	104/106	637	637	637	Negotiable	Office	Yes	Now	
--									
1	105/107	377	377	377	Negotiable	Office	Yes	Now	
--									
1	109	550	550	550	Negotiable	Office	Yes	Now	
--									

Listing Company **Kraus-Anderson Realty - Dan Mossey (952) 948-9368**

Penn American Center - 2740 American Blvd

44

Bloomington, MN 55431 | Hennepin County | Southwest Market

69,330 SF Class B Office - General Bldg 3,478 SF Available at \$12.50 Net



This office building boasts a prime Bloomington location off I-494 between France and Penn Avenues.

Property Type **General Office**

Bldg Size **69,330 SF**

Status **Existing**

Year Built **1989**

Land Area **4.58 Ac.**

Zoning **CS-1 CR-1**

Sublease **No**

% Occupied **94.98%**

Building Class **B**

Stories **2**

Typical Floor **34,712 /SF**

Parking Spaces **293**

Parking Ratio **4.22 /1000 SF**

Tenancy **Multi-Tenant**

Available SF **3,478 SF**

Max Contig **3,478 SF**

Min Divisible **3,478 SF**

Rental Rate **\$12.50 Net**

Sale Price **Not for Sale**

Price/SF **Not for Sale**

Core Factor

Elevators

Parcel # **0502724120005**

Operating Exp/SF **\$6.30 /SF**

Taxes/SF **\$3.40 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		3,478	3,478	3,478	\$12.50 Net	Office	Yes	Now	

For more information contact Mike Honsa 612.359.1631.

This office building boasts a prime Bloomington location off I-494 between France and Penn Avenues.

Listing Company **Xceligent, Inc. - Pending Research (816) 303-2895**

3500 Northland Center - 3500 American Blvd

45

Bloomington, MN 55431 | Hennepin County | Southwest Market

234,493 SF Class B Office - General Bldg 17,033 SF Available at \$13.50 - \$14.50 Net



Exceptional value - Class A location, quality and amenities at attractive rents. Amenities include: Full-service restaurant, gift shop, fitness center, conference and training rooms, free covered parking, heated garage parking, storage space, hair salon, car wash, on-site building engineers and on-site security guards. Earned ENERGY STAR Rating and LEED Silver Level certification.

Property Type **General Office**
 Bldg Size **234,493 SF**
 Status **Existing**
 Year Built **1981**

Land Area **7.55 Ac.**
 Zoning **C**
 Sublease **No**
 % Occupied **93.56%**

Building Class **B**
 Stories **7**
 Typical Floor **31,318 /SF**
 Parking Spaces **867**
 Parking Ratio **3.70 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **17,033 SF**
 Max Contig **6,846 SF**
 Min Divisible **954 SF**
 Rental Rate **\$13.50 - \$14.50 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **0502724230005**

Operating Exp/SF **\$7.30 /SF**
 Taxes/SF **\$4.99 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	155	3,406	3,406	1,242	\$13.50 - \$14.50 Net	Office	Yes	Now	
--									
1	160	3,893	3,893	3,893	\$13.50 - \$14.50 Net	Office	Yes	Now	
--									
6	640	1,934	1,934	1,934	\$13.50 - \$14.50 Net	Office	No	Now	
--									
Concourse	13	954	954	954	\$13.50 - \$14.50 Net	Office	Yes	Now	

Above standard TI's with three sides of exterior windows.

Listing Company **Cushman & Wakefield/NorthMarq - Bill Rothstein (952) 893-8214 / Dan Wicker (952) 893-8254**

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

Southgate Office Plaza - 5001 American Blvd

46

Bloomington, MN 55437-1108 | Hennepin County | Southwest Market
207,456 SF Class B Office - General Bldg 78,607 SF Available at \$10.00 Net



Property Type **General Office**
Bldg Size **207,456 SF**
Status **Existing**
Year Built **1970**

Land Area **8.74 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **63.17%**

Building Class **B**
Stories **10**
Typical Floor **20,000 /SF**
Parking Spaces **892**
Parking Ratio **4.30 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **78,607 SF**
Max Contig **8,469 SF**
Min Divisible **675 SF**
Rental Rate **\$10.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **0602724230001**

Operating Exp/SF **\$6.75 /SF**
Taxes/SF **\$2.08 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	110	2,950	2,950	2,950	\$10.00 Net	Office	Yes	Now	
--									
2	201	2,249	2,249	2,249	\$10.00 Net	Office	Yes	Now	
--									
2	205	675	6,015	675	\$10.00 Net	Office	Yes	Now	
--									
2	230	1,552	1,552	1,552	\$10.00 Net	Office	Yes	Now	
--									
2	240	1,224	6,015	1,224	\$10.00 Net	Office	Yes	Now	
--									
2	240/205	1,899	6,015	675	\$10.00 Net	Office	Yes	Now	
--									
2	255	4,116	6,015	4,116	\$10.00 Net	Office	Yes	Now	

Fort Inc - www.operationfort.com

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Prepared By: Jacob Gerads

Southgate Office Plaza - 5001 American Blvd

46

Bloomington, MN 55437-1108 | Hennepin County | Southwest Market

207,456 SF Class B Office - General Bldg 78,607 SF Available at \$10.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
2	255/205	4,791	6,015	675	\$10.00 Net	Office	Yes	Now	
--									
2	255/240	5,340	6,015	1,224	\$10.00 Net	Office	Yes	Now	
--									
2	255/240/205	6,015	6,015	675	\$10.00 Net	Office	Yes	Now	
--									
2	260	3,884	3,884	3,884	\$10.00 Net	Office	Yes	Now	
--									
2	265	1,145	1,145	1,145	\$10.00 Net	Office	Yes	Now	
--									
2	285	772	772	772	\$10.00 Net	Office	Yes	Now	
--									
2	295	709	709	709	\$10.00 Net	Office	Yes	Now	
--									
3	301	3,284	3,284	3,284	\$10.00 Net	Office	Yes	Now	
--									
3	397	1,482	1,482	1,482	\$10.00 Net	Office	Yes	Now	
--									
4	401	2,705	2,705	2,705	\$10.00 Net	Office	Yes	Now	
--									
4	403	2,003	2,003	2,003	\$10.00 Net	Office	Yes	Now	
--									
5	525	4,159	4,159	4,159	\$10.00 Net	Medical	Yes	Now	
--									
5	570	1,506	1,506	1,506	\$10.00 Net	Office	Yes	Now	
--									
6	600	3,447	3,447	3,447	\$10.00 Net	Office	Yes	Now	
--									
6	615	1,032	1,032	1,032	\$10.00 Net	Office	Yes	Now	
--									
6	667	916	916	916	\$10.00 Net	Office	Yes	Now	
--									
6	670	1,176	1,176	1,176	\$10.00 Net	Office	Yes	Now	
--									
6	675	1,506	1,506	1,506	\$10.00 Net	Office	Yes	Now	
--									
6	695	709	709	709	\$10.00 Net	Office	Yes	Now	
--									
7	710	744	744	744	\$10.00 Net	Office	Yes	Now	
--									
7	720	1,220	1,220	1,220	\$10.00 Net	Office	Yes	Now	
--									
7	745	1,149	1,149	1,149	\$10.00 Net	Office	Yes	Now	
--									
7	790	1,494	1,494	1,494	\$10.00 Net	Office	Yes	Now	
--									
8	800	2,267	2,267	2,267	\$10.00 Net	Office	Yes	Now	
--									
8	835	772	772	772	\$10.00 Net	Office	Yes	Now	
--									
8	845	4,255	4,255	4,255	\$10.00 Net	Office	Yes	Now	
--									
8	855	709	709	709	\$10.00 Net	Office	Yes	Now	
--									
9	900	3,121	7,425	3,121	\$10.00 Net	Office	Yes	Now	
--									

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: Jacob Gerads

Bloomington, MN 55437-1108 | Hennepin County | Southwest Market
207,456 SF Class B Office - General Bldg 78,607 SF Available at \$10.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
9	900/957	5,096	7,425	1,975	\$10.00 Net	Office	Yes	Now	
--									
9	950	1,124	7,425	1,124	\$10.00 Net	Office	Yes	Now	
--									
9	950/900	4,245	7,425	1,124	\$10.00 Net	Office	Yes	Now	
--									
9	950/957	3,099	7,425	1,124	\$10.00 Net	Office	Yes	Now	
--									
9	950/900/957	6,220	7,425	1,124	\$10.00 Net	Office	Yes	Now	
--									
9	955	709	709	709	\$10.00 Net	Office	Yes	Now	
--									
9	957	1,975	7,425	1,975	\$10.00 Net	Office	Yes	Now	
--									
9	965	755	755	755	\$10.00 Net	Office	Yes	Now	
--									
9	970	753	753	753	\$10.00 Net	Office	Yes	Now	
--									
9	980	753	753	753	\$10.00 Net	Office	Yes	Now	
--									
9	999	709	709	709	\$10.00 Net	Office	Yes	Now	
--									
10	1015	2,194	2,194	2,194	\$10.00 Net	Office	No	Now	
--									
10	1040	1,525	1,525	1,525	\$10.00 Net	Office	Yes	Now	
--									
955	955	709	709	709	\$10.00 Net	Office	Yes	Now	
--									

Listing Company Transwestern - Dan Russ (612) 359-1675 / Michael Houge (612) 359-1635

Norman Pointe II - 5600 American Blvd

47

Bloomington, MN 55437-1724 | Hennepin County | Southwest Market

330,000 SF Class A Office - General Bldg 10,030 SF Available at \$17.00 - \$18.95 Net



Property Type **General Office**

Bldg Size **330,000 SF**

Status **Existing**

Year Built **2006**

Land Area **3.48 Ac.**

Zoning **(Office)**

Sublease **No**

% Occupied **96.96%**

Building Class **A**

Stories **10**

Typical Floor **32,200 /SF**

Parking Spaces **1,320**

Parking Ratio **4.00 /1000 SF**

Tenancy **Multi-Tenant**

Available SF **10,030 SF**

Max Contig **6,110 SF**

Min Divisible **3,920 SF**

Rental Rate **\$17.00 - \$18.95 Net**

Sale Price **Not for Sale**

Price/SF **Not for Sale**

Core Factor

Elevators **5**

Parcel # **053-1611621240016**

Operating Exp/SF **\$6.44 /SF**

Taxes/SF **\$5.63 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1st	190	3,920	3,920	3,920	\$18.95 Net		Yes	Now	
--									

Listing Company **CBRE - James Freytag (952) 924-4616 / David Marschinke (952) 924-4664**

3600 Northland Center - 3600 American Blvd W

48

Bloomington, MN 55431-1079 | Hennepin County | Southwest Market

230,675 SF Class B Office - General Bldg 43,754 SF Available at \$13.50 - \$14.50 Net



Exceptional value - Class A location, quality and amenities at attractive rents. Amenities include: Full-service restaurant, gift shop, fitness center, conference and training rooms, free covered parking, heated garage parking, storage space, hair salon, car wash, on-site building engineers and on-site security guards. Earned ENERGY STAR Rating and LEED Silver Level certification.

Property Type **General Office**
 Bldg Size **230,675 SF**
 Status **Existing**
 Year Built **1983**

Land Area **5.50 Ac.**
 Zoning **C**
 Sublease **No**
 % Occupied **81.03%**

Building Class **B**
 Stories **7**
 Typical Floor **32,000 /SF**
 Parking Spaces **853**
 Parking Ratio **3.70 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **43,754 SF**
 Max Contig **25,399 SF**
 Min Divisible **2,061 SF**
 Rental Rate **\$13.50 - \$14.50 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **4**
 Parcel # **053-0502724230006**

Operating Exp/SF **\$7.30 /SF**
 Taxes/SF **\$4.99 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	110	3,930	6,801	3,930	\$13.50 - \$14.50 Net	Office	Yes	Now	
--									
1	110/115	6,801	6,801	2,871	\$13.50 - \$14.50 Net	Office	Yes	Now	
--									
1	115	2,871	6,801	2,871	\$13.50 - \$14.50 Net	Office	Yes	Now	
--									
2	220	2,061	2,061	2,061	\$13.50 - \$14.50 Net	Office	Yes	Now	
Entire Second Floor available. Open to two story atrium lobby and grand staircase from first floor.									
4	405	3,636	3,636	3,636	\$13.50 - \$14.50 Net	Office	Yes	Now	

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

3600 Northland Center - 3600 American Blvd W48

Bloomington, MN 55431-1079 | Hennepin County | Southwest Market
230,675 SF Class B Office - General Bldg 43,754 SF Available at \$13.50 - \$14.50 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
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Listing Company Cushman & Wakefield/NorthMarq - Bill Rothstein (952) 893-8214 / Dan Wicker (952) 893-8254

3600 Northland Center - 3600 American Blvd W

49

Bloomington, MN 55431-1079 | Hennepin County | Southwest Market

230,675 SF Class B Office - General Bldg 2,871 SF Available at \$16.00 Gross

Property Type **General Office**Bldg Size **230,675 SF**Status **Existing**Year Built **1983**Land Area **5.50 Ac.**Zoning **C**Sublease **Yes 08/31/2015**% Occupied **98.76%**Building Class **B**Stories **7**Typical Floor **32,000 /SF**Parking Spaces **853**Parking Ratio **3.70 /1000 SF**Tenancy **Multi-Tenant**Available SF **2,871 SF**Max Contig **2,871 SF**Min Divisible **2,871 SF**Rental Rate **\$16.00 Gross**Sale Price **Not for Sale**Price/SF **Not for Sale**

Core Factor

Elevators **4**Parcel # **053-0502724230006**

Operating Exp/SF --

Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	115	2,871	2,871	2,871	\$16.00 Gross		Yes	Now	Exp. 8/31/15
--									

Listing Company **Concord - Peter Fitzgerald (952) 241-1111**

Northland Plaza - 3800 American Blvd W

50

Bloomington, MN 55431 | Hennepin County | Southwest Market

296,967 SF Class A Office - General Bldg 76,502 SF Available at \$15.50 - \$16.50 NNN



Large block space opportunity in premier location. Northland Plaza is a beautiful 15 story, 296,967 sf Class A office building, with unparalleled access to France and 494. Amenities include: conference center, fitness center, restaurant, sundry shop, executive parking, free Wi-Fi on 1st floor and security guard. New 256 room Hilton Hotel, including high quality "ChopHouse" restaurant, directly across France Ave. Building has 3 separate fiber feeds into lower level.

Property Type **General Office**
Bldg Size **296,967 SF**
Status **Existing**
Year Built **1985**

Land Area **5.90 Ac.**
Zoning **B-4**
Sublease **No**
% Occupied **74.24%**

Building Class **A**
Stories **15**
Typical Floor **23,138 /SF**
Parking Spaces **1,011**
Parking Ratio **3.40 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **76,502 SF**
Max Contig **68,691 SF**
Min Divisible **1,519 SF**
Rental Rate **\$15.50 - \$16.50 NNN**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor **15%**
Elevators **6**
Parcel # **0502724230007**

Operating Exp/SF **\$8.04 /SF**
Taxes/SF **\$4.25 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
7	710	1,519	68,691	1,519	\$15.50 - \$16.50 NNN	Office	Yes	Now	
--									
7	745	3,645	68,691	3,645	\$15.50 - \$16.50 NNN	Office	Yes	Now	
--									
7	750	3,050	68,691	3,050	\$15.50 - \$16.50 NNN	Office	Yes	Now	
Great layout with 7 private offices on glass.									
8	840	2,272	68,691	2,272	\$15.50 - \$16.50 NNN	Office	Yes	Now	
--									
9	935	2,132	2,132	2,132	\$15.50 - \$16.50 NNN	Office	Yes	Now	

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: Jacob Gerads

Northland Plaza - 3800 American Blvd W									50
Bloomington, MN 55431 Hennepin County Southwest Market									
296,967 SF Class A Office - General Bldg 76,502 SF Available at \$15.50 - \$16.50 NNN									
Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
11	1135	1,796	1,796	1,796	\$15.50 - \$16.50 NNN	Office	Yes	Now	
--									
12	1275	1,847	1,847	1,847	\$15.50 - \$16.50 NNN	Office	Yes	Now	
--									
14	1440	2,036	2,036	2,036	\$15.50 - \$16.50 NNN	Office	Yes	Now	
Efficient layout with several private offices on glass.									
Mult. Floors	Mult. Suites	68,691	68,691	1,519	\$15.50 - \$16.50 NNN	Office	Yes	Now	
--									
Listing Company Cushman & Wakefield/NorthMarq - Gordie Hampson (952) 465-3310 / Jason Butterfield (952) 465-3311									

Edina, MN 55439 | Hennepin County | Southwest Market

13,500 SF Class C Office - General Bldg 5,700 SF Available at \$11.75 Net



Newer masonry construction. Easy access to Hwy 100 and I-494. Extensive landscaping. Convenient retail and restaurants within walking distance.

 Property Type **General Office**
 Bldg Size **13,500 SF**
 Status **Existing**
 Year Built **2003**

 Land Area **3.65 Ac.**
 Zoning **B-1**
 Sublease **No**
 % Occupied **57.78%**

 Building Class **C**
 Stories **1**
 Typical Floor **13,500 /SF**
 Parking Spaces **52**
 Parking Ratio **3.85 /1000 SF**
 Tenancy **Multi-Tenant**

 Available SF **5,700 SF**
 Max Contig **3,850 SF**
 Min Divisible **1,560 SF**
 Rental Rate **\$11.75 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

 Core Factor
 Elevators **0**
 Parcel # **053-0811621110022**

 Operating Exp/SF **\$3.15 /SF**
 Taxes/SF **\$0.00 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	7121	1,850	1,850	1,560	\$11.75 Net	Office	Yes	Now	Negotiable
Space available with or without 290sf of storage.									
1	7135	2,000	3,850	2,000	\$11.75 Net	Office	Yes	Now	Negotiable
--									
1	7135/7141	3,850	3,850	1,850	\$11.75 Net	Office	Yes	Now	
--									
1	7141	1,850	3,850	1,850	\$11.75 Net	Office	Yes	Now	Negotiable
--									

 Listing Company **Colliers International/Minneapolis-St Paul - Brian Netz (952) 897-7736 / Jeff Giovanazzo (952) 897-7878**

Edenvale Crossing Business Center - 7595-7601 Anagram Dr

52

Eden Prairie, MN 55344-7399 | Hennepin County | Southwest Market
16,437 SF Class B Office - General Bldg 2,377 SF Available at \$10.00 Net



Corner suite in single-story office building with great S and W glassline

Property Type **General Office**
Bldg Size **16,437 SF**
Status **Existing**
Year Built **1997**

Land Area **2.93 Ac.**
Zoning **I**
Sublease **No**
% Occupied **85.54%**

Building Class **B**
Stories **1**
Typical Floor **16,437 /SF**
Parking Spaces **80**
Parking Ratio **4.86 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **2,377 SF**
Max Contig **2,377 SF**
Min Divisible **2,377 SF**
Rental Rate **\$10.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **0**
Parcel # **053-1011622430010**

Operating Exp/SF **\$2.40 /SF**
Taxes/SF **\$3.64 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	7595	2,377	2,377	2,377	\$10.00 Net	Office	Yes	Now	

Corner suite in single-story office building with great S and W glassline

Listing Company **CSM Corporation - Andrew McIntosh (612) 395-7130**

Founders Square - 255 Ash Ave N

53

Mayer, MN 55360 | Carver County | Southwest Market

2,664 SF Retail - Mixed Use Bldg 1,639 SF Available at \$12.00 Net



Brand New Addition - 3rd Quarter 2014 Delivery!__ Total of 1,639 SF Available - 4 Small UnitsJoin SNAP Fitness, ReMax, and Coffee Shop__ Strong Local Ownership & Management__ Located on MN State HWY 25 with 4,500 VPD__ Rare Opportunity to Lease New Construction in Mayer! www.ShowcaseMyBuilding.com

Property Type **Mixed Use**
Bldg Size **2,664 SF**
Status **Existing**
Year Built **1998**

Land Area **0.24 Ac.**
Zoning **- -**
Sublease **No**
% Occupied **38.48%**

Parking Spaces **11**
Parking Ratio **4.12 /1000 SF**
Tenancy **Multi-Tenant**
Anchors **0**
Anchor SF **- -**
Bldgs **1**

Available SF **1,639 SF**
Max Contig **555 SF**
Min Divisible **336 SF**
Rental Rate **\$12.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Floors **1**
Docks / Drive Ins **0/0**
Parcel # **500500210**

Operating Exp/SF **\$6.00 /SF**
Taxes/SF **\$0.00 /SF**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Space Type	Term
A	336	336	336	\$12.00 Net	Yes	Now	Office	2-5 Years
336 SF Expandable to 689 SF. Retail or Office!								
Combined	950	950	689	\$12.00 Net	Yes		Office	2-5 Year
689 SF - 950 SF of combined units available.								
Unit B	353	353	353	\$12.00 Net	Yes		Office	2-5 Year
353 SF Expandable to 689 SF. Retail or Office!								
Unit D	555	555	555	\$12.00 Net	Yes		Office	2-5 Year
550 SF Expandable to 950 SF. Retail or Office!								
Unit E	395	395	395	\$12.00 Net	Yes		Office	2-5 Year
395 SF Expandable to 950 SF. Retail or Office!								

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: Jacob Gerads

53

2,664 SF Retail - Mixed Use Bldg 1,639 SF Available at \$12.00 Net

Listing Company **Copperwood Investments, LLC - Justin Stueve 612-360-8104 / EJM Commercial Real Estate - Edward J. (Ted) LaFave (612) 875-3858**



Property Type	General Office	Land Area	0.00 Ac.
Bldg Size	10,449 SF	Zoning	Office
Status	Existing	Sublease	No
Year Built	2003	% Occupied	74.12%
Building Class	B	Available SF	2,704 SF
Stories	1	Max Contig	2,704 SF
Typical Floor	1,322 /SF	Min Divisible	2,704 SF
Parking Spaces		Rental Rate	Negotiable Gross
Parking Ratio	- -	Sale Price	\$395,000
Tenancy	Multi-Tenant	Price/SF	\$146.08 /SF
Core Factor		Operating Exp/SF	- -
Elevators	0	Taxes/SF	- -
Parcel #	2311622230080		

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	8877	2,704	2,704	2,704	Negotiable Gross	Office	Yes	Now	
- -									

Listing Company Colliers International/Minneapolis-St Paul - Nathan Karrick (952) 897-7722

Aztec Office Park - 8925-8929 Aztec Dr

55

Eden Prairie, MN 55347-1916 | Hennepin County | Southwest Market

10,000 SF Class A Office - General Bldg 3,750 SF Available at Negotiable MG

For Sale at \$1,200,000 (\$120.00 PSF)

Property Type **General Office**Bldg Size **10,000 SF**Status **Existing**Year Built **2001**Land Area **0.11 Ac.**Zoning **- -**Sublease **No**% Occupied **62.5%**Building Class **A**Stories **2**Typical Floor **5,000 /SF**Parking Spaces **25**Parking Ratio **2.50 /1000 SF**Tenancy **Multi-Tenant**Available SF **3,750 SF**Max Contig **3,750 SF**Min Divisible **750 SF**Rental Rate **Negotiable MG**Sale Price **\$1,200,000**Price/SF **\$120.00 /SF**

Core Factor

Elevators

Parcel # **053-2311622230064; 053-2311622230063**Operating Exp/SF **- -**Taxes/SF **- -**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
Lower level	104-107	1,250	3,750	1,250	Negotiable MG	Office	Yes	Now	
--									
Lower Level	107-112	2,500	3,750	750	Negotiable MG	Office	Yes	Now	
--									
Lower Level & Lower level	107-112/104-107	3,750	3,750	750	Negotiable MG	Office	Yes	Now	
--									

Listing Company **RE/MAX Results - Scott Gwaltney (507) 269-4123**

Baker Road Corporate Center - 4350 Baker Rd

56

Minnetonka, MN 55343 | Hennepin County | Southwest Market

96,368 SF Class B Office - General Bldg 2,638 SF Available at \$17.00 Net



On site building management/ownership; Common area showers; On-campus food service Four floors; LEED Pre-Certified; Located on tranquil, park like setting with pond and walking trails; Climate controlled underground parking; Conference room; Outdoor patio

Property Type **General Office**
 Bldg Size **96,368 SF**
 Status **Existing**
 Year Built **2008**

Land Area **0.00 Ac.**
 Zoning **--**
 Sublease **No**
 % Occupied **97.26%**

Building Class **B**
 Stories **4**
 Typical Floor **0 /SF**
 Parking Spaces **320**
 Parking Ratio **--**
 Tenancy **Multi-Tenant**

Available SF **2,638 SF**
 Max Contig **2,638 SF**
 Min Divisible **2,638 SF**
 Rental Rate **\$17.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **053-2211722430023**

Operating Exp/SF **\$7.56 /SF**
 Taxes/SF **\$6.56 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	200	2,638	2,638	2,638	\$17.00 Net	Office	Yes	Now	Negotiable
--									

Listing Company **Colliers International/Minneapolis-St Paul - Bryan Beltrand (952) 897-7786 / Matt Delisle (952) 837-3029**

Baker Road Corporate Center - 4350 Baker Rd

57

Minnetonka, MN 55343 | Hennepin County | Southwest Market

96,368 SF Class B Office - General Bldg 4,185 SF Available at \$23.00 Gross



Class A building and finishes. Plug & Play space. Furniture potentially available. On-site building management. Fitness room with showers & lockers. Building cafeteria. Outdoor patio and deck Tranquil, park-like setting with pond and walking trails.

Property Type **General Office**
 Bldg Size **96,368 SF**
 Status **Existing**
 Year Built **2008**

Land Area **0.00 Ac.**
 Zoning **- -**
 Sublease **Yes 03/31/2016**
 % Occupied **95.66%**

Building Class **B**
 Stories **4**
 Typical Floor **0 /SF**
 Parking Spaces **320**
 Parking Ratio **- -**
 Tenancy **Multi-Tenant**

Available SF **4,185 SF**
 Max Contig **4,185 SF**
 Min Divisible **4,185 SF**
 Rental Rate **\$23.00 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **053-2211722430023**

Operating Exp/SF **- -**
 Taxes/SF **- -**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	4,185	4,185	4,185	\$23.00 Gross	Office	Yes	Now	Exp 3-31-2016

Plug & Play Class A space available for sublease. Furniture potentially available.

Listing Company **Colliers International/Minneapolis-St Paul - Michael Gelfman (952) 897-7875**

Baker Road Corporate Center Bldg 3 - 4500 Baker Rd

58

Minnetonka, MN 55343 | Hennepin County | Southwest Market

114,320 SF Class A Office - General Bldg 102,584 SF Available at \$17.50 Net

Property Type **General Office**Bldg Size **114,320 SF**Status **Planned**Year Built **--**Land Area **0.00 Ac.**Zoning **--**Sublease **No**% Occupied **10.27%**Building Class **A**Stories **4**Typical Floor **0 /SF**

Parking Spaces

Parking Ratio **--**Tenancy **Multi-Tenant**Available SF **102,584 SF**Max Contig **26,463 SF**Min Divisible **1,000 SF**Rental Rate **\$17.50 Net**Sale Price **Not for Sale**Price/SF **Not for Sale**

Core Factor

Elevators

Parcel # **053-2211722430023**Operating Exp/SF **\$9.00 /SF**Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		24,730	24,730	1,000	\$17.50 Net		Yes	Now	
--									
2		25,720	25,720	1,000	\$17.50 Net		Yes	Now	
--									
3		25,671	25,671	1,000	\$17.50 Net		Yes	Now	
--									
4		26,463	26,463	1,000	\$17.50 Net		Yes	Now	
--									

Listing Company **Colliers International/Minneapolis-St Paul - Bryan Beltrand (952) 897-7786 / Matt Delisle (952) 837-3029**

Eden Prairie, MN 55346-1928 | Hennepin County | Southwest Market
 16,127 SF Class A Office - General Bldg 6,328 SF Available at \$12.00 Net



Property Type **General Office**
 Bldg Size **16,127 SF**
 Status **Existing**
 Year Built **1996**

Land Area **3.79 Ac.**
 Zoning **Office**
 Sublease **No**
 % Occupied **94.87%**

Building Class **A**
 Stories **2**
 Typical Floor **7,379 /SF**
 Parking Spaces **59**
 Parking Ratio **3.65 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **6,328 SF**
 Max Contig **5,500 SF**
 Min Divisible **828 SF**
 Rental Rate **\$12.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **053-0311622120446**

Operating Exp/SF **\$9.95 /SF**
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	5,500	5,500	3,500	\$12.00 Net	Office	No	9/1/2014	
--									
1	120	828	828	828	\$12.00 Net	Office	Yes	Now	
--									

Listing Company **Colliers International/Minneapolis-St Paul - Kevin O'Neill (952) 897-7724 / Nathan Karrick (952) 897-7722**

Minnetonka, MN 55343 | Hennepin County | Southwest Market

10,000 SF Class C Office - General Bldg 4,867 SF Available at \$12.00 - \$16.50



Recent Renovations__Strong Local Ownership & On Site Management__Access to Miles of Beautiful Wooded Exercise Trails__Comcast Internet Available__Aggressive Lease Rates From \$12.00-\$16.50 PSF Gross__Close to Hwy 212/62/169/494. **www.showcasemybuilding.com for additional information**

Property Type **General Office**
 Bldg Size **10,000 SF**
 Status **Existing**
 Year Built **1980**

Land Area **1.58 Ac.**
 Zoning **(Office)**
 Sublease **No**
 % Occupied **70.58%**

Building Class **C**
 Stories **2**
 Typical Floor **5,500 /SF**
 Parking Spaces **52**
 Parking Ratio **4.72 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **4,867 SF**
 Max Contig **3,547 SF**
 Min Divisible **1,320 SF**
 Rental Rate **\$12.00 - \$16.50 - -**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **0**
 Parcel # **053-3611722430029**

Operating Exp/SF **\$5.74 /SF**
 Taxes/SF **\$2.95 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	1000	1,320	1,320	1,320	\$16.50 Gross	Office	Yes	Now	flexible
Nice glass line with two privates, large conference room and open office area.									
1	1010	1,622	3,547	1,622	\$12.00 Gross Lease	Office	Yes	Now	1-7 Year
Four (4) Offices, Large Open Office Area. Interior Unit.									
1	1010/1020	3,547	3,547	1,622	\$12.00 - \$16.50		No	Now	
--									
1	1010 / 1020	3,547	3,547	3,547	\$14.50 Gross	Office	Yes	Now	flexible
Nine (9) Offices, Conference Room, Large Reception, Kitchen, Open Office Area									
1	1020	1,925	3,547	1,925	\$16.50 Gross		No	Now	

6109 Blue Circle Dr - 6109 Blue Circle Dr									60
Minnetonka, MN 55343 Hennepin County Southwest Market									
10,000 SF Class C Office - General Bldg 4,867 SF Available at \$12.00 - \$16.50									
Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
Listing Company Copperwood Investments, LLC - Justin Stueve 612-360-8104 / EJL Commercial Real Estate - Edward J. (Ted) LaFave (612) 875-3858 / Copperwood Investments, LLC - Mark Steingas (952) 392-1306									

6110 Blue Circle Drive Building - 6110 Blue Circle Dr

61

Minnetonka, MN 55343 | Hennepin County | Southwest Market

34,339 SF Class C Office - General Bldg 28,109 SF Available at \$6.00 - \$8.00 Net



This wonderful office space is located in Minnetonka, MN in the beautiful wooded setting of Opus Park. This building has a shared conference room, lunch room, lobby and suite signage. Monument signage for a large tenant. It is handicap accessible and has an outdoor picnic area. Spaces are move-in ready. It is located just minutes from Highways 62, 212 and 169. Nearby are Hotels, restaurants and coffee shops.

Property Type **General Office**
Bldg Size **34,339 SF**
Status **Existing**
Year Built **1978**

Land Area **2.57 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **23.27%**

Building Class **C**
Stories **2**
Typical Floor **17,169 /SF**
Parking Spaces **123**
Parking Ratio **3.58 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **28,109 SF**
Max Contig **13,173 SF**
Min Divisible **721 SF**
Rental Rate **\$6.00 - \$8.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **053-3611722430003**

Operating Exp/SF **\$7.00 /SF**
Taxes/SF **- -**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100/110/135	13,173	13,173	1,999	\$6.00 - \$8.00 Net	Office	Yes	Now	
--									
1	110	1,999	10,714	1,999	\$6.00 - \$8.00 Net	Office	Yes	Now	
--									
1	110/100	10,714	13,173	1,999	\$6.00 - \$8.00 Net	Office	Yes	Now	
--									
1	130	1,908	1,908	1,908	\$6.00 - \$8.00 Net	Office	Yes	Now	
--									
1	135	2,459	11,174	2,459	\$6.00 - \$8.00 Net	Office	Yes	Now	
--									

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: Jacob Gerads

6110 Blue Circle Drive Building - 6110 Blue Circle Dr**61****Minnetonka, MN 55343 | Hennepin County | Southwest Market**

34,339 SF Class C Office - General Bldg 28,109 SF Available at \$6.00 - \$8.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	135/100	11,174	13,173	2,459	\$6.00 - \$8.00 Net	Office	Yes	Now	
--									
2	220	3,328	3,328	3,328	\$6.00 - \$8.00 Net	Office	Yes	Now	
--									
2	230	1,055	1,055	1,055	\$6.00 - \$8.00 Net	Office	Yes	Now	
--									
2	239	721	721	721	\$6.00 - \$8.00 Net	Office	Yes	Now	
--									
2	250	742	4,616	742	\$6.00 - \$8.00 Net	Office	Yes	Now	
--									
2	250/280	4,616	7,924	742	\$6.00 - \$8.00 Net	Office	Yes	Now	
--									
2	260	1,548	5,422	1,548	\$6.00 - \$8.00 Net	Office	Yes	Now	
--									
2	260/280	5,422	7,924	1,548	\$6.00 - \$8.00 Net	Office	Yes	Now	
--									
2	275	1,760	5,634	1,760	\$6.00 - \$8.00 Net	Office	No	2/1/2015	
--									
2	275/280	5,634	7,924	1,760	\$6.00 - \$8.00 Net	Office	No		
--									
2	280	3,874	7,924	3,874	\$6.00 - \$8.00 Net	Office	Yes	Now	
--									
2	Mult. Suites	7,924	7,924	742	\$6.00 - \$8.00 Net	Office	No		
--									

Listing Company **KW Commercial Midwest - Matt Shapiro (651) 332-7856 / Andrew Manthei (651) 262-1006**

Opus 2 - 6130 Blue Circle Dr

62

Minnetonka, MN 55343 | Hennepin County | Southwest Market

27,560 SF Class B Office - General Bldg 9,750 SF Available at \$12.00 - \$15.50 Gross



Opus 2 is a converted office showroom building with high end finishes throughout. Owner occupant has upgraded all common areas. Amenities include access to stunning conference room (seats 12), private AV room with large screen, shared kitchen lunchroom with bar, meeting spaces, and contemporary lounge. Three office suites are available for lease / up to 9,750 SF contiguous.**Please visit www.ejlcommercial.com for additional information**

Property Type **General Office**Bldg Size **27,560 SF**Status **Existing**Year Built **1978**Land Area **2.39 Ac.**Zoning **C**Sublease **No**% Occupied **64.62%**Building Class **B**Stories **1**

Typical Floor

Parking Spaces **108**Parking Ratio **3.52 /1000 SF**Tenancy **Multi-Tenant**Available SF **9,750 SF**Max Contig **9,750 SF**Min Divisible **2,000 SF**Rental Rate **\$12.00 - \$15.50 Gross**Sale Price **Not for Sale**Price/SF **Not for Sale**

Core Factor

Elevators

Parcel # **053-3611722440026**

Operating Exp/SF - -

Taxes/SF - -

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	103	2,700	9,750	2,700	\$14.50 - \$15.50 Gross	Office	Yes	Now	Negotiable
Exposed HVAC, 3-4 offices plus open area. Expandable to 4,700 SF. Gross rent / No CAM. See brochure!									
1	103/102	7,750	9,750	2,700	\$14.50 - \$15.50 Gross	Office	Yes		
--									
1	103/104	4,700	9,750	2,000	\$12.00 - \$15.50 Gross	Office	Yes	Now	
--									
1	103/104/102	9,750	9,750	2,000	\$12.00 - \$15.50 Gross	Office	Yes		
--									

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

Minnetonka, MN 55343 | Hennepin County | Southwest Market
27,560 SF Class B Office - General Bldg 9,750 SF Available at \$12.00 - \$15.50 Gross

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	104	2,000	4,700	2,000	\$12.00 Gross	Office	Yes	Now	Negotiable
Interior creative office space with 3 offices, large reception open area, large skylights, high ceilings. \$12.00 gross - low rent due to no window line. Nice unit.									

Listing Company **EJL Commercial Real Estate - Edward J. (Ted) LaFave (612) 875-3858 / Copperwood Investments, LLC - Justin Stueve 612-360-8104**

Minnetonka, MN 55343 | Hennepin County | Southwest Market

10,147 SF Class B Office - General Bldg 2,502 SF Available at \$8.00 - \$10.00 NNN



This single level solid brick building is located just off Hwy 212 & Hwy 169 with quick access to I-494. Great office space opportunity in the beautiful setting of Opus Business Park. Close to hotels, restaurants, shopping and many other amenities. New upgrades in the common areas. Ample parking. On site owner/manager.

Property Type **General Office**
 Bldg Size **10,147 SF**
 Status **Existing**
 Year Built **1979**

Land Area **1.41 Ac.**
 Zoning **(Office)**
 Sublease **No**
 % Occupied **75.34%**

Building Class **B**
 Stories **1**
 Typical Floor **10,147 /SF**
 Parking Spaces **35**
 Parking Ratio **3.44 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **2,502 SF**
 Max Contig **2,502 SF**
 Min Divisible **2,502 SF**
 Rental Rate **\$8.00 - \$10.00 NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **0**
 Parcel # **053-3611722430026**

Operating Exp/SF **\$5.34 /SF**
 Taxes/SF **\$3.36 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	250	2,502	2,502	2,502	\$8.00 - \$10.00 NNN	Office	Yes	Now	Negotiable

This single level solid brick building is located just off Hwy 212 & Hwy 169 with quick access to I-494. Great office space opportunity in the beautiful setting of Opus Business Park. Close to hotels, restaurants, shopping and many other amenities. New upgrades in the common areas.

Listing Company **Christianson & Company - Nancy Flicek (952) 992-0093 / Lisa Christianson (952) 393-1212**

Gateway Financial Center - 9800 W Bren Rd

64

Minnetonka, MN 55343-9612 | Hennepin County | Southwest Market
70,184 SF Class B Office - General Bldg 1,405 SF Available at \$14.50 Net



Property Type **General Office**
Bldg Size **70,184 SF**
Status **Existing**
Year Built **1984**

Land Area **5.00 Ac.**
Zoning **B-3; B-2**
Sublease **No**
% Occupied **100%**

Building Class **B**
Stories **4**
Typical Floor **20,000 /SF**
Parking Spaces **284**
Parking Ratio **4.04 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **1,405 SF**
Max Contig **1,405 SF**
Min Divisible **1,405 SF**
Rental Rate **\$14.50 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor **15%**
Elevators **2**
Parcel # **3611722140019**

Operating Exp/SF **\$7.66 /SF**
Taxes/SF **\$3.28 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	290	1,405	1,405	1,405	\$14.50 Net	Office	No	1/1/2015	
--									

Listing Company **Transwestern - Norma Jaeger (612) 359-1605 / Martin Wolfe (612) 359-1650**

Kremer Building - 7401 Bush Lake Rd

65

Edina, MN 55439 | Hennepin County | Southwest Market

55,619 SF Industrial - Light Industrial Bldg 13,014 SF Available at \$8.50 Net



55,619 square foot office/warehouse facility available for lease in prime Edina location. Conveniently located near Hwy 100, I-494 and Crosstown 62. Close to retail, restaurants and hotels.

Property Type **Light Industrial**

Bldg Size **55,619 SF**

Status **Existing**

Year Built **1973**

Land Area **3.65 Ac.**

Zoning **Planned Industrial**

Sublease **No**

% Occupied **76.6%**

Clear Height **13.00 FT**

Dock Doors **5**

Drive-Ins **4**

Office SF **--**

Sprinkler **None**

Power **200 Amps/208 Volts/1 Phase**

Available SF **13,014 SF**

Max Contig **6,989 SF**

Min Divisible **1,153 SF**

Rental Rate **\$8.50 Net**

Sale Price **Not for Sale**

Price/SF **Not for Sale**

HVAC **--**

Rail **No**

Parcel # **053-0811621410010**

Operating Exp/SF **\$1.42 /SF**

Taxes/SF **\$2.01 /SF**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
9	1,153	1,153	1,153	\$8.50 Net	Yes	Now				
--										
13	1,533	1,533	1,533	\$8.50 Net	Yes	Now				
--										
18	3,339	3,339	3,339	\$8.50 Net	Yes	Now				
--										

Listing Company **Colliers International/Minneapolis-St Paul - Jeff Jiovanazzo (952) 897-7878 / Nick Leviton (952) 897-7843**

One Paramount Plaza - 7801 E Bush Lake Rd

66

Bloomington, MN 55439 | Hennepin County | Southwest Market

52,722 SF Class B Office - General Bldg 21,228 SF Available at \$8.00 - \$10.00 Net



Conveniently located off I-494 & Bush Lake Rd. Building signage available. Common building conference room, card key access, vended break room and underground heated parking available.

Property Type **General Office**

Bldg Size **52,722 SF**

Status **Existing**

Year Built **1979**

Land Area **2.55 Ac.**

Zoning **CO-1**

Sublease **No**

% Occupied **59.74%**

Building Class **B**

Stories **4**

Typical Floor **13,180 /SF**

Parking Spaces **210**

Parking Ratio **4.00 /1000 SF**

Tenancy **Multi-Tenant**

Available SF **21,228 SF**

Max Contig **8,792 SF**

Min Divisible **672 SF**

Rental Rate **\$8.00 - \$10.00 Net**

Sale Price **Not for Sale**

Price/SF **Not for Sale**

Core Factor

Elevators

Parcel # **1711621110008; 053-1711621110008**

Operating Exp/SF **\$3.06 /SF**

Taxes/SF **\$4.06 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	3,641	3,641	3,641	\$8.00 - \$10.00 Net	Office	Yes	Now	
--									
1	150	672	672	672	\$8.00 - \$10.00 Net	Office	Yes	Now	
--									
2	238	833	833	833	\$8.00 - \$10.00 Net	Office	Yes	Now	
--									
2	240	1,442	1,442	1,442	\$8.00 - \$10.00 Net	Office	Yes	Now	
--									
4	450/455	4,313	8,792	4,313	\$8.00 - \$10.00 Net	Office	Yes	Now	
--									
4	450/455/475	5,951	8,792	1,638	\$8.00 - \$10.00 Net	Office	Yes	Now	

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

One Paramount Plaza - 7801 E Bush Lake Rd									66
Bloomington, MN 55439 Hennepin County Southwest Market									
52,722 SF Class B Office - General Bldg 21,228 SF Available at \$8.00 - \$10.00 Net									
Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
4	450/455/490	7,154	8,792	2,841	\$8.00 - \$10.00 Net	Office	Yes	Now	
--									
4	450/455/490/475	8,792	8,792	1,638	\$8.00 - \$10.00 Net	Office	Yes	Now	
--									
4	475	1,638	5,951	1,638	\$8.00 - \$10.00 Net	Office	Yes	Now	
--									
4	490	2,841	7,154	2,841	\$8.00 - \$10.00 Net	Office	Yes	Now	
--									
Listing Company Transwestern - Norma Jaeger (612) 359-1605 / Martin Wolfe (612) 359-1650									

Two Paramount Plaza - 7831 E Bush Lake Rd

67

Bloomington, MN 55439 | Hennepin County | Southwest Market

31,170 SF Class B Office - General Bldg 22,594 SF Available at \$8.00 Net



Conveniently located off I-494 & Bush Lake Rd. Building signage available, common conference room in adjacent building, card key access, vended employee break room, two story atrium

Property Type **General Office**
Bldg Size **31,170 SF**
Status **Existing**
Year Built **1982**

Land Area **0.00 Ac.**
Zoning **I**
Sublease **No**
% Occupied **51.3%**

Building Class **B**
Stories **3**
Typical Floor **10,300 /SF**
Parking Spaces **99**
Parking Ratio **3.23 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **22,594 SF**
Max Contig **11,290 SF**
Min Divisible **1,513 SF**
Rental Rate **\$8.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **1711621110014; 053-1711621110014**

Operating Exp/SF **\$4.27 /SF**
Taxes/SF **\$2.78 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	201	2,378	2,378	2,378	\$8.00 Net	Office	Yes	Now	
Suite 200/201 are contiguous for a total of 9,791 sf. Combination open area and private offices.									
2	209	1,513	1,513	1,513	\$8.00 Net	Office	Yes	Now	
--									

Listing Company **Transwestern - Norma Jaeger (612) 359-1605 / Martin Wolfe (612) 359-1650**

Chaska Crossings - 510 Chestnut St

68

Chaska, MN 55318-3300 | Carver County | Southwest Market

10,558 SF Class B Office - General Bldg 1,000 SF Available at \$18.00 FSG



Join Coldwell Banker Burnet and other tenants in this visible building in Downtown Chaska. Small user suties are available.

Property Type **General Office**
Bldg Size **10,558 SF**
Status **Existing**
Year Built **1990**

Land Area **0.20 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **90.53%**

Building Class **B**
Stories **2**
Typical Floor **5,000 /SF**
Parking Spaces **36**
Parking Ratio **3.41 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **1,000 SF**
Max Contig **1,000 SF**
Min Divisible **1,000 SF**
Rental Rate **\$18.00 FSG**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **0**
Parcel # **301210020**

Operating Exp/SF --
Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2		1,000	1,000	1,000	\$18.00 FSG	Office	Yes	Now	Negotiable

Join Coldwell Banker Burnet and other tenants in this visible building in Downtown Chaska.

Small user suties are available.

Listing Company **Silverstone Realty and Development, LLC** - Jonathan Adam (952) 856-6231

Chaska Health Center - 3000 Chestnut St

69

Chaska, MN 55318-3054 | Carver County | Southwest Market

21,381 SF Class B Office - Medical Bldg 21,381 SF Available at \$12.00 - \$15.00 Net



Generous TI allowance, great medical entrance, and wonderful location. Fastest growing and most populated suburb in Carver County.

Property Type **Medical Office**
Bldg Size **21,381 SF**
Status **Existing**
Year Built **1997**

Land Area **3.93 Ac.**
Zoning **--**
Sublease **No**
% Occupied **0%**

Building Class **B**
Stories **2**
Typical Floor **9,175 /SF**
Parking Spaces **127**
Parking Ratio **5.93 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **21,381 SF**
Max Contig **12,732 SF**
Min Divisible **2,000 SF**
Rental Rate **\$12.00 - \$15.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor **13%**
Elevators **1**
Parcel # **302830030**

Operating Exp/SF **\$7.50 /SF**
Taxes/SF **\$1.06 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	8,652	12,732	2,000	\$15.00 Net	Medical	Yes	Now	7-10
Former Crossroads Clinic									
1	150	4,080	12,732	4,080	\$15.00 Net	Medical	Yes	Now	7-10
Generous TI allowance, great medical entrance, and wonderful location. Fastest growing and most populated suburb in Carver County.									
1	150/100	12,732	12,732	2,000	\$15.00 Net	Medical	Yes	Now	
--									
LL	L100	2,439	2,439	2,439	\$12.00 Net	Medical	Yes	Now	
--									
LL	L200	6,210	6,210	2,000	\$12.00 Net	Medical	Yes	Now	7-10
Generous TI allowance, great medical entrance, and wonderful location. Fastest growing and most populated suburb in Carver County.									

Listing Company **Wallingford Properties Company - Michael Benson (952) 835-4111**

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

Shady Oak Office Center - 6403-6411 City West Pkwy

70

Eden Prairie, MN 55344 | Hennepin County | Southwest Market

59,358 SF Class B Office - General Bldg 9,632 SF Available at \$14.90 Gross



This contemporary office building with large executive offices is located amongst some great restaurants including Campiello, Woody's Grill and Sammies Subs and other retail services. There is a large pond with walking paths right outside your door. This 17,000 square foot building is located at Shady Oak Road & City West Parkway. Suite 105 is the center suite that is right off the lobby entrance of the building - center suite. Former chiropractic space, reception area, lab area and offices along great glass line.

Property Type **General Office**
Bldg Size **59,358 SF**
Status **Existing**
Year Built **1985**

Land Area **7.29 Ac.**
Zoning **--**
Sublease **No**
% Occupied **88.05%**

Building Class **B**
Stories **1**
Typical Floor
Parking Spaces **335**
Parking Ratio **--**
Tenancy **Multi-Tenant**

Available SF **9,632 SF**
Max Contig **3,606 SF**
Min Divisible **896 SF**
Rental Rate **\$14.90 Gross**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **0**
Parcel # **053-0111622230011**

Operating Exp/SF **--**
Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	104	1,068	3,606	1,068	\$14.90 Gross	Office	Yes	Now	
Contiguous to 3,606 sf with Suite 105.									
1	104/105	3,606	3,606	1,068	\$14.90 Gross	Office	No	Now	
--									
1	105	2,538	3,606	2,538	\$14.90 Gross	Office	No	Now	
Contiguous to 3,606 sf with Suite 104.									
2	200	2,558	2,558	2,558	\$14.90 Gross	Office	Yes	Now	
--									
2	205B	1,531	1,531	1,531	\$14.90 Gross	Office	Yes	Now	

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: Jacob Gerads

Shady Oak Office Center - 6403-6411 City West Pkwy

Eden Prairie, MN 55344 | Hennepin County | Southwest Market

59,358 SF Class B Office - General Bldg 9,632 SF Available at \$14.90 Gross

70

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
2	207	1,041	1,041	1,041	\$14.90 Gross	Medical	Yes	Now	
--									
2	208	896	896	896	\$14.90 Gross	Medical	Yes	Now	
--									

Listing Company **Christianson & Company** - Nancy Flicek (952) 992-0093 / Lisa Christianson (952) 393-1212

City West Financial Center - 6500 City West Pkwy

71

Eden Prairie, MN 55344 | Hennepin County | Southwest Market

57,156 SF Class B Office - General Bldg 26,068 SF Available at \$10.50 - \$11.50 Net



Property Type **General Office**

Bldg Size **57,156 SF**

Status **Existing**

Year Built **1990**

Land Area **2.99 Ac.**

Zoning **(Office)**

Sublease **No**

% Occupied **54.39%**

Building Class **B**

Stories **4**

Typical Floor **14,000 /SF**

Parking Spaces **250**

Parking Ratio **4.37 /1000 SF**

Tenancy **Multi-Tenant**

Available SF **26,068 SF**

Max Contig **11,463 SF**

Min Divisible **1,875 SF**

Rental Rate **\$10.50 - \$11.50 Net**

Sale Price **Not for Sale**

Price/SF **Not for Sale**

Core Factor

Elevators

Parcel # **053-0111622310026; 0111622310026**

Operating Exp/SF **\$6.54 /SF**

Taxes/SF **\$4.21 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
3	300	4,106	11,463	4,106	\$10.50 - \$11.50 Net	Office	Yes	Now	
--									
3	300/350	9,588	11,463	4,106	\$10.50 - \$11.50 Net	Office	Yes	Now	
--									
3	310	1,875	11,463	1,875	\$10.50 - \$11.50 Net	Office	Yes	Now	
--									
3	310/300	5,981	11,463	1,875	\$10.50 - \$11.50 Net	Office	Yes	Now	
--									
3	310/350	7,357	11,463	1,875	\$10.50 - \$11.50 Net	Office	Yes	Now	
--									
3	310/300/350	11,463	11,463	1,875	\$10.50 - \$11.50 Net	Office	Yes	Now	
--									
4	460	9,096	9,096	3,000	\$10.50 - \$11.50 Net	Office	Yes	Now	

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

Eden Prairie, MN 55344 | Hennepin County | Southwest Market
57,156 SF Class B Office - General Bldg 26,068 SF Available at \$10.50 - \$11.50 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
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Listing Company Colliers International/Minneapolis-St Paul - Steve Shepherd (952) 897-7864 / Kevin O'Neill (952) 897-7724

6600 City West Pkwy

72

Eden Prairie, MN 55344-3261 | Hennepin County | Southwest Market

31,063 SF Class B Office - General Bldg 2,559 SF Available at \$15.00 Gross



Property Type **General Office**
Bldg Size **31,063 SF**
Status **Existing**
Year Built **1984**

Land Area **1.70 Ac.**
Zoning **(Office)**
Sublease **Yes**
% Occupied **100%**

Building Class **B**
Stories **3**
Typical Floor **5,697 /SF**
Parking Spaces **132**
Parking Ratio **4.24 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **2,559 SF**
Max Contig **2,559 SF**
Min Divisible **2,559 SF**
Rental Rate **\$15.00 Gross**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **0111622320015**

Operating Exp/SF **\$9.12 /SF**
Taxes/SF **\$3.50 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	200	2,559	2,559	2,559	\$15.00 Gross	Office	Yes	Now	
--									

Listing Company **Transwestern - Steve Kellogg (612) 359-1670**



Office building located at the intersection of Hwy 212 and Shady Oak Road. Close proximity to many restaurants, hotels, and retail services, including the Eden Prairie Center.

Property Type **General Office**
 Bldg Size **31,063 SF**
 Status **Existing**
 Year Built **1984**

Land Area **1.70 Ac.**
 Zoning **(Office)**
 Sublease **No**
 % Occupied **30.95%**

Building Class **B**
 Stories **3**
 Typical Floor **5,697 /SF**
 Parking Spaces **132**
 Parking Ratio **4.24 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **21,449 SF**
 Max Contig **9,489 SF**
 Min Divisible **1,145 SF**
 Rental Rate **\$12.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **0111622320015**

Operating Exp/SF **\$7.78 /SF**
 Taxes/SF **\$3.02 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	200	1,246	3,254	1,246	\$12.00 Net		Yes	Now	
--									
2	205	2,559	2,559	2,559	\$12.00 Net		Yes	Now	
--									
2 & 3	200/375	3,254	8,256	1,246	\$12.00 Net		Yes	Now	
--									
3	300	2,462	7,010	2,462	\$12.00 Net		Yes	Now	
--									
3	300/350	5,002	8,155	2,462	\$12.00 Net		Yes	Now	
--									
3	300/375	4,470	8,256	2,008	\$12.00 Net		Yes	Now	

Eden Prairie, MN 55344-3261 | Hennepin County | Southwest Market
31,063 SF Class B Office - General Bldg 21,449 SF Available at \$12.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
3	300/350/375	7,010	8,256	2,008	\$12.00 Net		Yes	Now	
--									
3	304	1,145	3,685	1,145	\$12.00 Net		Yes	Now	
--									
3	304/350	3,685	8,155	1,145	\$12.00 Net		Yes	Now	
--									
3	350	2,540	8,155	2,540	\$12.00 Net		Yes	Now	
--									
3	375	2,008	8,256	2,008	\$12.00 Net		Yes	Now	
--									
Mult. Floors	Mult. Suites	8,256	8,256	1,246	\$12.00 Net		Yes	Now	
--									

Listing Company **Cushman & Wakefield/NorthMarq** - John McCarthy (952) 893-7591 / Larissa Champeau (952) 893-8847

Shakopee, MN 55379-9728 | Scott County | Southwest Market

63,660 SF Industrial - Light Industrial Bldg 400 SF Available at \$8.50 Net



Brand new office build-out including new walls, dropped ceiling, lighting etc. New roof in 2008. Great visibility and access to Hwy 101. Owner willing to add docks and drive-ins. Owner willing to lease individual offices for smaller users. 2+/- acres of fenced outside storage available for lease at \$0.65/sf.

Property Type **Light Industrial**Bldg Size **63,660 SF**Status **Existing**Year Built **1972**Land Area **2.27 Ac.**Zoning **I**Sublease **No**% Occupied **99.37%**Clear Height **16.00 FT**Dock Doors **5**Drive-Ins **3**Office SF **5,800 (8.9%)**Sprinkler **None**

Power - -/ -/ -

Available SF **400 SF**Max Contig **400 SF**Min Divisible **400 SF**Rental Rate **\$8.50 Net**Sale Price **Not for Sale**Price/SF **Not for Sale**

HVAC - -

Rail **No**Parcel # **279010060; 279010070**

Operating Exp/SF - -

Taxes/SF - -

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
Option 5	400	400	400	\$8.50 Net	Yes	Now				
- -										

Listing Company **Colliers International/Minneapolis-St Paul - Brian Netz (952) 897-7736 / Ryan Krzmarzick (952) 897-7746**

Northlake Office Centre I - 14198 Commerce Ave

75

Prior Lake, MN 55372-1439 | Scott County | Southwest Market

10,982 SF Class B Office - General Bldg 2,247 SF Available at \$13.00 NNN



Property Type **General Office**
Bldg Size **10,982 SF**
Status **Existing**
Year Built **1986**

Building Class **B**
Stories **1**
Typical Floor **1,600 /SF**
Parking Spaces **50**
Parking Ratio **4.55 /1000 SF**
Tenancy **Multi-Tenant**

Core Factor
Elevators **0**
Parcel # **25-194005-0**

Land Area **1.73 Ac.**
Zoning **--**
Sublease **No**
% Occupied **79.54%**

Available SF **2,247 SF**
Max Contig **1,352 SF**
Min Divisible **895 SF**
Rental Rate **\$13.00 NNN**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Operating Exp/SF **\$4.64 /SF**
Taxes/SF **\$4.66 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	300	895	895	895	\$13.00 NNN	Office	Yes	Now	
--									
1	600	1,352	1,352	1,352	\$13.00 NNN	Office	Yes	Now	
--									

Listing Company **Kraus-Anderson Realty - Dan Mossey (952) 948-9368**



Small executive office building with Hwy 13 visibility and highway signage available. Easy access to hwy 13 and County Road 42. Convenient parking, extremely well-maintained and a great landlord!

Property Type	General Office	Land Area	- -
Bldg Size	6,040 SF	Zoning	- -
Status	Existing	Sublease	No
Year Built	- -	% Occupied	63.53%
Building Class	B	Available SF	2,203 SF
Stories	1	Max Contig	1,850 SF
Typical Floor		Min Divisible	353 SF
Parking Spaces	32	Rental Rate	\$12.00 Net
Parking Ratio	5.29 /1000 SF	Sale Price	\$799,900
Tenancy	Multi-Tenant	Price/SF	\$132.43 /SF
Core Factor		Operating Exp/SF	\$7.12 /SF
Elevators		Taxes/SF	- -
Parcel #			

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	300	1,850	1,850	1,850	\$12.00 Net	Office	Yes	Now	
6 offices, large kitchen, large conference room, reception desk, large reception area and storage area.									
1	400	353	353	353	\$12.00 Net	Office	Yes	Now	
353 Sq Ft available For Lease. Building has 2 outdoor entrances, 2 public restrooms in the hallway. Space lease covers property tax, snow removal, maintenance of parking lot, lawn care, janitorial services for the common area, and building repairs, water, electric, cable & phone lines, interior signage.									

Listing Company Minnesota Premier Realty - Deno Howard (612) 210-1593

Northlake Office Centre III - 14162 Commerce Way

77

Prior Lake, MN 55372-1480 | Scott County | Southwest Market

9,341 SF Class B Office - General Bldg 1,545 SF Available at \$12.00 NNN



Property Type **General Office**

Bldg Size **9,341 SF**

Status **Existing**

Year Built **1997**

Building Class **B**

Stories **1**

Typical Floor **9,341 /SF**

Parking Spaces **35**

Parking Ratio **3.74 /1000 SF**

Tenancy **Multi-Tenant**

Core Factor

Elevators **0**

Parcel # **25-194003-0**

Land Area **8.19 Ac.**

Zoning **Commercial Office**

Sublease **No**

% Occupied **83.46%**

Available SF **1,545 SF**

Max Contig **1,545 SF**

Min Divisible **1,545 SF**

Rental Rate **\$12.00 NNN**

Sale Price **Not for Sale**

Price/SF **Not for Sale**

Operating Exp/SF **\$3.77 /SF**

Taxes/SF **\$3.90 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	400	1,545	1,545	1,545	\$12.00 NNN	Office	Yes	Now	
--									

Listing Company **Kraus-Anderson Realty - Dan Mossey (952) 948-9368**

Eden Prairie, MN 55344-4219 | Hennepin County | Southwest Market

15,500 SF Class B Office - General Bldg 130 SF Available at \$10.00 Net

For Sale at \$625,000 (\$97.66 PSF)



Property Type General Office	Land Area 0.79 Ac.
Bldg Size 15,500 SF	Zoning (Office)
Status Existing	Sublease No
Year Built 1984	% Occupied 99.16%
Building Class B	Available SF 130 SF
Stories 2	Max Contig 130 SF
Typical Floor 3,200 /SF	Min Divisible 130 SF
Parking Spaces 72	Rental Rate \$10.00 Net
Parking Ratio 13.54 /1000 SF	Sale Price \$625,000
Tenancy Multi-Tenant	Price/SF \$97.66 /SF
Core Factor	Operating Exp/SF \$3.07 /SF
Elevators	Taxes/SF \$3.98 /SF
Parcel # 053-1411622310034; 053-1411622310041	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		130	130	130	\$10.00 Net	Office	Yes	Now	
Brand new office build-out.									

Listing Company **Hoyt Properties - Kyle Thompson (612) 338-3878 / Steve Nelson (612) 746-5022**

Edina Business Center - 7710 W Computer Ave

79

Edina, MN 55435 | Hennepin County | Southwest Market

22,500 SF Class B Office - General Bldg 9,730 SF Available at \$14.00 - \$16.00 Gross



Located near the intersection of I-494 and Hwy 100 with great access to the southwest suburbs. The property is in the vicinity of numerous restaurants, parks, and hotels.

Property Type **General Office**
Bldg Size **22,500 SF**
Status **Existing**
Year Built **1963**

Land Area **1.77 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **56.76%**

Building Class **B**
Stories **1**
Typical Floor **22,500 /SF**
Parking Spaces **112**
Parking Ratio **5.00 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **9,730 SF**
Max Contig **2,895 SF**
Min Divisible **650 SF**
Rental Rate **\$14.00 - \$16.00 Gross**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **0**
Parcel # **053-3102824330015**

Operating Exp/SF --
Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	2,895	2,895	2,895	\$14.00 - \$16.00 Gross		Yes	Now	
--									
1	106	1,368	1,368	1,368	\$14.00 - \$16.00 Gross		Yes	Now	
--									
1	115	650	650	650	\$14.00 - \$16.00 Gross		Yes	Now	
--									
1	120	1,014	1,014	1,014	\$14.00 - \$16.00 Gross		Yes	Now	
--									
1	136	1,144	1,144	1,144	\$14.00 - \$16.00 Gross		Yes	Now	
--									
1	138	1,237	1,237	1,237	\$14.00 - \$16.00 Gross		Yes	Now	3-5 Years

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: Jacob Gerads

Edina Business Center - 7710 W Computer Ave									79
Edina, MN 55435 Hennepin County Southwest Market									
22,500 SF Class B Office - General Bldg 9,730 SF Available at \$14.00 - \$16.00 Gross									
Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
1	142	1,422	1,422	1,422	\$14.00 - \$16.00 Gross		Yes	Now	
--									
Listing Company Xceligent, Inc. - Pending Research (816) 303-2895									

Bloomington, MN 55435 | Hennepin County | Southwest Market

25,287 SF Class C Office - General Bldg 4,000 SF Available at Negotiable NNN



4,000 sf available.

Property Type **General Office**
 Bldg Size **25,287 SF**
 Status **Existing**
 Year Built **1961**

Land Area **2.64 Ac.**
 Zoning **CS-1**
 Sublease **No**
 % Occupied **84.18%**

Building Class **C**
 Stories **1**
 Typical Floor **25,287 /SF**
 Parking Spaces **177**
 Parking Ratio **7.00 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **4,000 SF**
 Max Contig **4,000 SF**
 Min Divisible **4,000 SF**
 Rental Rate **Negotiable NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **0**
 Parcel # **0602724220001**

Operating Exp/SF **\$4.50 /SF**
 Taxes/SF **\$2.28 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	1	4,000	4,000	4,000	Negotiable NNN	Office	Yes	Now	
Total Operating Expense: \$4.50 sf									

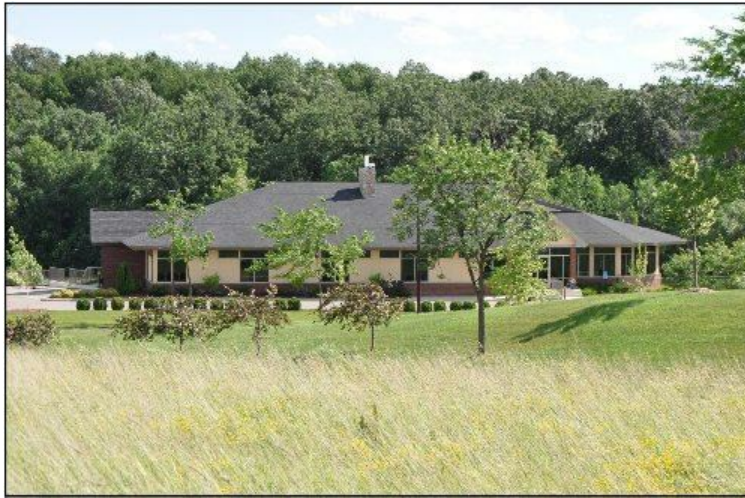
Listing Company **Cushman & Wakefield/NorthMarq - James Rock (952) 465-3357**

Stone Creek - 2025 Coulter Blvd

81

Chanhassen, MN 55317 | Carver County | Southwest Market

9,168 SF Class B Office - General Bldg 2,559 SF Available at \$18.00 Gross



Property Type **General Office**
Bldg Size **9,168 SF**
Status **Existing**
Year Built **2005**

Land Area **4.02 Ac.**
Zoning **--**
Sublease **No**
% Occupied **72.09%**

Building Class **B**
Stories **1**
Typical Floor **1,000 /SF**
Parking Spaces **32**
Parking Ratio **3.31 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **2,559 SF**
Max Contig **2,559 SF**
Min Divisible **2,559 SF**
Rental Rate **\$18.00 Gross**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor **20%**
Elevators **0**
Parcel # **250151110**

Operating Exp/SF **--**
Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1st	Suite 100	2,559	2,559	2,559	\$18.00 Gross	Office	Yes	Now	
--									

Listing Company **Coldwell Banker Burnet - Bill Wolfson (952) 334-4554**

101 Industrial Center - 7700-7802 E County Road 101

82

Shakopee, MN 55379-7102 | Scott County | Southwest Market
40,400 SF Industrial - Light Industrial Bldg 1,360 SF Available at \$8.00 Net



40,400 square foot office/warehouse two building complex available for lease. Building is equipped with trench drains and flammable waste traps. Outside storage available. Great visibility from County Road 101, easy access to Hwy 169.

Property Type	Light Industrial	Land Area	12.26 Ac.
Bldg Size	40,400 SF	Zoning	B1
Status	Existing	Sublease	No
Year Built	1973	% Occupied	96.63%
Clear Height	16.00 FT	Available SF	1,360 SF
Dock Doors	0	Max Contig	1,360 SF
Drive-Ins	17	Min Divisible	1,360 SF
Office SF	1,500 (3.71%)	Rental Rate	\$8.00 Net
Sprinkler	None	Sale Price	Not for Sale
Power	- -/- -/- -	Price/SF	Not for Sale
HVAC	- -	Operating Exp/SF	\$0.45 /SF
Rail	No	Taxes/SF	\$1.30 /SF
Parcel #	27-901008-0		

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
	1,360	1,360	1,360	\$8.00 Net	Yes	Now	1,360			15.00
Has 1/2 acre outside storage on Hwy 101.										

Listing Company Colliers International/Minneapolis-St Paul - Brian Netz (952) 897-7736 / Ryan Krzmarzick (952) 897-7746

Creekridge Office Center II - 7808 Creekridge Cir

83

Bloomington, MN 55439 | Hennepin County | Southwest Market

39,532 SF Class B Office - General Bldg 1,439 SF Available at \$12.50 Net



View e-brochure at http://ebrochure.welshco.com/index.asp?P=446&name=Creekridge_Office_Center_II

Property Type **General Office**
Bldg Size **39,532 SF**
Status **Existing**
Year Built **1984**

Land Area **2.97 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **96.36%**

Building Class **B**
Stories **3**
Typical Floor **13,178 /SF**
Parking Spaces **128**
Parking Ratio **3.23 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **1,439 SF**
Max Contig **1,439 SF**
Min Divisible **1,439 SF**
Rental Rate **\$12.50 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **053-1711621220034**

Operating Exp/SF **\$11.99 /SF**
Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
3	301	1,439	1,439	1,439	\$12.50 Net		Yes	Now	
--									

Listing Company **Colliers International/Minneapolis-St Paul - Kevin O'Neill (952) 897-7724 / Steve Shepherd (952) 897-7864**

Crossroads of Chanhassen - 8971 Crossroads Blvd

84

Chanhassen, MN 55317 | Carver County | Southwest Market

55,000 SF Retail - Anchored Strip Center Bldg 15,000 SF Available at \$23.00 - \$27.00 NNN



Property Type **Anchored Strip Center**

Bldg Size **55,000 SF**

Status **Planned**

Year Built - -

Land Area **0.00 Ac.**

Zoning - -

Sublease **No**

% Occupied **72.73%**

Parking Spaces

Parking Ratio - -

Tenancy **Multi-Tenant**

Anchors **0**

Anchor SF - -

Bldgs **1**

Available SF **15,000 SF**

Max Contig **15,000 SF**

Min Divisible **1,000 SF**

Rental Rate **\$23.00 - \$27.00 NNN**

Sale Price **Not for Sale**

Price/SF **Not for Sale**

Floors **1**

Docks / Drive Ins - - / - -

Parcel # **252480020**

Operating Exp/SF - -

Taxes/SF - -

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Space Type	Term
200	15,000	15,000	1,000	\$23.00 - \$27.00 NNN	Yes	Completion	Office	
- -								

Listing Company **Kraus-Anderson Realty - David Stalsberg (952) 948-9398**

Crosstown Centre - 10050 Crosstown Cir

85

Eden Prairie, MN 55344 | Hennepin County | Southwest Market

181,224 SF Class B Office - General Bldg 60,142 SF Available at \$13.00 Net



High quality, Class A building offering a full-service cafeteria, heated garage parking, free covered parking in 3-level ramp, lockers, showers, fitness center and training/conference room.

Property Type **General Office**
Bldg Size **181,224 SF**
Status **Existing**
Year Built **1999**

Land Area **10.91 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **72.49%**

Building Class **B**
Stories **6**
Typical Floor **23,498 /SF**
Parking Spaces **688**
Parking Ratio **4.48 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **60,142 SF**
Max Contig **27,755 SF**
Min Divisible **1,145 SF**
Rental Rate **\$13.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **4**
Parcel # **053-0111622110013**

Operating Exp/SF **\$6.92 /SF**
Taxes/SF **\$3.65 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	110	5,479	5,479	1,145	\$13.00 Net	Office	Yes	Now	
--									
6	600	16,614	16,614	5,000	\$13.00 Net	Office	Yes	Now	
--									

Listing Company **Cushman & Wakefield/NorthMarq - Bill Rothstein (952) 893-8214 / Dan Wicker (952) 893-8254**

Eden Prairie, MN 55344 | Hennepin County | Southwest Market

47,591 SF Class B Office - General Bldg 22,502 SF Available at \$10.00 Net



Property Type **General Office**
 Bldg Size **47,591 SF**
 Status **Existing**
 Year Built **1981**

Land Area **5.79 Ac.**
 Zoning **(Office)**
 Sublease **No**
 % Occupied **52.72%**

Building Class **B**
 Stories **3**
 Typical Floor **15,730 /SF**
 Parking Spaces **130**
 Parking Ratio **2.73 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **22,502 SF**
 Max Contig **14,816 SF**
 Min Divisible **820 SF**
 Rental Rate **\$10.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **053-0111622140006**

Operating Exp/SF **\$8.98 /SF**
 Taxes/SF **\$0.00 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	125	1,400	1,400	1,400	\$10.00 Net		Yes	Now	
--									
2	200	3,107	14,816	3,107	\$10.00 Net		Yes	Now	
--									
2	230	1,419	14,816	1,419	\$10.00 Net		Yes	Now	
--									
2	245	820	14,816	820	\$10.00 Net		Yes	Now	
--									
2	247	2,931	14,816	2,931	\$10.00 Net		Yes	Now	
--									
2	250	1,394	14,816	1,394	\$10.00 Net		Yes	Now	
--									
2	Mult. Suites	14,816	14,816	820	\$10.00 Net		Yes	Now	

Crosstown Woods Office Center - 10125 Crosstown Cir									86
Eden Prairie, MN 55344 Hennepin County Southwest Market									
47,591 SF Class B Office - General Bldg 22,502 SF Available at \$10.00 Net									
Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
3	300	2,994	2,994	2,994	\$10.00 Net		Yes	Now	
--									
3	301	3,292	3,292	3,292	\$10.00 Net		Yes	Now	
--									

Listing Company **Colliers International/Minneapolis-St Paul - Kevin O'Neill (952) 897-7724 / Chad Anvary (952) 897-7719**

Lariat Center III - 8353 Crystal View Rd

87

Eden Prairie, MN 55344 | Hennepin County | Southwest Market

17,000 SF Class A Office - General Bldg 4,951 SF Available at \$12.00 - \$14.00 Net



Perfect for office or medical users. Building signage possibility. Convenient location. Easy access to Highway 212, Highway 5 and I-494. Numerous restaurants, retail and service businesses nearby.

Property Type **General Office**
Bldg Size **17,000 SF**
Status **Existing**
Year Built **2002**

Land Area **0.00 Ac.**
Zoning **(Service)**
Sublease **No**
% Occupied **70.88%**

Building Class **A**
Stories **2**
Typical Floor **7,000 /SF**
Parking Spaces **102**
Parking Ratio **6.00 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **4,951 SF**
Max Contig **2,680 SF**
Min Divisible **2,271 SF**
Rental Rate **\$12.00 - \$14.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor **17%**
Elevators **1**
Parcel # **053-1411622310047**

Operating Exp/SF **\$7.65 /SF**
Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	2xx	2,680	2,680	2,680	\$12.00 - \$14.00 Net	Office	Yes		
--									
2	203/205	2,271	2,271	2,271	\$12.00 - \$14.00 Net	Office	Yes	Now	
--									

Listing Company **Colliers International/Minneapolis-St Paul - Michael Gelfman (952) 897-7875**

Dean Lakes Health - 4201 Dean Lakes Blvd

88

Shakopee, MN 55379-2829 | Scott County | Southwest Market

19,089 SF Class A Office - Medical Bldg 2,778 SF Available at \$20.00 Net



Class "A" medical office building. Major tenants; Edina Eye, Allina Crossroads and Shakopee Dental. Free patient parking. Great visibility and signage along Highway 169. Office net rate available.

Property Type	Medical Office	Land Area	2.46 Ac.
Bldg Size	19,089 SF	Zoning	--
Status	Existing	Sublease	No
Year Built	2004	% Occupied	85.45%
Building Class	A	Available SF	2,778 SF
Stories	1	Max Contig	2,778 SF
Typical Floor	19,089 /SF	Min Divisible	1,500 SF
Parking Spaces	117	Rental Rate	\$20.00 Net
Parking Ratio	4.70 /1000 SF	Sale Price	Not for Sale
Tenancy	Multi-Tenant	Price/SF	Not for Sale
Core Factor		Operating Exp/SF	\$10.00 /SF
Elevators	0	Taxes/SF	\$6.50 /SF
Parcel #	27-374003-0		

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		2,778	2,778	1,500	\$20.00 Net	Medical	Yes	Now	
--									

Listing Company **Davis Real Estate Services Group, LLC - Jill Rasmussen (612) 341-3247**

Shakopee, MN 55379 | Scott County | Southwest Market

98,351 SF Class B Office - General Bldg 18,481 SF Available at \$14.50 NNN



High visibility from I-169. Access to CR 83 & Hwy 169 - Highest traffic interchange in Scott County. New furniture included in lease. Ample parking. Janitorial & guard service included. On-site facility management. Monument signage. Walking paths within park. Excellent access to nearby shopping and restaurants.

Property Type **General Office**
 Bldg Size **98,351 SF**
 Status **Existing**
 Year Built **2006**

Land Area **8.33 Ac.**
 Zoning **--**
 Sublease **Yes**
 % Occupied **81.21%**

Building Class **B**
 Stories **2**
 Typical Floor
 Parking Spaces **575**
 Parking Ratio **5.84 /1000 SF**
 Tenancy **Single-Tenant**

Available SF **18,481 SF**
 Max Contig **14,689 SF**
 Min Divisible **3,792 SF**
 Rental Rate **\$14.50 NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **27-399002-0**

Operating Exp/SF **--**
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		3,792	3,792	3,792	\$14.50 NNN	Office	Yes	Now	
--									

Listing Company **Cresa Minneapolis** - Karen Riley (612) 868-3095 / Ann Hansen (612) 337-8498

Dell Professional Building - 7770 Dell Rd

90

Chanhassen, MN 55317-9314 | Hennepin County | Southwest Market
20,327 SF Class A Office - Medical Bldg 1,899 SF Available at \$22.50 Net



Class "A" medical building. Beautiful interior finishes. Great location with easy access to Highway 5 and Dell Road in Chanhassen. Monument signage available. Only one remaining spaces.

Property Type **Medical Office**
Bldg Size **20,327 SF**
Status **Existing**
Year Built **2009**

Land Area **1.75 Ac.**
Zoning **--**
Sublease **No**
% Occupied **90.66%**

Building Class **A**
Stories **1**
Typical Floor **20,327 /SF**
Parking Spaces **90**
Parking Ratio **4.42 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **1,899 SF**
Max Contig **1,899 SF**
Min Divisible **1,899 SF**
Rental Rate **\$22.50 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **0**
Parcel # **053-0711622340021**

Operating Exp/SF **\$9.31 /SF**
Taxes/SF **\$6.75 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		1,899	1,899	1,899	\$22.50 Net	Medical	Yes	Now	
--									

Listing Company **Davis Real Estate Services Group, LLC - Mark Davis (612) 341-3242 / Michael Sharpe (612) 341-3246**

Dupont Center - 9801 Dupont Ave

91

Bloomington, MN 55431 | Hennepin County | Southwest Market

61,844 SF Class B Office - General Bldg 8, 170 SF Available at Negotiable NNN



Property Type **General Office**

Bldg Size **61,844 SF**

Status **Existing**

Year Built **1982**

Land Area **3.19 Ac.**

Zoning **(Office)**

Sublease **No**

% Occupied **86.79%**

Building Class **B**

Stories **4**

Typical Floor **15,400 /SF**

Parking Spaces **255**

Parking Ratio **4.12 /1000 SF**

Tenancy **Multi-Tenant**

Available SF **8,170 SF**

Max Contig **3,767 SF**

Min Divisible **510 SF**

Rental Rate **Negotiable NNN**

Sale Price **Not for Sale**

Price/SF **Not for Sale**

Core Factor **15%**

Elevators

Parcel # **053-1602724410014; 1602724410014**

Operating Exp/SF **\$7.56 /SF**

Taxes/SF **\$3.45 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
3	340	3,767	3,767	3,767	Negotiable NNN	Office	Yes	Now	
--									
3	370	2,375	2,375	2,375	Negotiable NNN	Office	Yes	Now	
Current tenant will be vacating at year's end.									
3	380	837	1,518	837	Negotiable NNN	Office	Yes	Now	
--									
3	390	681	1,518	681	Negotiable NNN	Office	Yes	Now	
--									
3	390/380	1,518	1,518	681	Negotiable NNN	Office	Yes	Now	
--									
4	406	510	510	510	Negotiable NNN	Office	Yes	Now	
--									

Savage, MN 55378-1284 | Scott County | Southwest Market

31,474 SF Class B Office - General Bldg 3,786 SF Available at \$9.00 NNN



Better than new Office Condo. Great lease rate. Owner will consider all options including lease to own and Contract for Deed. This is a must see office condo for those in the market. Two stories, multiple private offices, conference room, kitchenette and plenty of surface parking. Call for private tour.

Property Type **General Office**
 Bldg Size **31,474 SF**
 Status **Existing**
 Year Built **2006**

Land Area **0.72 Ac.**
 Zoning **PUD**
 Sublease **No**
 % Occupied **87.97%**

Building Class **B**
 Stories **2**
 Typical Floor **1,310 /SF**
 Parking Spaces **82**
 Parking Ratio **2.61 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **3,786 SF**
 Max Contig **3,786 SF**
 Min Divisible **3,786 SF**
 Rental Rate **\$9.00 NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **26-414050-0**

Operating Exp/SF **\$1.20 /SF**
 Taxes/SF **\$4.72 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		3,786	3,786	3,786	\$9.00 NNN	Office	Yes	Now	

Better than new Office Condo. Great lease rate. Owner will consider all options including lease to own and Contract for Deed. This is a must see office condo for those in the market. Two stories, multiple private offices, conference room, kitchenette and plenty of surface parking. Call for private tour.

Listing Company **KW Commercial Midwest - Pat Cropsey (651) 262-1004**

Savage Business Lofts - 8646-8670 Eagle Creek Cir

93

Savage, MN 55378-1570 | Scott County | Southwest Market

35,547 SF Class B Office - General Bldg 7,969 SF Available at Negotiable

For Sale at Negotiable



Perfect for Professional Office use. Building signage available. Unique architecture. High level of finish throughout. Excellent location with close proximity to 169 and Hwy 13. Competitive pricing.

Property **General Office**

Type
Bldg **35,547 SF**
Size
Status **Existing**
Year **2008**
Built

Land Area **0.73 Ac.**

Zoning **BP**
Sublease **No**
% Occupied **77.58%**

Building **B**

Class
Stories **1**
Typical **6,414 /SF**
Floor

Available SF **7,969 SF**
Max Contig **2,933 SF**
Min Divisible **250 SF**
Rental Rate **Negotiable - -**
Sale Price **Negotiable**
Price/SF **Negotiable**

Parking **16**

Spaces
Parking **1.00 /1000 SF**
Ratio

Operating Exp/SF - -

Taxes/SF - -

Tenancy **Multi-Tenant**

Core
Factor

Elevators

Parcel # **26-414040-0; 26-414043-0; 26-414030-0; 26-414033-0; 26-414041-0; 26-414027-0; 26-414026-0; 26-414025-0**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	Suites 101 & 102	2,103	2,103	641	Negotiable		Yes		

Combined Suites 101 & 102 offer 2,103 SF. Perfect for Professional Office use. Building signage available. Unique architecture. High level of finish throughout.

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

Savage, MN 55378-1570 | Scott County | Southwest Market
35,547 SF Class B Office - General Bldg 7,969 SF Available at Negotiable
For Sale at Negotiable

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	Suites 110-112	1,674	1,674	250	Negotiable		Yes		
1,674 SF total available. Perfect for professional office use. Building signage available. Unique architecture. High level of finish throughout. Excellent location with close proximity to 169 and Hwy 13. Combined suites 110, 111 & 112 offer 1,674 SF. Competitive pricing.									
1	Suites 110-115	2,933	2,933	250	Negotiable		Yes		
Combined Suites 110-115 offer 2,933 SF. Excellent location with close proximity to 169 & Hwy 13. Competitive pricing.									
1	Suites 113-115	1,259	1,259	250	Negotiable		Yes		
Combined Suites 113, 114 & 115 offer 1,259 SF. Excellent location with close proximity to 169 & Hwy 13. Competitive pricing. High level of finish throughout.									

Listing Company Cerron Commercial Properties - Bruce Rydeen (952) 469-9444 / Roz Peterson (952) 469-9444

Savage, MN 55378-1284 | Scott County | Southwest Market

22,988 SF Class B Office - General Bldg 2,685 SF Available at Negotiable

For Sale at Negotiable



Perfect for Professional Office use. Building signage available. Unique Architecture. High level of finish throughout. Excellent location with close proximity to 169 & Hwy 13. Competitive pricing.

Property Type **General Office**
Bldg Size **22,988 SF**
Status **Existing**
Year Built **2007**

Land Area **0.53 Ac.**
Zoning **BP**
Sublease **No**
% Occupied **88.32%**

Building Class **B**
Stories **2**
Typical Floor **1,735 /SF**
Parking Spaces **46**
Parking Ratio **2.00 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **2,685 SF**
Max Contig **2,685 SF**
Min Divisible **2,685 SF**
Rental Rate **Negotiable - -**
Sale Price **Negotiable**
Price/SF **Negotiable**

Core Factor
Elevators
Parcel # **26-414047-0**

Operating Exp/SF - -
Taxes/SF - -

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	Unit 20	2,685	2,685	2,685	Negotiable		Yes		

2,685 SF available. Perfect for Professional Office use. Building signage available. Unique architecture. High level of finish throughout. Excellent location with close proximity to 169 & Hwy 13. Competitive pricing.

Listing Company **Cerron Commercial Properties - Bruce Rydeen (952) 469-9444 / Roz Peterson (952) 469-9444**

Grandview Square - 5201 Eden Ave

95

Edina, MN 55436 | Hennepin County | Southwest Market

96,000 SF Class A Office - General Bldg 25,891 SF Available at \$14.50 - \$15.50 Net



Beautiful Class A building in great Edina location. Building has covered and garage parking, fitness center with lockers and showers, vended breakroom and a free conference room.

Property Type **General Office**
Bldg Size **96,000 SF**
Status **Existing**
Year Built **2001**

Land Area **3.45 Ac.**
Zoning **C**
Sublease **No**
% Occupied **73.03%**

Building Class **A**
Stories **3**
Typical Floor **31,000 /SF**
Parking Spaces **403**
Parking Ratio **4.00 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **25,891 SF**
Max Contig **24,601 SF**
Min Divisible **1,290 SF**
Rental Rate **\$14.50 - \$15.50 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **053-2811721340040**

Operating Exp/SF **\$8.47 /SF**
Taxes/SF **\$5.15 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	140	1,290	1,290	1,290	\$14.50 - \$15.50 Net	Office	Yes	Now	
--									
3	345	4,231	24,601	3,000	\$14.50 - \$15.50 Net	Office	Yes	Now	
--									
3	345/300	24,601	24,601	3,000	\$14.50 - \$15.50 Net	Office	Yes	Now	
--									

Listing Company **Cushman & Wakefield/NorthMarq** - **Bill Rothstein (952) 893-8214** / **Dan Wicker (952) 893-8254**

Carlson Business Center - 6520 Edenvale Blvd

96

Eden Prairie, MN 55346-2564 | Hennepin County | Southwest Market

57,738 SF Industrial - Light Industrial Bldg 5,561 SF Available at \$1.17 - \$1.23 Gross



Office, warehouse, building located in the SW corner of 494 & 62 Crosstown in Eden Prairie. This property offers several sizes and configurations of office space, as well as warehouse space, and office +warehouse space combos. The spaces have 18' ceilings, as well as, dock doors and drive-in doors. There is also an onsite conference area that's free to use. The property has close proximity to Minnetonka, Hopkins, Chanhassen and Bloomington.

Property Type **Light Industrial**Bldg Size **57,738 SF**Status **Existing**Year Built **1987**Land Area **4.50 Ac.**Zoning **I-2**Sublease **No**% Occupied **90.37%**Clear Height **19.00 FT**Dock Doors **9**Drive-Ins **3**Office SF **0**Sprinkler **Unknown Type**Power **800 Amps/- /3 Phase**Available SF **5,561 SF**Max Contig **3,400 SF**Min Divisible **1,016 SF**Rental Rate **\$1.17 - \$1.23 Gross**Sale Price **Not for Sale**Price/SF **Not for Sale**HVAC **--**Rail **No**Parcel # **0311622230031**Operating Exp/SF **--**Taxes/SF **--**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
220	1,145	1,145	1,145	\$1.17 Gross	Yes	Now				
Could be used for Sound Studio or Office space.										
210-235	3,400	3,400	2,900	Negotiable Gross	Yes	Now				
Optional 600 SF warehouse with dock door available.										
250	1,016	1,016	1,016	\$1.23 Gross	Yes	Now				
--										

Listing Company **JGM Properties - Eli Russell (612) 290-1037**Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

Edina Office Building - 5100 Edina Industrial Blvd

97

Edina, MN 55439 | Hennepin County | Southwest Market

19,200 SF Class B Office - General Bldg 709 SF Available at \$8.95 - \$9.50 Net



Property Type **General Office**

Bldg Size **19,200 SF**

Status **Existing**

Year Built **1965**

Land Area **1.23 Ac.**

Zoning **POD-1**

Sublease **No**

% Occupied **97.3%**

Building Class **B**

Stories **1**

Typical Floor **19,200 /SF**

Parking Spaces **80**

Parking Ratio **4.16 /1000 SF**

Tenancy **Multi-Tenant**

Available SF **709 SF**

Max Contig **518 SF**

Min Divisible **191 SF**

Rental Rate **\$8.95 - \$9.50 Net**

Sale Price **Not for Sale**

Price/SF **Not for Sale**

Core Factor

Elevators **0**

Parcel # **0911621340003; 063-0911621340003**

Operating Exp/SF **\$8.95 /SF**

Taxes/SF **- -**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	210	518	518	518	\$8.95 - \$9.50 Net		Yes	Now	
--									
2	214	191	191	191	\$8.95 - \$9.50 Net	Office	No	60 Days	
--									

Listing Company **Rice Real Estate Company - Wayne Rice (952) 831-2411**

The Realty House - 5108-5120 Edina Industrial Blvd

98

Edina, MN 55439-3008 | Hennepin County | Southwest Market

12,420 SF Class B Office - General Bldg 4,993 SF Available at \$9.00 - \$12.00 Net



Convenient access from Highway 100 and I-494 ~Located on MTC bus line ~Many local restaurants and hotels ~Highly visible ~Exterior signage
~Ample parking

Property Type **General Office**
Bldg Size **12,420 SF**
Status **Existing**
Year Built **1979**

Land Area **0.00 Ac.**
Zoning **POD-1**
Sublease **No**
% Occupied **59.8%**

Building Class **B**
Stories **1**
Typical Floor **800 /SF**
Parking Spaces **58**
Parking Ratio **4.66 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **4,993 SF**
Max Contig **2,680 SF**
Min Divisible **1,148 SF**
Rental Rate **\$9.00 - \$12.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **0**
Parcel # **053-0911621340009**

Operating Exp/SF **\$5.01 /SF**
Taxes/SF **\$2.98 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	5108	2,680	2,680	2,680	\$9.00 - \$12.00 Net	Office	Yes	Now	
--									
1	5110	1,148	1,148	1,148	\$9.00 - \$12.00 Net	Office	Yes	Now	
--									
1	5114	1,165	1,165	1,165	\$9.00 - \$12.00 Net	Office	Yes	Now	
--									

Listing Company **Xceligent, Inc. - Pending Research (816) 303-2895**

Edina Industrial Park-Bldg 1 - 5108 Edina Industrial Blvd

99

Edina, MN 55439-3008 | Hennepin County | Southwest Market

3,450 SF Retail - Mixed Use Bldg Available at Negotiable



Retail redevelopment at Edina Industrial Blvd and Metro Blvd, just west of Highway 100 and West 77th interchange in Edina with a Summer 2015 delivery date. The site offers a strong daytime population, convenient access and excellent visibility.

Property Type **Mixed Use**

Bldg Size **3,450 SF**

Status **Proposed**

Year Built - -

Land Area **1.30 Ac.**

Zoning - -

Sublease **No**

% Occupied

Parking Spaces

Parking Ratio - -

Tenancy **Multi-Tenant**

Anchors

Anchor SF - -

Bldgs **1**

Available SF - -

Max Contig - -

Min Divisible - -

Rental Rate **Negotiable - -**

Sale Price **Not for Sale**

Price/SF **Not for Sale**

Floors **1**

Docks / Drive Ins - -/- -

Parcel # **053-0911621340009**

Operating Exp/SF - -

Taxes/SF - -

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Space Type	Term
Bldg 1	3,450	3,450	3,450	Negotiable	Yes		Office	
- -								

Listing Company **Colliers International/Minneapolis-St Paul - Terese Reiling (952) 897-7738**

Sentinel Building - 5151 Edina Industrial Blvd

100

Edina, MN 55439 | Hennepin County | Southwest Market

59,481 SF Class B Office - General Bldg 6,599 SF Available at \$12.00 Net



>Convenient location just off I-494, near Highway 100 in Edina >Near high traffic Southdale retail area, with many lodging and dining options
>Multiple offices, smaller suites available >Heated underground parking available >Ample parking in large adjoining surface lot >Highly visible signage

Property Type **General Office**
Bldg Size **59,481 SF**
Status **Existing**
Year Built **1981**

Land Area **1.20 Ac.**
Zoning **C**
Sublease **No**
% Occupied **88.91%**

Building Class **B**
Stories **6**
Typical Floor **2,500 /SF**
Parking Spaces **237**
Parking Ratio **4.00 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **6,599 SF**
Max Contig **4,767 SF**
Min Divisible **1,649 SF**
Rental Rate **\$12.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **2**
Parcel # **053-0911621330004**

Operating Exp/SF **\$6.50 /SF**
Taxes/SF **\$2.80 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
5	550	1,832	1,832	1,832	\$12.00 Net	Office	Yes	Now	
--									
6	650	3,118	4,767	2,000	\$12.00 Net	Office	Yes	Now	
--									
6	660	1,649	4,767	1,649	\$12.00 Net	Office	Yes	Now	
--									
6	660/650	4,767	4,767	1,649	\$12.00 Net	Office	Yes	Now	
--									

Listing Company **Colliers International/Minneapolis-St Paul - Eric Rapp (952) 837-3060 / Danielle Loffler (952) 837-3065**

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Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**



Property Type	General Office	Land Area	2.00 Ac.
Bldg Size	20,090 SF	Zoning	PID
Status	Existing	Sublease	No
Year Built	1965	% Occupied	89.84%
Building Class	C	Available SF	2,041 SF
Stories	1	Max Contig	2,041 SF
Typical Floor	19,079 /SF	Min Divisible	2,041 SF
Parking Spaces	110	Rental Rate	\$18.00 Gross
Parking Ratio	5.47 /1000 SF	Sale Price	Not for Sale
Tenancy	Multi-Tenant	Price/SF	Not for Sale
Core Factor		Operating Exp/SF	--
Elevators	0	Taxes/SF	--
Parcel #	053-0911621330003		

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	300	2,041	2,041	2,041	\$18.00 Gross	Office	Yes	Now	
--									

Listing Company **Zeller Realty - Mary Burnton (612) 317-2970**

Pakwa Business Park III - 5221-5275 Edina Industrial Blvd**102****Edina, MN 55439-2910 | Hennepin County | Southwest Market**

38,196 SF Industrial - Flex/R&D Bldg 2,739 SF Available at \$15.57 - \$16.32 Net



This Edina office and light industrial property consists of three buildings known as Pakwa Business Park. The buildings consist of office units, warehouse units, office warehouse combo units, and showroom spaces. Located in Edina industrial area offers great access to Highway 100 and I-494. Near many amenities. The buildings feature: dock and drive-in loading, ample parking, 14' clear height. The property has close proximity to: Richfield, Bloomington, Hopkins, St Louis Park, and Eden Prairie.

Property Type **Flex/R&D**Bldg Size **38,196 SF**Status **Existing**Year Built **1978**Land Area **4.98 Ac.**Zoning **PID-Planned Industrial**Sublease **No**% Occupied **92.83%**Clear Height **14.00 FT**Dock Doors **9**Drive-Ins **4**Office SF **27,972 (73.23%)**Sprinkler **Unknown Type**Power **800 Amps/208/120 Volts/3 Phase**Available SF **2,739 SF**Max Contig **2,426 SF**Min Divisible **313 SF**Rental Rate **\$15.57 - \$16.32 Net**Sale Price **Not for Sale**Price/SF **Not for Sale**HVAC **--**Rail **No**Parcel # **053-0911621330002**Operating Exp/SF **--**Taxes/SF **\$2.32 /SF**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
--	313	313	313	\$15.57 Net	Yes	Now				
--	2,426	2,426	2,426	\$16.32 Net	Yes	Now				
--										

Listing Company **JGM Properties - Eli Russell (612) 290-1037**

Edinborough Corporate Center - 3300 S Edinborough Way

103

Edina, MN 55435-5923 | Hennepin County | Southwest Market

101,568 SF Class B Office - General Bldg 9,639 SF Available at \$13.50 - \$14.50 Net



Convenient surface and free covered parking. Extensive amenity package including deli, vended break room, conference room and free health club membership. Excellent access and visibility off I-494 and York Avenue.

Property Type **General Office**
Bldg Size **101,568 SF**
Status **Existing**
Year Built **1986**

Land Area **4.18 Ac.**
Zoning **MDD-5**
Sublease **No**
% Occupied **91.47%**

Building Class **B**
Stories **7**
Typical Floor **11,800 /SF**
Parking Spaces **404**
Parking Ratio **4.00 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **9,639 SF**
Max Contig **4,284 SF**
Min Divisible **972 SF**
Rental Rate **\$13.50 - \$14.50 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **053-3202824340027**

Operating Exp/SF **\$7.28 /SF**
Taxes/SF **\$3.97 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	2,774	2,774	2,774	\$13.50 - \$14.50 Net	Office	Yes	Now	
--									
2	204	972	972	972	\$13.50 - \$14.50 Net	Office	No	Now	
--									
3	360	2,631	4,284	2,631	\$13.50 - \$14.50 Net	Office	Yes	Now	
--									
3	360/390	4,284	4,284	1,653	\$13.50 - \$14.50 Net	Office	Yes	Now	
--									
3	390	1,653	4,284	1,653	\$13.50 - \$14.50 Net	Office	Yes	Now	
--									
4	470	1,609	1,609	1,609	\$13.50 - \$14.50 Net	Office	Yes	Now	

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Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

Edinborough Corporate Center - 3300 S Edinborough Way									103
Edina, MN 55435-5923 Hennepin County Southwest Market									
101,568 SF Class B Office - General Bldg 9,639 SF Available at \$13.50 - \$14.50 Net									
Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
Listing Company Cushman & Wakefield/NorthMarq - John McCarthy (952) 893-7591 / Larissa Champeau (952) 893-8847									

Edinborough Corporate Center - 3300 S Edinborough Way

104

Edina, MN 55435-5923 | Hennepin County | Southwest Market

101,568 SF Class B Office - General Bldg 4,376 SF Available at \$17.00 Gross Lease



Property Type **General Office**

Bldg Size **101,568 SF**

Status **Existing**

Year Built **1986**

Building Class **B**

Stories **7**

Typical Floor **11,800 /SF**

Parking Spaces **404**

Parking Ratio **4.00 /1000 SF**

Tenancy **Multi-Tenant**

Core Factor

Elevators

Parcel # **053-3202824340027**

Land Area **4.18 Ac.**

Zoning **MDD-5**

Sublease **Yes 11/30/2016**

% Occupied **100%**

Available SF **4,376 SF**

Max Contig **4,376 SF**

Min Divisible **4,376 SF**

Rental Rate **\$17.00 Gross Lease**

Sale Price **Not for Sale**

Price/SF **Not for Sale**

Operating Exp/SF --

Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	201	4,376	4,376	4,376	\$17.00 Gross Lease		No	2/1/2015	
--									

Listing Company **Colliers International/Minneapolis-St Paul - Steve Shepherd (952) 897-7864**

Twin Lakes Executive Park - 7447 Egan Dr

105

Savage, MN 55378-2254 | Scott County | Southwest Market

38,474 SF Class B Office - General Bldg 5,835 SF Available at \$13.00 - \$14.00 Net



Property Type **General Office**
Bldg Size **38,474 SF**
Status **Existing**
Year Built **2001**

Land Area **5.42 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **84.83%**

Building Class **B**
Stories **3**
Typical Floor **1,300 /SF**
Parking Spaces **135**
Parking Ratio **0.00 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **5,835 SF**
Max Contig **2,549 SF**
Min Divisible **853 SF**
Rental Rate **\$13.00 - \$14.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor **14%**
Elevators **1**
Parcel # **26-334001-0**

Operating Exp/SF **\$4.16 /SF**
Taxes/SF **\$4.64 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	120	2,433	2,433	2,433	\$13.00 - \$14.00 Net		Yes		
--									
2	201	2,549	2,549	2,549	\$13.00 - \$14.00 Net		Yes		
--									
2	203	853	853	853	\$13.00 - \$14.00 Net		Yes		
--									

Listing Company **Colliers International/Minneapolis-St Paul - Nathan Karrick (952) 897-7722**

Amsden Ridge II - 9330 Ensign Ave S

106

Bloomington, MN 55438 | Hennepin County | Southwest Market

19,099 SF Retail - Conv/Strip Ctr Bldg 3,049 SF Available at \$12.00 - \$16.00 NNN

Property Type **Conv/Strip Ctr**Bldg Size **19,099 SF**Status **Existing**Year Built **1986**Land Area **2.05 Ac.**Zoning **B2**Sublease **No**% Occupied **84.04%**Parking Spaces **100**Parking Ratio **5.23 /1000 SF**Tenancy **Multi-Tenant**# Anchors **0**Anchor SF **--**# Bldgs **2**# Floors **1**Docks / Drive Ins **0/0**Parcel # **053-1911621330039**Available SF **3,049 SF**Max Contig **3,049 SF**Min Divisible **1,600 SF**Rental Rate **\$12.00 - \$16.00 NNN**Sale Price **Not for Sale**Price/SF **Not for Sale**Operating Exp/SF **--**Taxes/SF **--**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Space Type	Term
9350	3,049	3,049	1,600	\$12.00 - \$16.00 NNN	Yes	Now		
--								

Listing Company **KW Commercial Midwest - Tammy Brown (651) 262-1014**

PrairieView Office Building - 7800 Equitable Dr

107

Eden Prairie, MN 55344-3672 | Hennepin County | Southwest Market
43,426 SF Class B Office - General Bldg 16,733 SF Available at \$11.00 NNN



Property Type **General Office**
Bldg Size **43,426 SF**
Status **Existing**
Year Built **1997**

Land Area **10.90 Ac.**
Zoning **PUD**
Sublease **No**
% Occupied **61.47%**

Building Class **B**
Stories **1**
Typical Floor **21,713 /SF**
Parking Spaces **203**
Parking Ratio **4.67 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **16,733 SF**
Max Contig **15,550 SF**
Min Divisible **1,183 SF**
Rental Rate **\$11.00 NNN**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **1**
Parcel # **053-1011622340010**

Operating Exp/SF **\$2.90 /SF**
Taxes/SF **\$3.37 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	220	1,183	1,183	1,183	\$11.00 NNN	Office	Yes	Now	
--									

Listing Company **Liberty Property Trust - Brad Butler (952) 947-1100**

6100 Excelsior Blvd

108

Saint Louis Park, MN 55416-2720 | Hennepin County | Southwest Market

4,275 SF Retail - Conv/Strip Ctr Bldg 2,324 SF Available at \$12.00 - \$18.00 Net



Dentistry co-tenant is in the east suite. West suite is available and may be subdivided from 400 to 1924 SF. Each suite has its own entry into the common hallway. 12 off street parking spaces available to building tenants as well as street parking out front. Suite has sky lights, windows facing Excelsior Blvd. and a small loading dock. Shared lower level M/W restrooms. Permitted Uses include: office, retail, medical/dental office, studio, showroom, bank, service facility. Permitted with Conditions or CUP: adult day care, dry cleaning and laundry, day care/nursery, animal handling.

Property Type **Conv/Strip Ctr**Bldg Size **4,275 SF**Status **Existing**Year Built **1957**Land Area **0.17 Ac.**Zoning **C2**Sublease **No**% Occupied **45.64%**Parking Spaces **12**Parking Ratio **2.80 /1000 SF**Tenancy **Single-Tenant**# Anchors **0**Anchor SF **--**# Bldgs **1**Available SF **2,324 SF**Max Contig **1,924 SF**Min Divisible **400 SF**Rental Rate **\$12.00 - \$18.00 Net**Sale Price **Not for Sale**Price/SF **Not for Sale**# Floors **1**Docks / Drive Ins **1/0**Parcel # **2111721230155**Operating Exp/SF **\$3.27 /SF**Taxes/SF **\$3.85 /SF**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Space Type	Term
--	1,924	1,924	400	\$18.00 Net	Yes	Now	Office	
Lower Level 1	400	400	400	\$12.00 Net	Yes	Now	Office	24
Lower level with egress and upper windows. Currently three rooms may be opened to one large room. Common area rest room.								

Listing Company **KW Commercial - Jeff Stedman (952) 473-0903**

10417 Excelsior Blvd**109****Hopkins, MN 55343 | Hennepin County | Southwest Market**

5,800 SF Class A Office - General Bldg 1,391 SF Available at \$14.00 Net

Property Type **General Office**Bldg Size **5,800 SF**Status **Existing**Year Built **1998**Land Area **0.63 Ac.**Zoning **--**Sublease **No**% Occupied **100%**Building Class **A**Stories **1**Typical Floor **1,391 /SF**Parking Spaces **22**Parking Ratio **3.28 /1000 SF**Tenancy **Multi-Tenant**Available SF **1,391 SF**Max Contig **1,391 SF**Min Divisible **1,391 SF**Rental Rate **\$14.00 Net**Sale Price **Not for Sale**Price/SF **Not for Sale**Core Factor **15%**Elevators **0**Parcel # **053-2511722120014**Operating Exp/SF **--**Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	3	1,391	1,391	1,391	\$14.00 Net	Office	No	30 Days	3+ years

Located next to soon to be SW LRT Downtown Hopkins' station.**3 Tenant one floor class office building. Convenient to Buses, Shops, Restaurants, Post Office, City Hall, Banks and Hwy 169.**Listing Company **Edina Realty Inc - Ed Hanlon (952) 945-3163**

Minnetonka Technology Center - 5421 Feltl Rd

110

Minnetonka, MN 55343 | Hennepin County | Southwest Market
27,000 SF Industrial - Flex/R&D Bldg 795 SF Available at \$9.50 Net



An office/showroom facility totaling 27,000 square feet. Newer construction built in 1998. Excellent Class A office build-out with good glass line. Great location in Opus Business Park. Easy access to Hwy 62, Hwy 169 and I-494. Comcast cable available at building.

Property Type **Flex/R&D**
Bldg Size **27,000 SF**
Status **Existing**
Year Built **1998**

Land Area **2.56 Ac.**
Zoning **PUD**
Sublease **No**
% Occupied **97.06%**

Clear Height **16.00 FT**
Dock Doors **5**
Drive-Ins **--**
Office SF **--**
Sprinkler **Unknown Type**
Power **100 Amps/208 Volts/1 Phase**

Available SF **795 SF**
Max Contig **795 SF**
Min Divisible **795 SF**
Rental Rate **\$9.50 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

HVAC **--**
Rail **No**
Parcel # **053-3611722220006**

Operating Exp/SF **\$1.88 /SF**
Taxes/SF **\$2.90 /SF**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
170	795	795	795	\$9.50 Net	Yes	Now				

--

Listing Company **Colliers International/Minneapolis-St Paul - Nick Leviton (952) 897-7843 / Jeff Giovanazzo (952) 897-7878**

6400 Flying Cloud Dr

111

Eden Prairie, MN 55344 | Hennepin County | Southwest Market

32,000 SF Class B Office - General Bldg 2,846 SF Available at \$14.00 - \$16.00 Gross



Nice sized reception with 3 private windowed offices. Professional office building located at the crossroads of Highway 169, Crosstown Freeway and Highway 212. Loads of natural green space with mature trees and water. Newly updated lobby area. Outdoor patio overlooking pond and wooded area. Onsite Property Management.

Property Type **General Office**
Bldg Size **32,000 SF**
Status **Existing**
Year Built **1980**

Land Area **5.50 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **91.11%**

Building Class **B**
Stories **2**
Typical Floor **500 /SF**
Parking Spaces **144**
Parking Ratio **4.50 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **2,846 SF**
Max Contig **1,639 SF**
Min Divisible **1,207 SF**
Rental Rate **\$14.00 - \$16.00 Gross**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **1**
Parcel # **053-0111622110012**

Operating Exp/SF --
Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	115	1,207	1,207	1,207	\$14.00 - \$16.00 Gross		Yes	Now	Flexible
--									
1	125	1,639	1,639	1,639	\$16.00 Gross	Office	Yes	1/1/2015	
--									

Listing Company **Kendall Commercial Advisors - Kari Kendall (952) 884-4888**



Property Type	General Office	Land Area	4.99 Ac.
Bldg Size	76,000 SF	Zoning	- -
Status	Existing	Sublease	No
Year Built	1976	% Occupied	77.63%
Building Class	C	Available SF	17,000 SF
Stories	2	Max Contig	17,000 SF
Typical Floor	38,000 /SF	Min Divisible	1,263 SF
Parking Spaces	72	Rental Rate	\$4.00 - \$9.50 Net
Parking Ratio	0.94 /1000 SF	Sale Price	\$3,300,000
Tenancy	Single-Tenant	Price/SF	\$43.42 /SF
Core Factor		Operating Exp/SF	- -
Elevators		Taxes/SF	\$5.15 /SF
Parcel #	053-0111622130036		

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		17,000	17,000	1,263	\$4.00 - \$9.50 Net	Office	Yes	Now	
Total Tax/OP: \$5.16 psf									

Listing Company Cushman & Wakefield/NorthMarq - William Melin (952) 465-3377

Eden Prairie, MN 55344-3418 | Hennepin County | Southwest Market
 34,000 SF Industrial - Light Industrial Bldg 8,735 SF Available at \$7.50 Net



Great for Call Center or Creative Office__Ample Surface Parking (5:1,000 SF)__Tenant Improvement Package Available__Easy Access, Great Visibility, Future Light Rail Site__Signage on 212 Available__4,237-8,735 SF SF Available***Please visit www.ejlcommercial.com or www.showcasemybuilding.com for additional information***

Property Type **Light Industrial**
 Bldg Size **34,000 SF**
 Status **Existing**
 Year Built **1984**

Land Area **2.93 Ac.**
 Zoning **I**
 Sublease **No**
 % Occupied **74.31%**

Clear Height --
 Dock Doors --
 Drive-Ins --
 Office SF --
 Sprinkler **Unknown Type**
 Power --/-/-

Available SF **8,735 SF**
 Max Contig **4,498 SF**
 Min Divisible **4,237 SF**
 Rental Rate **\$7.50 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

HVAC --
 Rail
 Parcel # **053-0111622340017**

Operating Exp/SF **\$1.77 /SF**
 Taxes/SF **\$2.06 /SF**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
6801	4,498	4,498	4,498	\$7.50 Net	Yes	Now				
Four (4) Offices, Large Open Bullpen. Private Exterior Entrance. Small garage with drive in available.										
6803	4,237	4,237	4,237	\$7.50 Net	Yes	Now				
Two (2) Offices, Large Open Bullpen. Private Exterior Entrance. Can BTS.										

Listing Company **EJL Commercial Real Estate - Edward J. (Ted) LaFave (612) 875-3858 / Copperwood Investments, LLC - Justin Stueve 612-360-8104 / Mark Steingas (952) 392-1306**

7500 Flying Cloud Dr - 7500 Flying Cloud Dr

114

Eden Prairie, MN 55344 | Hennepin County | Southwest Market

201,495 SF Class A Office - General Bldg 48,961 SF Available at \$14.00 - \$15.00 Net



•Ample covered and underground heated parking •Deli/Cafeteria •Fitness Center •Conference Room •Security Guard •Convenient access to I-494, Highway 212 and Highway 62 (Crosstown) •Numerous area amenities include lodging, restaurants, banking, daycare and shopping

Property Type **General Office**
Bldg Size **201,495 SF**
Status **Existing**
Year Built **1985**

Land Area **9.86 Ac.**
Zoning **C**
Sublease **No**
% Occupied **75.7%**

Building Class **A**
Stories **9**
Typical Floor **20,278 /SF**
Parking Spaces **788**
Parking Ratio **3.88 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **48,961 SF**
Max Contig **29,474 SF**
Min Divisible **1,478 SF**
Rental Rate **\$14.00 - \$15.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **4**
Parcel # **053-1211622320009**

Operating Exp/SF **\$8.14 /SF**
Taxes/SF **\$4.47 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	2,917	2,917	2,917	\$14.00 - \$15.00 Net		Yes	Now	
--									
1	120	1,976	1,976	1,976	\$14.00 - \$15.00 Net		Yes	Now	
--									
6	640	3,622	3,622	3,622	\$14.00 - \$15.00 Net		Yes	Now	
--									
7	765	1,478	1,478	1,478	\$14.00 - \$15.00 Net		Yes	Now	
--									
7	780	3,869	3,869	3,869	\$14.00 - \$15.00 Net		Yes	Now	
--									

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: Jacob Gerads

Listing Company **Colliers International/Minneapolis-St Paul - Michael Perkins (952) 897-7725 / Kevin O'Neill (952) 897-7724**

7760 Flying Cloud Dr

115

Eden Prairie, MN 55344-3713 | Hennepin County | Southwest Market
16,750 SF Class A Office - Medical Bldg 16,750 SF Available at \$22.00 Net



New Development: two-story medical office building in prime Eden Prairie location. Build to suit Class A finishes and medical infrastructure. On-building and monument signage available. Covered patient drop-off area. 55 covered garage stalls and convenient surface parking for patients.

Property Type **Medical Office**
Bldg Size **16,750 SF**
Status **Proposed**
Year Built - -

Land Area **1.07 Ac.**
Zoning - -
Sublease **No**
% Occupied **0%**

Building Class **A**
Stories **1**
Typical Floor
Parking Spaces **221**
Parking Ratio - -
Tenancy **Multi-Tenant**

Available SF **16,750 SF**
Max Contig **16,750 SF**
Min Divisible **4,000 SF**
Rental Rate **\$22.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **0**
Parcel # **053-1111622440011**

Operating Exp/SF **\$10.00 /SF**
Taxes/SF - -

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		16,750	16,750	4,000	\$22.00 Net	Medical	Yes	Now	

New Development: two-story medical office building in prime Eden Prairie location. Build to suit Class A finishes and medical infrastructure. On-building and monument signage available. Covered patient drop-off area. 55 covered garage stalls and convenient surface parking for patients.

Listing Company **Colliers International/Minneapolis-St Paul - Kevin O'Neill (952) 897-7724 / Steve Shepherd (952) 897-7864**

6420 S Flying Cloud Dr

116

Eden Prairie, MN 55344-3314 | Hennepin County | Southwest Market

5,972 SF Class B Office - General Bldg 1,920 SF Available at \$17.50 Gross



Property Type **General Office**
Bldg Size **5,972 SF**
Status **Existing**
Year Built **1969**

Land Area **0.48 Ac.**
Zoning **Office**
Sublease **No**
% Occupied **67.85%**

Building Class **B**
Stories **2**
Typical Floor **4,000 /SF**
Parking Spaces **30**
Parking Ratio **3.75 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **1,920 SF**
Max Contig **1,920 SF**
Min Divisible **1,920 SF**
Rental Rate **\$17.50 Gross**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **0111622140003**

Operating Exp/SF --
Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		1,920	1,920	1,920	\$17.50 Gross	Office	Yes	Now	
--									

Listing Company **Cushman & Wakefield/NorthMarq - William Melin (952) 465-3377**

4385 Fountain Hills Dr - 4385 Fountain Hills Dr NE

117

Prior Lake, MN 55372 | Scott County | Southwest Market

35,749 SF Class B Office - General Bldg 6,400 SF Available at \$4.00 - \$8.00 NNN

For Sale at \$495,000 (\$13.85 PSF)



Ideal for office/warehouse. Signage on Co Rd 42. Exterior signage available.

Property Type **General Office**Bldg Size **35,749 SF**Status **Existing**Year Built **2000**Land Area **3.59 Ac.**Zoning **C-2 General Business**Sublease **No**% Occupied **82.1%**Building Class **B**Stories **2**Typical Floor **7,500 /SF**Parking Spaces **58**Parking Ratio **1.62 /1000 SF**Tenancy **Multi-Tenant**Available SF **6,400 SF**Max Contig **3,500 SF**Min Divisible **2,900 SF**Rental Rate **\$4.00 - \$8.00 NNN**Sale Price **\$495,000**Price/SF **\$13.85 /SF**

Core Factor

Elevators

Parcel # **254860020**Operating Exp/SF **\$1.10 /SF**Taxes/SF **\$1.43 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	201	3,500	3,500	3,500	\$8.00 NNN		Yes	Now	
Showroom: 3500 sf									
1	301	2,900	2,900	2,900	\$4.00 - \$8.00 NNN	Office	Yes	Now	
Warehouse: 3,000 SF									

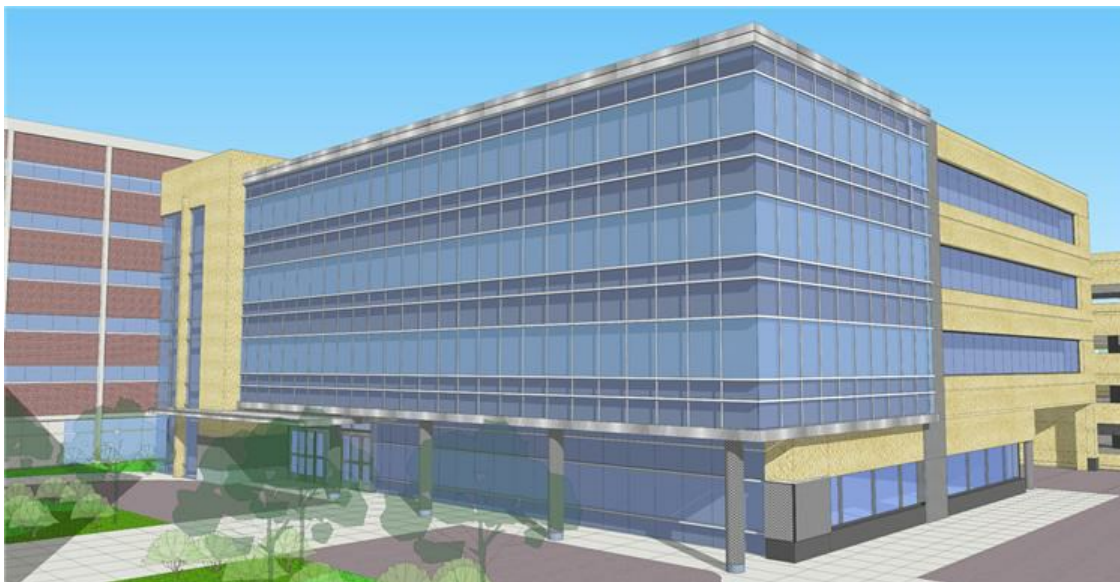
Listing Company **NAI Everest - Thomas Dunsmore (612) 424-8454**

Southdale Medical Center Phase III - 6565 France Ave S

118

Edina, MN 55435 | Hennepin County | Southwest Market

57,479 SF Class A Office - Medical Bldg 45,979 SF Available at \$24.50 Net



New state of the art building. Located at Southdale Medical Center Phase I. Connected to Fairview Southdale Hospital. Beautiful interior finishes. New 5-level parking ramp with ample parking. Monument signage available. Covered patient drop off. Outdoor patio garden. On-site Subway Café and Pharmacy. Conference rooms available. Concierge service. 4,000 patient visits per day on campus.

Property Type **Medical Office**
Bldg Size **57,479 SF**
Status **U/C**
Year Built - -

Land Area - -
Zoning - -
Sublease **No**
% Occupied **20.01%**

Building Class **A**
Stories **4**
Typical Floor
Parking Spaces **287**
Parking Ratio **5.00 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **45,979 SF**
Max Contig **14,370 SF**
Min Divisible **1,500 SF**
Rental Rate **\$24.50 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor **17%**
Elevators
Parcel # **053-2902824230172**

Operating Exp/SF **\$9.00 /SF**
Taxes/SF **\$1.50 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		14,369	14,369	2,000	\$24.50 Net	Medical	Yes	Completion	
--									
2		14,370	14,370	1,500	\$24.50 Net	Medical	Yes	Completion	
--									
3		14,370	14,370	1,500	\$24.50 Net	Medical	Yes	Completion	
--									
4		2,870	2,870	1,500	\$24.50 Net	Medical	Yes	Completion	
--									

Listing Company **Davis Real Estate Services Group, LLC - Jill Rasmussen (612) 341-3247**

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

Edina, MN 55435 | Hennepin County | Southwest Market

446,818 SF Class B Office - General Bldg 46,429 SF Available at \$12.50 - \$13.50 Net


 Click the following link to view an interactive brochure: <http://welshco.com/html/southdale.html>

 Property Type **General Office**
 Bldg Size **446,818 SF**
 Status **Existing**
 Year Built **1968**

 Land Area **21.71 Ac.**
 Zoning **(Office)**
 Sublease **No**
 % Occupied **91.24%**

 Building Class **B**
 Stories **7**
 Typical Floor **12,000 /SF**
 Parking Spaces **1,771**
 Parking Ratio **4.00 /1000 SF**
 Tenancy **Multi-Tenant**

 Available SF **46,429 SF**
 Max Contig **8,864 SF**
 Min Divisible **637 SF**
 Rental Rate **\$12.50 - \$13.50 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

 Core Factor
 Elevators
 Parcel # **053-3002824410001**

 Operating Exp/SF **\$8.90 /SF**
 Taxes/SF **\$2.97 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	6600/135	2,186	2,186	2,186	\$12.50 - \$13.50 Net	Office	Yes	Now	
Please visit our e-brochure at http://ebrochure.welshco.com/index.asp?P=445									
1	6600/145	1,518	1,518	1,518	\$12.50 - \$13.50 Net	Office	No	9/1/2014	
--									
1	6700/141	941	941	941	\$12.50 - \$13.50 Net	Office	Yes	Now	
Please visit our e-brochure at http://ebrochure.welshco.com/index.asp?P=445									
1	6800/149	1,025	1,025	1,025	\$12.50 - \$13.50 Net	Office	Yes	Now	
Please visit our e-brochure at http://ebrochure.welshco.com/index.asp?P=445									
1	6800/190	1,820	1,820	1,820	\$12.50 - \$13.50 Net	Office	Yes	Now	
Please visit our e-brochure at http://ebrochure.welshco.com/index.asp?P=445									
2	6600/280	3,863	3,863	3,863	\$12.50 - \$13.50 Net	Office	Yes	Now	

Southdale Office Centre - 6600-6868 S France Ave**119****Edina, MN 55435 | Hennepin County | Southwest Market**

446,818 SF Class B Office - General Bldg 46,429 SF Available at \$12.50 - \$13.50 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
Please visit our e-brochure at http://ebrochure.welshco.com/index.asp?P=445									
2	6750/200	1,644	1,644	1,644	\$12.50 - \$13.50 Net	Office	No	Now	
Please visit our e-brochure at http://ebrochure.welshco.com/index.asp?P=445									
2	6750/220	1,493	1,493	1,493	\$12.50 - \$13.50 Net	Office	Yes	Now	
Please visit our e-brochure at http://ebrochure.welshco.com/index.asp?P=445									
2	6750/260	637	637	637	\$12.50 - \$13.50 Net	Office	No	9/1/2014	
--									
3	6600/320	2,039	2,039	2,039	\$12.50 - \$13.50 Net	Office	Yes	Now	
Please visit our e-brochure at http://ebrochure.welshco.com/index.asp?P=445									
3	6600/355	4,210	4,210	4,210	\$12.50 - \$13.50 Net	Office	Yes	Now	
Please visit our e-brochure at http://ebrochure.welshco.com/index.asp?P=445									
4	6600/415	3,413	3,413	3,413	\$12.50 - \$13.50 Net	Office	Yes		
--									
4	6800/405	1,772	1,772	1,772	\$12.50 - \$13.50 Net	Office	Yes	Now	
Please visit our e-brochure at http://ebrochure.welshco.com/index.asp?P=445									
4	6800/425	3,496	3,496	3,496	\$12.50 - \$13.50 Net	Office	No	Now	
Please visit our e-brochure at http://ebrochure.welshco.com/index.asp?P=445									
5	6800/530	2,587	8,864	2,587	\$12.50 - \$13.50 Net	Office	Yes	Now	
Please visit our e-brochure at http://ebrochure.welshco.com/index.asp?P=445									
5	6800/555/6800/530	8,864	8,864	2,587	\$12.50 - \$13.50 Net	Office	Yes	Now	
--									
6	6600/603	1,682	1,682	1,682	\$12.50 - \$13.50 Net	Office	Yes	Now	
Please visit our e-brochure at http://ebrochure.welshco.com/index.asp?P=445									

Listing Company **Colliers International/Minneapolis-St Paul - Kevin O'Neill (952) 897-7724 / Michael Gelfman (952) 897-7875**

Edina Professional Building - 7250 S France Ave

120

Edina, MN 55435-4305 | Hennepin County | Southwest Market

55,144 SF Class B Office - General Bldg 2,388 SF Available at \$12.00 Net



Freeway accessible to Hwy 484 and Hwy 62, parking ramp connected to building. Conference room, lunch/break room. On MTC bus line.

Property Type **General Office**
Bldg Size **55,144 SF**
Status **Existing**
Year Built **1972**

Land Area **1.68 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **95.67%**

Building Class **B**
Stories **4**
Typical Floor **12,000 /SF**
Parking Spaces **270**
Parking Ratio **5.27 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **2,388 SF**
Max Contig **2,388 SF**
Min Divisible **915 SF**
Rental Rate **\$12.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **2**
Parcel # **053-3102824140015; 3102824140015**

Operating Exp/SF **\$10.02 /SF**
Taxes/SF **\$2.99 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
4	416	915	2,388	915	\$12.00 Net	Office	Yes	Now	
--									
4	416/417	2,388	2,388	915	\$12.00 Net	Office	Yes	Now	
--									
4	417	1,473	2,388	1,473	\$12.00 Net	Office	Yes	Now	
--									

Listing Company **Frauenschuh, Inc - Wayne Kuykendall (952) 767-2839**

Centennial Lakes Medical Center - 7373 S France Ave

121

Edina, MN 55435 | Hennepin County | Southwest Market

101,165 SF Class A Office - Medical Bldg 2,095 SF Available at \$22.00 Net



Property Type **Medical Office**

Bldg Size **101,165 SF**

Status **Existing**

Year Built **1989**

Building Class **A**

Stories **6**

Typical Floor **15,000 /SF**

Parking Spaces **480**

Parking Ratio **4.74 /1000 SF**

Tenancy **Multi-Tenant**

Core Factor

Elevators

Parcel # **053-3202824320005**

Land Area **3.45 Ac.**

Zoning **R-1**

Sublease **No**

% Occupied **97.93%**

Available SF **2,095 SF**

Max Contig **1,204 SF**

Min Divisible **891 SF**

Rental Rate **\$22.00 Net**

Sale Price **Not for Sale**

Price/SF **Not for Sale**

Operating Exp/SF **\$10.20 /SF**

Taxes/SF **\$5.18 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	104	1,204	1,204	1,204	\$22.00 Net		Yes	Now	
--									
5	506	891	891	891	\$22.00 Net		Yes	Now	
--									

Listing Company **Colliers International/Minneapolis-St Paul - Brian Bruggeman (952) 837-3079 / Louis Suarez (952) 837-3061**

7450 France Ave Medical Building - 7450 S France Ave

122

Edina, MN 55435 | Hennepin County | Southwest Market

55,791 SF Class B Office - Medical Bldg 5,650 SF Available at Negotiable



Property Type **Medical Office**

Bldg Size **55,791 SF**

Status **Existing**

Year Built **1969**

Building Class **B**

Stories **2**

Typical Floor **24,708 /SF**

Parking Spaces **300**

Parking Ratio **5.37 /1000 SF**

Tenancy **Multi-Tenant**

Core Factor

Elevators

Parcel # **053-3102824410242**

Land Area **3.17 Ac.**

Zoning **C**

Sublease **Yes 09/30/2018**

% Occupied **100%**

Available SF **5,650 SF**

Max Contig **5,650 SF**

Min Divisible **4,150 SF**

Rental Rate **Negotiable - -**

Sale Price **Not for Sale**

Price/SF **Not for Sale**

Operating Exp/SF **- -**

Taxes/SF **- -**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		5,650	5,650	4,150	Negotiable	Medical	No	30 Days	
--									

Listing Company **Cushman & Wakefield/NorthMarq - Misty Bowe (952) 837-8566**

Edina Business Plaza - 7550 S France Ave

123

Edina, MN 55435-5624 | Hennepin County | Southwest Market

82,752 SF Class B Office - General Bldg 12,699 SF Available at \$13.00 NNN



Great visibility from France Ave. Located at intersection of 76th & France. Building conference room. Building training room accommodates 100 people. Ample surface parking, executive parking available. 24 hr access control system, closed circuit tv monitoring.

Property Type **General Office**
Bldg Size **82,752 SF**
Status **Existing**
Year Built **1981**

Land Area **3.96 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **84.65%**

Building Class **B**
Stories **3**
Typical Floor **27,564 /SF**
Parking Spaces **372**
Parking Ratio **4.50 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **12,699 SF**
Max Contig **8,980 SF**
Min Divisible **3,719 SF**
Rental Rate **\$13.00 NNN**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **2**
Parcel # **3102824410240**

Operating Exp/SF **\$6.15 /SF**
Taxes/SF **\$3.31 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	220	3,719	3,719	3,719	\$13.00 NNN	Office	Yes	Now	

Prime France Avenue Location. Monument signage on France Avenue available. Executive parking available. Edina Business Plaza has 2 building conference rooms to accomodate 12-100 people. More info at www.ummco.com

Listing Company **Upper Midwest Management - Jeffrey Houg (763) 951-7564**

Minnesota Center - 7760 S France Ave

124

Bloomington, MN 55435 | Hennepin County | Southwest Market

276,425 SF Class A Office - General Bldg 67,476 SF Available at \$15.00 - \$16.00 Net



Property Type **General Office**
Bldg Size **276,425 SF**
Status **Existing**
Year Built **1987**

Land Area **4.12 Ac.**
Zoning **CS-1**
Sublease **No**
% Occupied **75.59%**

Building Class **A**
Stories **14**
Typical Floor **18,500 /SF**
Parking Spaces **1,050**
Parking Ratio **3.80 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **67,476 SF**
Max Contig **45,709 SF**
Min Divisible **842 SF**
Rental Rate **\$15.00 - \$16.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **8**
Parcel # **053-0602724110018; 0602724110018**

Operating Exp/SF **\$6.75 /SF**
Taxes/SF **\$4.30 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	130	2,236	2,236	2,236	\$16.00 Net	Office	Yes	Now	
--									
1	155	975	975	975	\$15.00 - \$15.50 Net	Office	Yes	Now	
--									
1	160	842	842	842	\$15.00 - \$15.50 Net	Office	Yes	Now	
--									
2	210	2,813	5,006	2,813	\$15.00 - \$15.50 Net	Office	Yes	Now	
--									
2	215	2,193	5,006	2,193	\$15.00 - \$15.50 Net	Office	Yes	Now	
--									
2	215/210	5,006	5,006	2,193	\$15.00 - \$15.50 Net	Office	Yes	Now	
--									

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

Minnesota Center - 7760 S France Ave									124
Bloomington, MN 55435 Hennepin County Southwest Market									
276,425 SF Class A Office - General Bldg 67,476 SF Available at \$15.00 - \$16.00 Net									
Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	290	2,973	2,973	2,973	\$15.00 - \$15.50 Net	Office	Yes	Now	
--									
3	320	2,752	2,752	2,752	\$15.00 - \$15.50 Net	Office	Yes	Now	
--									
6	610	3,510	45,709	3,510	\$15.00 - \$15.50 Net	Office	Yes	Now	
--									
6	650	2,902	45,709	2,902	\$15.00 - \$15.50 Net	Office	Yes	Now	
--									
6	660	3,834	45,709	3,834	\$15.00 - \$15.50 Net	Office	Yes	Now	
--									
Mult. Floors	Mult. Suites	45,709	45,709	2,902	\$15.00 - \$15.50 Net	Office	Yes	Now	
--									
Listing Company Transwestern - Michael Honsa (612) 359-1631 / Martin Wolfe (612) 359-1650									

7200 on France - 7200 W France Ave

125

Edina, MN 55435 | Hennepin County | Southwest Market

33,290 SF Class C Office - General Bldg 3,928 SF Available at \$8.50 Net



Property Type **General Office**
Bldg Size **33,290 SF**
Status **Existing**
Year Built **1966**

Land Area **3.51 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **92.66%**

Building Class **C**
Stories **3**
Typical Floor **11,000 /SF**
Parking Spaces **140**
Parking Ratio **4.20 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **3,928 SF**
Max Contig **1,483 SF**
Min Divisible **414 SF**
Rental Rate **\$8.50 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **3102824140001**

Operating Exp/SF **\$8.50 /SF**
Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	128	1,150	1,150	1,150	\$8.50 Net	Office	Yes	Now	
This 726 sq. ft. office is the perfect size for your business - two offices plus reception! Not only is it in a central location, but it is also convenient to get to! Located close to Minneapolis, St. Louis Park, Bloomington, Richfield, and Eden Prairie in Hennepin County.									
2	228	414	414	414	\$8.50 Net	Office	Yes	Now	
This 726 sq. ft. office is the perfect size for your business - two offices plus reception! Not only is it in a central location, but it is also convenient to get to! Located close to Minneapolis, St. Louis Park, Bloomington, Richfield, and Eden Prairie in Hennepin County.									
This office is less than a mile from Southdale Shopping Center and just									
3	321	1,483	1,483	1,483	\$8.50 Net	Office	No	9/1/2014	
--									
3	331	881	881	881	\$8.50 Net	Office	Yes	Now	
This 881sq. ft. office is the perfect size for your business. Layout consists of reception, two offices, and a storage area. This building has a conference room available for use, plenty of parking, and a break room.									

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: Jacob Gerads

Sunnyside Shoppes - 4404-4412 France Ave S

126

Edina, MN 55410 | Hennepin County | Southwest Market

4,599 SF Retail - General Bldg 3,100 SF Available at Negotiable Net



Property Type **General**

Bldg Size **4,599 SF**

Status **Existing**

Year Built **1922**

Land Area **0.75 Ac.**

Zoning **R-1**

Sublease **No**

% Occupied **32.59%**

Parking Spaces

Parking Ratio - -

Tenancy **Multi-Tenant**

Anchors **0**

Anchor SF - -

Bldgs **1**

Available SF **3,100 SF**

Max Contig **3,100 SF**

Min Divisible **1,000 SF**

Rental Rate **Negotiable Net**

Sale Price **Not for Sale**

Price/SF **Not for Sale**

Floors **1**

Docks / Drive Ins **0/0**

Parcel # **0702824440057**

Operating Exp/SF **\$5.30 /SF**

Taxes/SF **\$5.78 /SF**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Space Type	Term
2nd Floor	3,100	3,100	1,000	Negotiable Net	Yes	Now	Office	
All of 2nd floor available. Will build-to-suit.								

Listing Company **Hoyt Properties - Jeff Mitchell (612) 746-5027**

The Pinehurst Building - 4999 France Ave S

127

Minneapolis, MN 55410-1711 | Hennepin County | Southwest Market

41,385 SF Class B Office - General Bldg 880 SF Available at \$42.00 Gross



Property Type **General Office**
Bldg Size **41,385 SF**
Status **Existing**
Year Built **2000**

Building Class **B**
Stories **2**
Typical Floor
Parking Spaces **50**
Parking Ratio **1.20 /1000 SF**
Tenancy **Multi-Tenant**

Core Factor
Elevators
Parcel # **053-1702824230157**

Land Area **0.97 Ac.**
Zoning **C-2**
Sublease **No**
% Occupied **97.87%**

Available SF **880 SF**
Max Contig **880 SF**
Min Divisible **880 SF**
Rental Rate **\$42.00 Gross**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Operating Exp/SF **\$10.00 /SF**
Taxes/SF **\$8.50 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	212	880	880	880	\$42.00 Gross	Office	Yes	Now	

Great small suite with 3 offices facing 50th and France in the Village of Edina. This is a unique opportunity to occupy small Class A space with over 155 retailers and 20 restaurants within a 4 block area.

Listing Company **Gannett Peak Partners - Philip Kluesner (952) 224-1700**

The Pinehurst Building - 4999 France Ave S

128

Minneapolis, MN 55410-1711 | Hennepin County | Southwest Market

41,385 SF Class B Office - General Bldg 3,255 SF Available at \$34.00 Gross



Property Type **General Office**
Bldg Size **41,385 SF**
Status **Existing**
Year Built **2000**

Land Area **0.97 Ac.**
Zoning **C-2**
Sublease **Yes**
% Occupied **92.13%**

Building Class **B**
Stories **2**
Typical Floor
Parking Spaces **50**
Parking Ratio **1.20 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **3,255 SF**
Max Contig **3,255 SF**
Min Divisible **3,255 SF**
Rental Rate **\$34.00 Gross**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **053-1702824230157**

Operating Exp/SF - -
Taxes/SF - -

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2nd	210	3,255	3,255	3,255	\$34.00 Gross	Office	Yes	Now	through June 2017

Class A office space overlooking 50th and France in Edina (Minneapolis address) with furniture and 6 underground spaces accompanying the space.

Listing Company **Gannett Peak Partners - Philip Kluesner (952) 224-1700**

Southdale Medical Center Phase II - 6525 France Ave S

129

Edina, MN 55435 | Hennepin County | Southwest Market

67,409 SF Class A Office - Medical Bldg 3,300 SF Available at \$22.00 Net



New expansion attached to Southdale Medical Center Phase I. State of the art medical facility. Conveniently located off of busy France Avenue. Tunnel access to Fairview Southdale Hospital. Ample free parking for patients, staff and physicians. Attractive net rates and improvement allowances.

Property Type **Medical Office**
Bldg Size **67,409 SF**
Status **Existing**
Year Built **2002**

Land Area **0.00 Ac.**
Zoning **Unzoned**
Sublease **No**
% Occupied **95.1%**

Building Class **A**
Stories **3**
Typical Floor **23,333 /SF**
Parking Spaces **329**
Parking Ratio **4.88 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **3,300 SF**
Max Contig **3,300 SF**
Min Divisible **3,300 SF**
Rental Rate **\$22.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **053-2902824230172**

Operating Exp/SF **\$9.96 /SF**
Taxes/SF **\$6.62 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	225	3,300	3,300	3,300	\$22.00 Net	Medical	Yes	Now	
--									

Listing Company **Davis Real Estate Services Group, LLC - Jill Rasmussen (612) 341-3247**

Southdale Medical Center Phase II - 6525 France Ave S

130

Edina, MN 55435 | Hennepin County | Southwest Market

67,409 SF Class A Office - Medical Bldg 3,055 SF Available at \$22.00 Net



Great main level space in the expanded Southdale Medical Center Phase I. Beautiful interior and exterior finishes with large windows. Strong area demographics. Ample surface and ramp parking for patients, staff and physicians. Term through October 31st, 2018. Tenant improvement allowance available.

Property Type **Medical Office**
 Bldg Size **67,409 SF**
 Status **Existing**
 Year Built **2002**

Land Area **0.00 Ac.**
 Zoning **Unzoned**
 Sublease **Yes**
 % Occupied **100%**

Building Class **A**
 Stories **3**
 Typical Floor **23,333 /SF**
 Parking Spaces **329**
 Parking Ratio **4.88 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **3,055 SF**
 Max Contig **3,055 SF**
 Min Divisible **2,211 SF**
 Rental Rate **\$22.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **053-2902824230172**

Operating Exp/SF **\$9.96 /SF**
 Taxes/SF **\$6.62 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	3,055	3,055	2,211	\$22.00 Net	Medical	No	3/15/2013	
--									

Listing Company **Davis Real Estate Services Group, LLC - Jill Rasmussen (612) 341-3247**

Southdale Medical Center Phase I - 6545 France Ave S

131

Edina, MN 55435 | Hennepin County | Southwest Market

227,626 SF Class B Office - Medical Bldg 8,690 SF Available at \$21.00 Net



Newly remodeled, state of the art medical building. Existing suites available or build to suit clinic needs. Equipped conference rooms on site. Conveniently located on the Fairview Southdale Hospital Campus. Ample free surface and ramp parking for patients, staff and physicians. Tunnel access to Hospital. Pharmacy and Subway Café on-site.

Property Type **Medical Office**
Bldg Size **227,626 SF**
Status **Existing**
Year Built **1959**

Land Area **5.86 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **96.18%**

Building Class **B**
Stories **6**
Typical Floor **30,000 /SF**
Parking Spaces **979**
Parking Ratio **5.00 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **8,690 SF**
Max Contig **2,244 SF**
Min Divisible **715 SF**
Rental Rate **\$21.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **053-2902824230172**

Operating Exp/SF **\$9.52 /SF**
Taxes/SF **\$5.18 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
3	335	2,244	2,244	2,244	\$21.00 Net	Medical	Yes	Now	
--									
3	355	895	895	895	\$21.00 Net	Medical	Yes	Now	
--									
4	464	758	758	758	\$21.00 Net	Medical	Yes	Now	
--									
5	538	985	985	985	\$21.00 Net	Medical	Yes	Now	
--									
6	638	1,215	1,215	1,215	\$21.00 Net	Medical	Yes	Now	
--									

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

Southdale Medical Center Phase I - 6545 France Ave S									131
Edina, MN 55435 Hennepin County Southwest Market									
227,626 SF Class B Office - Medical Bldg 8,690 SF Available at \$21.00 Net									
Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
6	662	715	715	715	\$21.00 Net	Medical	Yes	Now	
--									
Basement	C-62A	962	962	962	\$21.00 Net	Medical	Yes	Now	
--									
LL	C-63	916	916	916	\$21.00 Net	Medical	Yes	Now	
--									

Listing Company **Davis Real Estate Services Group, LLC - Jill Rasmussen (612) 341-3247**

Southdale Medical Center Phase I - 6545 France Ave S

132

Edina, MN 55435 | Hennepin County | Southwest Market

227,626 SF Class B Office - Medical Bldg 3,300 SF Available at \$19.38 NNN



Shared medical office space available for sublease. 1,600-3,000 sf available for rent with shared reception and common spaces. Just off France Ave and Hwy 62. Beautifully decorated with new finishes in 2012. Spacious reception, exam, and operating rooms, private office and storage. Pharmacy, cafe, ample parking and connected to Hospital. Ideal for compatibility with cosmetic surgery practice.

Property Type **Medical Office**
Bldg Size **227,626 SF**
Status **Existing**
Year Built **1959**

Land Area **5.86 Ac.**
Zoning **(Office)**
Sublease **Yes**
% Occupied **98.55%**

Building Class **B**
Stories **6**
Typical Floor **30,000 /SF**
Parking Spaces **979**
Parking Ratio **5.00 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **3,300 SF**
Max Contig **3,300 SF**
Min Divisible **1,600 SF**
Rental Rate **\$19.38 NNN**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **053-2902824230172**

Operating Exp/SF **\$9.52 /SF**
Taxes/SF **\$5.18 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	290	3,300	3,300	1,600	\$19.38 NNN	Medical	Yes	Now	

Shared medical office space available for sublease. 1,600-3,000 sf available for rent with shared reception and common spaces. Just off France Ave and Hwy 62. Beautifully decorated with new finishes in 2012. Spacious reception, exam, and operating rooms, private office and storage. Pharmacy, cafe, ample parking and connected to Hospital. Ideal for

Listing Company **KW Commercial** - Jeff Meehan (612) 991-6360

7300 France Ave S

133

Edina, MN 55435 | Hennepin County | Southwest Market

45,417 SF Class B Office - General Bldg 14,783 SF Available at \$14.00 Net

For Sale at \$1,242,200 - \$1,440,952 (\$200.00 PSF)



Prestigious France Avenue address. Ample Parking. Monument signage available. Renovated interior and exterior. Different sizes and configurations available. Beautiful common conference room with state-of-the-art AV system. Lease with option to purchase available. Nearby amenities include Southdale Shopping Center, The Galleria, Fairview Southdale Hospital, restaurants, hotels and easy access to Highway 62, 494 and 100.

Property Type **General Office**Bldg Size **45,417 SF**Status **Existing**Year Built **1974**Land Area **2.78 Ac.**Zoning **POD-1**Sublease **No**% Occupied **67.45%**Building Class **B**Stories **4**Typical Floor **800 /SF**Parking Spaces **270**Parking Ratio **5.94 /1000 SF**Tenancy **Multi-Tenant**Available SF **14,783 SF**Max Contig **6,211 SF**Min Divisible **567 SF**Rental Rate **\$14.00 Net**Sale Price **\$1,242,200 - \$1,440,952**Price/SF **\$200.00 /SF**

Core Factor

Elevators

Parcel # **053-3102824140055**Operating Exp/SF **\$12.65 /SF**

Taxes/SF - -

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	217	1,794	2,361	1,794	\$14.00 Net	Office	Yes	Now	Negotiable
--									
2	217/218	2,361	2,361	567	\$14.00 Net	Office	Yes	Now	
--									
2	218	567	2,361	567	\$14.00 Net	Office	Yes	Now	Negotiable
--									
4	410	3,991	6,211	2,000	\$14.00 Net	Office	Yes	Now	Negotiable
--									
4	410/420	6,211	6,211	2,000	\$14.00 Net	Office	Yes	Now	

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

7300 France Ave S133

Edina, MN 55435 | Hennepin County | Southwest Market
45,417 SF Class B Office - General Bldg 14,783 SF Available at \$14.00 Net
For Sale at \$1,242,200 - \$1,440,952 (\$200.00 PSF)

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
4	420	2,220	6,211	2,220	\$14.00 Net	Office	Yes	Now	Negotiable
--									

Listing Company Colliers International/Minneapolis-St Paul - Steve Shepherd (952) 897-7864 / Michael Gelfman (952) 897-7875

7700 France Ave S

134

Edina, MN 55435 | Hennepin County | Southwest Market

310,082 SF Class B Office - General Bldg 54,585 SF Available at \$12.35 Net



Exceptional telecommunications-Tier III facility. Cafeteria with onsite catering services. Auditorium and conference facilities. Near retail shopping centers, restaurants and hotels. Onsite management staff/after hours security. Fitness Center with locker rooms. Executive parking garage. 2012 Kilowatt Crackdown Award Recipient provided by Xcel Energy.

Property Type **General Office**
Bldg Size **310,082 SF**
Status **Existing**
Year Built **1979**

Land Area **17.10 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **82.4%**

Building Class **B**
Stories **5**
Typical Floor **65,464 /SF**
Parking Spaces **1,413**
Parking Ratio **4.31 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **54,585 SF**
Max Contig **26,438 SF**
Min Divisible **1,316 SF**
Rental Rate **\$12.35 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **4**
Parcel # **053-3102824440013; 3102824440013**

Operating Exp/SF **\$8.78 /SF**
Taxes/SF **\$2.96 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
3	350	3,406	3,406	3,406	\$12.35 Net	Office	Yes	Now	
--									
4	430	1,316	2,665	1,316	\$12.35 Net	Office	Yes	Now	
--									
4	435	1,349	2,665	1,349	\$12.35 Net	Office	Yes	Now	
--									
4	435/430	2,665	2,665	1,316	\$12.35 Net	Office	Yes	Now	
--									
5	525	1,492	1,492	1,492	\$12.35 Net	Office	Yes	Now	
--									

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

Listing Company **Frauenshuh, Inc - Sherry Hastings (952) 829-3468 / Josh Curb (952) 767-2840**

Edina, MN 55435 | Hennepin County | Southwest Market

310,082 SF Class B Office - General Bldg 2,476 SF Available at \$15.00 Gross



 On-site cafeteria, exercise facility, conference rooms and minutes away from retail and restaurants.

Property Type **General Office**Bldg Size **310,082 SF**Status **Existing**Year Built **1979**Land Area **17.10 Ac.**Zoning **(Office)**Sublease **Yes**% Occupied **99.2%**Building Class **B**Stories **5**Typical Floor **65,464 /SF**Parking Spaces **1,413**Parking Ratio **4.31 /1000 SF**Tenancy **Multi-Tenant**Available SF **2,476 SF**Max Contig **2,476 SF**Min Divisible **2,476 SF**Rental Rate **\$15.00 Gross**Sale Price **Not for Sale**Price/SF **Not for Sale**

Core Factor

Elevators **4**Parcel # **053-3102824440013; 3102824440013**

Operating Exp/SF - -

Taxes/SF - -

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		2,476	2,476	2,476	\$15.00 Gross		Yes	Now	through 9/30/2017
--									

Listing Company **Colliers International/Minneapolis-St Paul - Robin Zellmer (952) 837-3089**

Waconia, MN 55387-1846 | Carver County | Southwest Market

5,764 SF Class B Office - General Bldg 3,024 SF Available at \$18.00 - \$22.00 Gross

Property Type **General Office**Bldg Size **5,764 SF**Status **Existing**Year Built **1984**Land Area **0.84 Ac.**Zoning **B1**Sublease **No**% Occupied **47.54%**Building Class **B**Stories **1**Typical Floor **5,764 /SF**Parking Spaces **20**Parking Ratio **--**Tenancy **Multi-Tenant**Available SF **3,024 SF**Max Contig **3,024 SF**Min Divisible **150 SF**Rental Rate **\$18.00 - \$22.00 Gross**Sale Price **Not for Sale**Price/SF **Not for Sale**

Core Factor

Operating Exp/SF **--**

Elevators

Taxes/SF **--**Parcel # **753050050**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		3,024	3,024	150	\$18.00 - \$22.00 Gross	Office	Yes	Now	

Multiple options available with private entrances, great for any small business. Convenient location in off Hwy 5 in Waconia.

Listing Company **Arrow Real Estate Corp. - Chad Weeks (763) 424-6355 / Jeff Penfield (763) 424-6355**

Laurent Building - 100 Fuller St

137

Shakopee, MN 55379 | Scott County | Southwest Market

12,626 SF Class C Office - General Bldg 4,461 SF Available at \$11.61 - \$17.86 Gross



Property Type **General Office**
 Bldg Size **12,626 SF**
 Status **Existing**
 Year Built **1900**

Land Area **0.20 Ac.**
 Zoning **--**
 Sublease **No**
 % Occupied **64.67%**

Building Class **C**
 Stories **2**
 Typical Floor **8,000 /SF**
 Parking Spaces **25**
 Parking Ratio **--**
 Tenancy **Multi-Tenant**

Available SF **4,461 SF**
 Max Contig **840 SF**
 Min Divisible **168 SF**
 Rental Rate **\$11.61 - \$17.86 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **0**
 Parcel # **27-001140-0**

Operating Exp/SF **--**
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	105	840	840	840	\$13.57 Gross	Office	Yes	Now	
--									
1	110	585	585	585	\$12.31 Gross	Office	Yes	Now	
--									
1	125	560	560	560	\$12.86 Gross	Office	Yes	Now	
--									
1	135	416	416	416	\$12.98 Gross	Office	Yes	Now	
--									
1	140	320	320	320	\$13.13 Gross	Office	Yes	Now	
--									
1	155	465	465	465	\$11.61 Gross	Office	Yes	Now	
--									

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

Laurent Building - 100 Fuller St

137

Shakopee, MN 55379 | Scott County | Southwest Market
12,626 SF Class C Office - General Bldg 4,461 SF Available at \$11.61 - \$17.86 Gross

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	200B	567	567	567	\$11.64 Gross	Office	Yes	Now	
--									
2	230	168	168	168	\$17.86 Gross	Office	Yes	Now	
--									
2	240	540	540	540	\$12.22 Gross	Office	Yes	Now	
--									

Listing Company **Better Homes and Gardens Real Estate - All Seasons - Hugh Faulds (952) 446-8737**

Canard Aerospace Building - 250 S Fuller St

138

Shakopee, MN 55379-1323 | Scott County | Southwest Market

24,756 SF Class B Office - General Bldg 8,187 SF Available at \$16.00 Net



First class build-out. Willing to do both short and long term lease. First and second floor office suites available. Walking distance to many area restaurants and shops. On-site building ownership and management.

Property Type **General Office**
Bldg Size **24,756 SF**
Status **Existing**
Year Built **2003**

Land Area **0.39 Ac.**
Zoning **B-3**
Sublease **No**
% Occupied **66.93%**

Building Class **B**
Stories **3**
Typical Floor
Parking Spaces **26**
Parking Ratio **- -**
Tenancy **Multi-Tenant**

Available SF **8,187 SF**
Max Contig **3,876 SF**
Min Divisible **1,000 SF**
Rental Rate **\$16.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **1**
Parcel # **27-001256-0**

Operating Exp/SF **\$4.88 /SF**
Taxes/SF **- -**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		3,876	3,876	1,500	\$16.00 Net	Office	Yes	Now	Negotiable
--									
1		1,880	1,880	1,880	\$16.00 Net	Office	Yes	Now	Negotiable
--									
1		1,000	1,000	1,000	\$16.00 Net	Office	Yes	Now	Negotiable
--									
2		1,431	1,431	1,431	\$16.00 Net	Office	Yes	Now	Negotiable
--									

Listing Company **Colliers International/Minneapolis-St Paul - Brian Netz (952) 897-7736**

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

Four Paramount Plaza - 7803 Glenroy Rd

139

Bloomington, MN 55439 | Hennepin County | Southwest Market

34,715 SF Class B Office - General Bldg 8,201 SF Available at \$10.50 - \$11.50 Net



New ownership renovating Paramount IV Fall 2014! New exterior upgrades including landscaping, patio and monument signage. Interior renovation of lobby, common areas, elevators and restrooms. The addition of a conference room, casual seating areas and vending will put Paramount IV at the top of the list for Class B buildings in the Southwest market.

Property Type **General Office**
Bldg Size **34,715 SF**
Status **Existing**
Year Built **1984**

Land Area **1.78 Ac.**
Zoning **CO-1**
Sublease **No**
% Occupied **81.26%**

Building Class **B**
Stories **3**
Typical Floor **11,600 /SF**
Parking Spaces **138**
Parking Ratio **4.00 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **8,201 SF**
Max Contig **5,005 SF**
Min Divisible **1,500 SF**
Rental Rate **\$10.50 - \$11.50 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor **15%**
Elevators
Parcel # **053-1711621110012**

Operating Exp/SF **\$7.43 /SF**
Taxes/SF **\$2.64 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	102	1,696	1,696	1,696	\$10.50 - \$11.50 Net	Office	No	11/1/2014	
Prime suite on first floor with first-class finishes. 4 offices on glass plus conference room and break room. Four workstations available. Building renovation including interior, exterior and landscaping Fall 2014.									
1	103	1,500	1,500	1,500	\$10.50 - \$11.50 Net	Office	Yes	Now	
First floor suite with two offices on glass. First class building renovation including interior, exterior and landscaping Fall 2014.									

Listing Company **Cushman & Wakefield/NorthMarq - Connie Doran (952) 465-3312 / Tate Krosschell (952) 893-8284**

Three Paramount Plaza - 7831 Glenroy Rd

140

Bloomington, MN 55439 | Hennepin County | Southwest Market

75,602 SF Class B Office - General Bldg 23,679 SF Available at \$10.00 Net



Property Type **General Office**
Bldg Size **75,602 SF**
Status **Existing**
Year Built **1983**

Building Class **B**
Stories **4**
Typical Floor **18,750 /SF**
Parking Spaces **359**
Parking Ratio **4.75 /1000 SF**
Tenancy **Multi-Tenant**

Core Factor
Elevators
Parcel # **053-1711621110013**

Land Area **3.53 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **68.68%**

Available SF **23,679 SF**
Max Contig **12,687 SF**
Min Divisible **788 SF**
Rental Rate **\$10.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Operating Exp/SF **\$8.21 /SF**
Taxes/SF **\$3.31 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	145	2,631	2,631	2,631	\$10.00 Net	Office	Yes	Now	
--									
2	210	1,669	2,457	1,669	\$10.00 Net	Office	Yes	Now	
--									
2	210/240	2,457	2,457	788	\$10.00 Net	Office	Yes	Now	
--									
2	215	1,317	2,945	1,317	\$10.00 Net	Office	Yes	Now	
--									
2	230	2,390	2,390	2,390	\$10.00 Net	Office	Yes	Now	
--									
2	240	788	2,457	788	\$10.00 Net	Office	Yes	Now	
--									
4	400/440	10,881	12,687	1,639	\$10.00 Net	Office	Yes	Now	

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

Three Paramount Plaza - 7831 Glenroy Rd

Bloomington, MN 55439 | Hennepin County | Southwest Market

75,602 SF Class B Office - General Bldg 23,679 SF Available at \$10.00 Net

140

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
4	400/480	11,048	12,687	1,806	\$10.00 Net	Office	Yes	Now	
--									
4	400/440/480	12,687	12,687	1,639	\$10.00 Net	Office	Yes	Now	
--									
4	440	1,639	10,881	1,639	\$10.00 Net	Office	Yes	Now	
--									
4	450	2,197	2,197	2,197	\$10.00 Net	Office	Yes	Now	
--									
4	480	1,806	11,048	1,806	\$10.00 Net	Office	Yes	Now	
--									

Listing Company **Cushman & Wakefield/NorthMarq** - Tom Sullivan (952) 837-8657 / Dan Wicker (952) 893-8254

Equity Bank Office Center - 5900 Green Oak Dr

141

Minnetonka, MN 55343 | Hennepin County | Southwest Market

60,000 SF Class B Office - General Bldg 39,998 SF Available at \$10.00 - \$12.00 NNN



Move-in ready, wired Cat 5 & Cat 3. Some furniture is available. Motivated and flexible owner. Beautiful scenic view. Convenient access to major highways. Located West of Hwy 169, North of Hwy 62/Crosstown, and East of Shady Oak Rd/Hwy 61. Building Signage is available. \$100 showing bonus.

Property Type **General Office**
Bldg Size **60,000 SF**
Status **Existing**
Year Built **1983**

Land Area **7.00 Ac.**
Zoning **C**
Sublease **No**
% Occupied **37.22%**

Building Class **B**
Stories **3**
Typical Floor **20,000 /SF**
Parking Spaces **240**
Parking Ratio **4.00 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **39,998 SF**
Max Contig **21,000 SF**
Min Divisible **1,500 SF**
Rental Rate **\$10.00 - \$12.00 NNN**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **1**
Parcel # **3611722420006**

Operating Exp/SF **\$3.40 /SF**
Taxes/SF **\$2.60 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	204	2,559	4,141	2,559	\$10.00 - \$12.00 NNN	Office	Yes	Now	
Excellent glass-line, views of pond and walking trails at the Equity Bank Office Building.									
2	206	1,848	1,848	1,848	\$10.00 - \$12.00 NNN	Office	Yes	Now	
Space can be combined with suite 204 to make 4,407 rsf of corner space.									
3	300A	2,329	2,329	2,329	\$10.00 - \$12.00 NNN	Office	No	Now	
--									
3	300B	1,813	3,424	1,813	\$10.00 - \$12.00 NNN	Office	Yes	Now	
Excellent glass-line and pond views at the Equity Bank Office Building.									
3	300B/306	3,424	12,262	1,611	\$10.00 - \$12.00 NNN	Office	Yes	Now	

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

Equity Bank Office Center - 5900 Green Oak Dr									141
Minnetonka, MN 55343 Hennepin County Southwest Market									
60,000 SF Class B Office - General Bldg 39,998 SF Available at \$10.00 - \$12.00 NNN									
Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
3	304	3,176	4,787	3,176	\$10.00 - \$12.00 NNN	Office	Yes	Now	
Excellent glass-line and pond views at the Equity Bank Office Building.									
3	304/306	4,787	12,262	1,611	\$10.00 - \$12.00 NNN	Office	Yes	Now	
--									
3	305	1,852	3,463	1,852	\$10.00 - \$12.00 NNN	Office	Yes	Now	
Excellent glass-line and pond views at the Equity Bank Office Building.									
3	305/306	3,463	12,262	1,611	\$10.00 - \$12.00 NNN	Office	Yes	Now	
--									
3	306	1,611	12,262	1,611	\$10.00 - \$12.00 NNN	Office	Yes	Now	
Excellent glass-line and pond views at the Equity Bank Office Building.									
3	307	3,810	5,421	1,500	\$10.00 - \$12.00 NNN	Office	Yes	Now	
Excellent glass-line and pond views at the Equity Bank Office Building.									
3	307/306	5,421	12,262	1,500	\$10.00 - \$12.00 NNN	Office	Yes	Now	
--									
3	Mult. Suites	12,262	12,262	1,500	\$10.00 - \$12.00 NNN	Office	Yes	Now	
--									
Listing Company Cassidy Turley - Kai Thomsen (612) 347-9318									

Rock Creek Building - 16180 Hastings Ave

142

Prior Lake, MN 55372-9227 | Scott County | Southwest Market

17,000 SF Class A Office - General Bldg 1,989 SF Available at \$16.00 Gross



Class A office finishes. Elevator. Handicap accessible.

Property Type **General Office**
Bldg Size **17,000 SF**
Status **Existing**
Year Built **2006**

Land Area **0.14 Ac.**
Zoning **Town Center**
Sublease **No**
% Occupied **88.3%**

Building Class **A**
Stories **3**
Typical Floor **5,666 /SF**
Parking Spaces **10**
Parking Ratio **0.66 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **1,989 SF**
Max Contig **1,989 SF**
Min Divisible **1,989 SF**
Rental Rate **\$16.00 Gross**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **1**
Parcel # **25-001021-0**

Operating Exp/SF **\$8.11 /SF**
Taxes/SF **\$0.00 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		1,989	1,989	1,989	\$16.00 Gross		Yes	Now	
1,989 SF available is retail space.									

Listing Company **Kendall Commercial Advisors - Kari Kendall (952) 884-4888**

143

105,274 SF Class B Office - General Bldg 13,516 SF Available at \$8.00 - \$11.00 Net



Fl oor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	102	860	860	860	\$8.00 - \$11.00 Net	Office	Yes	Now	
--									
3	370	5,431	5,431	3,000	\$8.00 - \$11.00 Net	Office	Yes	Now	
--									
4	404	1,038	1,038	1,038	\$8.00 - \$11.00 Net	Office	Yes	Now	
--									
4	418	213	213	213	\$8.00 - \$11.00 Net	Office	Yes	Now	
--									
4	420	724	724	724	\$8.00 - \$11.00 Net	Office	Yes	Now	
--									
4	472	236	236	236	\$8.00 - \$11.00 Net	Office	Yes	Now	
--									
4	483-486	935	935	935	\$8.00 - \$11.00 Net	Office	Yes	Now	

Prepared By: **Jacob Gerads**

Hazeltine Center - 1107 Hazeltine Blvd									143
Chaska, MN 55318-1009 Carver County Southwest Market									
105,274 SF Class B Office - General Bldg 13,516 SF Available at \$8.00 - \$11.00 Net									
Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
4	493	476	476	476	\$8.00 - \$11.00 Net	Office	Yes	Now	
--									
5	535	3,603	3,603	3,603	\$8.00 - \$11.00 Net	Office	Yes	Now	
--									

Listing Company **Colliers International/Minneapolis-St Paul - Chad Anvary (952) 897-7719**

1150 Hazeltine Boulevard - 1150 Hazeltine Blvd**144****Chaska, MN 55318 | Carver County | Southwest Market**

7,192 SF Class A Office - Medical Bldg 2,238 SF Available at Negotiable Net



Close proximity to multiple restaurants and retailers. New construction - built in 2013. Medical office building with Class A finishes. Highly visible signage opportunity to Hwy 41.

Property Type **Medical Office**
 Bldg Size **7,192 SF**
 Status **Existing**
 Year Built **2013**

Land Area **0.78 Ac.**
 Zoning **--**
 Sublease **No**
 % Occupied **68.88%**

Building Class **A**
 Stories **1**
 Typical Floor
 Parking Spaces
 Parking Ratio **5.80 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **2,238 SF**
 Max Contig **2,238 SF**
 Min Divisible **2,238 SF**
 Rental Rate **Negotiable Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **302190050**

Operating Exp/SF **\$10.78 /SF**
 Taxes/SF **\$8.21 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	1	2,238	2,238	2,238	Negotiable Net	Medical	Yes	Now	
--									

Listing Company **Frauenschuh, Inc - Ross Hedlund (952) 829-3460 / Dean Williamson (952) 829-3472**

Commerce Building - 8200 Humboldt Ave S

145

Bloomington, MN 55431 | Hennepin County | Southwest Market

50,475 SF Class B Office - General Bldg 31,959 SF Available at \$12.00 - \$14.00 Gross

For Sale at Negotiable



Underground parking. Monument and building signage available. Building training room. Vended break room. Easy access to I-35W.

Property Type **General Office**
Bldg Size **50,475 SF**
Status **Existing**
Year Built **1972**

Land Area **2.78 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **36.68%**

Building Class **B**
Stories **4**
Typical Floor **12,618 /SF**
Parking Spaces **260**
Parking Ratio **5.15 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **31,959 SF**
Max Contig **4,127 SF**
Min Divisible **505 SF**
Rental Rate **\$12.00 - \$14.00 Gross**
Sale Price **Negotiable**
Price/SF **Negotiable**

Core Factor
Elevators **2**
Parcel # **053-0402724310032**

Operating Exp/SF - -
Taxes/SF - -

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	3,920	3,920	3,920	\$12.00 - \$14.00 Gross	Office	Yes	Now	Negotiable
--									
1	102	505	505	505	\$12.00 - \$14.00 Gross	Office	Yes	Now	Negotiable
--									
1	104	846	846	846	\$12.00 - \$14.00 Gross	Office	Yes	Now	Negotiable
--									
1	105	2,008	2,008	2,008	\$12.00 - \$14.00 Gross	Office	Yes	Now	Negotiable
--									
2	200	2,615	2,615	2,615	\$12.00 - \$14.00 Gross	Office	Yes	Now	Negotiable
--									
2	204	2,860	2,860	2,860	\$12.00 - \$14.00 Gross	Office	Yes	Now	Negotiable
--									

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

Bloomington, MN 55431 | Hennepin County | Southwest Market
50,475 SF Class B Office - General Bldg 31,959 SF Available at \$12.00 - \$14.00 Gross
For Sale at Negotiable

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	205	790	790	790	\$12.00 - \$14.00 Gross	Office	Yes	Now	Negotiable
--									
2	207	838	838	838	\$12.00 - \$14.00 Gross	Office	Yes	Now	Negotiable
--									
2	210	713	713	713	\$12.00 - \$14.00 Gross	Office	Yes	Now	Negotiable
--									
2	215	947	947	947	\$12.00 - \$14.00 Gross	Office	Yes	Now	Negotiable
--									
2	217	1,000	1,000	1,000	\$12.00 - \$14.00 Gross	Office	Yes	Now	Negotiable
--									
2	220	4,127	4,127	4,127	\$12.00 - \$14.00 Gross	Office	Yes	Now	Negotiable
--									
3	300	2,762	2,762	2,762	\$12.00 - \$14.00 Gross	Office	Yes	Now	Negotiable
--									
3	303	1,398	1,398	1,398	\$12.00 - \$14.00 Gross	Office	Yes	Now	Negotiable
--									
3	304	1,004	1,004	1,004	\$12.00 - \$14.00 Gross	Office	Yes	Now	Negotiable
--									
3	306	1,698	1,698	1,698	\$12.00 - \$14.00 Gross	Office	Yes	Now	Negotiable
--									
3	308	980	980	980	\$12.00 - \$14.00 Gross	Office	Yes	Now	Negotiable
--									
3	313	1,099	1,099	1,099	\$12.00 - \$14.00 Gross	Office	Yes	Now	Negotiable
--									
3	317	1,849	1,849	1,849	\$12.00 - \$14.00 Gross	Office	Yes	Now	Negotiable
--									

Listing Company **Colliers International/Minneapolis-St Paul** - **Nathan Karrick (952) 897-7722** / **Michael Gelfman (952) 897-7875**

5051 Highway 7 Building - 5051 Hwy 7

146

Saint Louis Park, MN 55416 | Hennepin County | Southwest Market
52,650 SF Class B Office - General Bldg 26,834 SF Available at \$8.00 Net



Property Type **General Office**
Bldg Size **52,650 SF**
Status **Existing**
Year Built **1973**

Land Area **2.34 Ac.**
Zoning **IG**
Sublease **No**
% Occupied **49.03%**

Building Class **B**
Stories **2**
Typical Floor **26,325 /SF**
Parking Spaces **200**
Parking Ratio **0.00 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **26,834 SF**
Max Contig **26,834 SF**
Min Divisible **2,000 SF**
Rental Rate **\$8.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **053-0602824230026**

Operating Exp/SF **\$6.84 /SF**
Taxes/SF **\$2.15 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		26,834	26,834	2,000	\$8.00 Net		Yes	Now	
--									

Listing Company **Colliers International/Minneapolis-St Paul - Colin Ryan (952) 837-3093 / David Berglund (952) 897-7789**

Lake West Office Building - 14525 Hwy 7 Hwy

147

Minnetonka, MN 55345-1309 | Hennepin County | Southwest Market

59,844 SF Class B Office - General Bldg 8,862 SF Available at \$14.75 - \$18.00 NNN



Retail and office space available in this newly renovated building in Minnetonka, located on Highway 7 just off of 494. Near the new Minnetonka Medical Center, which is scheduled for completion in July 2014. Lots of nearby dining options.

Property Type **General Office**
Bldg Size **59,844 SF**
Status **Existing**
Year Built **1980**

Land Area **3.57 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **85.19%**

Building Class **B**
Stories **3**
Typical Floor **19,948 /SF**
Parking Spaces **225**
Parking Ratio **3.75 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **8,862 SF**
Max Contig **8,862 SF**
Min Divisible **585 SF**
Rental Rate **\$14.75 - \$18.00 NNN**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor **15%**
Elevators
Parcel # **053-2111722440032**

Operating Exp/SF **\$11.69 /SF**
Taxes/SF **- -**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		8,862	8,862	585	\$14.75 - \$18.00 NNN		Yes	Now	

Newly renovated building in Minnetonka, on Highway 7 just off of 494. Near the new Minnetonka Medical Center, which is scheduled for completion in July 2014. Lots of nearby dining options.

Listing Company **Suntide Commercial Realty, Inc. - Timothy Igo (651) 209-9613**

5300 Hyland Greens Drive - 5300 Hyland Greens Dr

148

Bloomington, MN 55437-3933 | Hennepin County | Southwest Market

15,500 SF Class B Office - General Bldg 9,700 SF Available at \$10.00 - \$12.00 NNN

For Sale at \$1,150,000 (\$74.19 PSF)



Well located 2 story classic brick Office building for Lease & Sale located at 98th and Normandale Blvd. This building has 15,500 SF on the main and second floors with space available for future tenants or owner user. Great opportunity and well priced for the quality and location. This Office building is located next to the Park Nicollet Clinic

Property Type **General Office**
Bldg Size **15,500 SF**
Status **Existing**
Year Built **1990**

Land Area **2.32 Ac.**
Zoning **B-1 PD**
Sublease **No**
% Occupied **37.42%**

Building Class **B**
Stories **2**
Typical Floor **7,500 /SF**
Parking Spaces **110**
Parking Ratio **16.45 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **9,700 SF**
Max Contig **5,406 SF**
Min Divisible **824 SF**
Rental Rate **\$10.00 - \$12.00 NNN**
Sale Price **\$1,150,000**
Price/SF **\$74.19 /SF**

Core Factor
Elevators
Parcel # **053-2811621310017**

Operating Exp/SF **\$4.60 /SF**
Taxes/SF **\$4.30 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
	Suite 100	3,470	3,470	1,000	\$10.00 - \$12.00 NNN		Yes	Now	

Well located 2 story classic brick Office building for Lease & Sale located at 98th and Normandale Blvd. This building has 15,500 SF on the main and second floors with space available for future tenants or owner user. Great opportunity and well priced for the quality and location.

This Office building is located next to the Park Nicollet Clinic

2	Suite 200	5,406	5,406	1,000	\$10.00 - \$12.00 NNN		Yes	Now	
---	-----------	-------	-------	-------	-----------------------	--	-----	-----	--

Well located 2 story classic brick Office building for Lease & Sale located at 98th and Normandale Blvd. This building has 15,500 SF on the main and second floors with space available for future tenants or owner user. Great opportunity and well priced for the quality and location.

This Office building is located next to the Park Nicollet Clinic

5300 Hyland Greens Drive - 5300 Hyland Greens Dr148

Bloomington, MN 55437-3933 | Hennepin County | Southwest Market
15,500 SF Class B Office - General Bldg 9,700 SF Available at \$10.00 - \$12.00 NNN
For Sale at \$1,150,000 (\$74.19 PSF)

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	Suite 210	824	824	824	\$10.00 - \$12.00 NNN		Yes	Now	

Well located 2 story classic brick Office building for Lease & Sale located at 98th and Normandale Blvd. This building has 15,500 SF on the main and second floors with space available for future tenants or owner user. Great opportunity and well priced for the quality and location.

This Office building is located next to the Park Nicollet Clinic

Listing Company Coldwell Banker Burnet - Bill Wolfson (952) 334-4554

Chanhassen East Business Center III Bldg I - 18860-18900 Lake Dr E

149

Chanhassen, MN 55317 | Hennepin County | Southwest Market

28,023 SF Class B Office - General Bldg 3,632 SF Available at \$9.75 Net



Property Type **General Office**
Bldg Size **28,023 SF**
Status **Existing**
Year Built **1998**

Land Area **1.82 Ac.**
Zoning **I**
Sublease **No**
% Occupied **100%**

Building Class **B**
Stories **1**
Typical Floor **27,732 /SF**
Parking Spaces **77**
Parking Ratio **2.74 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **3,632 SF**
Max Contig **3,632 SF**
Min Divisible **3,632 SF**
Rental Rate **\$9.75 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **053-1811622220008**

Operating Exp/SF --
Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	18872	3,632	3,632	3,632	\$9.75 Net	Office	No	3/1/2015	
--									

Listing Company **CSM Corporation - Andrew McIntosh (612) 395-7130**

The Calhoun Building - 711 Lake St

150

Minneapolis, MN 55408 | Hennepin County | Southwest Market

36,717 SF Class B Office - General Bldg 1,600 SF Available at \$10.00 - \$12.00 MG



Small office suites available in the Calhoun Building located on W Lake St and Lyndale Ave So in Mpls. Affordable office space ranging from \$300.00 to \$1,500.00 monthly with all the amenities included. Monthly ramp parking across the Street. Clean building with strong mix of Tenants. 8 first come first serve parking stalls on site. Call Michae

Property Type **General Office**
Bldg Size **36,717 SF**
Status **Existing**
Year Built **1913**

Land Area **0.00 Ac.**
Zoning **C2 PO**
Sublease **No**
% Occupied **95.64%**

Building Class **B**
Stories **6**
Typical Floor **6,520 /SF**
Parking Spaces **8**
Parking Ratio **0.21 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **1,600 SF**
Max Contig **1,600 SF**
Min Divisible **400 SF**
Rental Rate **\$10.00 - \$12.00 MG**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **053-0402824110184**

Operating Exp/SF --
Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		1,600	1,600	400	\$10.00 - \$12.00 MG	Office	Yes	Now	

Small office suites available in the Calhoun Building located on W Lake St and Lyndale Ave So in Mpls. Affordable office space ranging from \$300.00 to \$1,500.00 monthly with all the amenities included. Monthly ramp parking across the Street. Clean building with strong mix of Tenants. 8 first come first serve parking stalls on site. Call Michae

Listing Company **Coldwell Banker Burnet - Michael Murphy (612) 924-4318**

Sons of Norway Building - 1455 Lake St

151

Minneapolis, MN 55408 | Hennepin County | Southwest Market

35,000 SF Class B Office - General Bldg 2,314 SF Available at \$15.00 Net



Property Type **General Office**
Bldg Size **35,000 SF**
Status **Existing**
Year Built **1961**

Land Area **0.45 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **93.39%**

Building Class **B**
Stories **3**
Typical Floor **11,667 /SF**
Parking Spaces **90**
Parking Ratio **2.57 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **2,314 SF**
Max Contig **2,314 SF**
Min Divisible **2,314 SF**
Rental Rate **\$15.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **053-0402824210016**

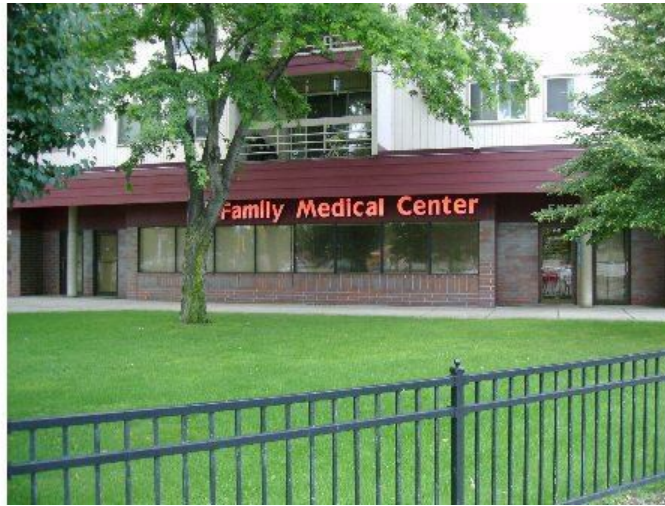
Operating Exp/SF **\$14.87 /SF**
Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	2nd Floor Vacancy	2,314	2,314	2,314	\$15.00 Net		Yes	Now	
--									

Listing Company **Colliers International/Minneapolis-St Paul - Kevin O'Neill (952) 897-7724**

Minneapolis, MN 55408 | Hennepin County | Southwest Market

23,017 SF Class B Office - Medical Bldg 3,573 SF Available at \$13.50 - \$16.50 MG



Intown on Lake Commercial was originally constructed in 1982 as a mixed use complex with both residential condominium units and also commercial units. This four story building consists of three stories of residential units and a first floor commercial space with a lower level parking area. The first floor space is 23,000 square feet and is currently constructed as medical space. This property is owned, leased and managed by Ted Glasrud Associates MN, LLC.

Property Type	Medical Office	Land Area	2.29 Ac.
Bldg Size	23,017 SF	Zoning	--
Status	Existing	Sublease	No
Year Built	1981	% Occupied	84.48%
Building Class	B	Available SF	3,573 SF
Stories	1	Max Contig	3,573 SF
Typical Floor	23,017 /SF	Min Divisible	3,573 SF
Parking Spaces	94	Rental Rate	\$13.50 - \$16.50 MG
Parking Ratio	4.10 /1000 SF	Sale Price	Not for Sale
Tenancy	Single-Tenant	Price/SF	Not for Sale
Core Factor		Operating Exp/SF	\$7.50 /SF
Elevators		Taxes/SF	--
Parcel #	0302824210300		

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	105	3,573	3,573	3,573	\$13.50 - \$16.50 MG	Office	Yes	Now	
--									

Listing Company **Ted Glasrud Associates MN, LLC - Paul Buchmayer (651) 361-8941 / Thomas Fleming (651) 361-8941**

Lewis Street Office Building - 205 S Lewis St

153

Shakopee, MN 55379-1459 | Scott County | Southwest Market

7,800 SF Class B Office - General Bldg 995 SF Available at \$16.00 Plus E



Street level access suites. Walking distance to many area restaurants and shops. On-site building ownership and management. Easy access to Hwy 101 and 169.

Property Type **General Office**
Bldg Size **7,800 SF**
Status **Existing**
Year Built **1966**

Land Area **0.22 Ac.**
Zoning **B3**
Sublease **No**
% Occupied **87.24%**

Building Class **B**
Stories **1**
Typical Floor **0 /SF**
Parking Spaces **6**
Parking Ratio **- -**
Tenancy **Multi-Tenant**

Available SF **995 SF**
Max Contig **995 SF**
Min Divisible **995 SF**
Rental Rate **\$16.00 Plus E**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **27-001236-2**

Operating Exp/SF **- -**
Taxes/SF **- -**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		995	995	995	\$16.00 Plus E	Office	Yes	Now	Negotiable
- -									

Listing Company **Colliers International/Minneapolis-St Paul - Brian Netz (952) 897-7736**

Edina, MN 55436 | Hennepin County | Southwest Market

105,084 SF Class B Office - General Bldg 2,536 SF Available at \$15.00 - \$16.00 Net

Property Type **General Office**Bldg Size **105,084 SF**Status **Existing**Year Built **1999**Land Area **5.04 Ac.**Zoning **(Office)**Sublease **No**% Occupied **97.59%**Building Class **B**Stories **4**Typical Floor **25,000 /SF**Parking Spaces **473**Parking Ratio **4.50 /1000 SF**Tenancy **Multi-Tenant**Available SF **2,536 SF**Max Contig **2,536 SF**Min Divisible **2,536 SF**Rental Rate **\$15.00 - \$16.00 Net**Sale Price **Not for Sale**Price/SF **Not for Sale**

Core Factor

Elevators

Parcel # **053-3011721320044**Operating Exp/SF **\$7.18 /SF**Taxes/SF **\$3.28 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
4	430	2,536	2,536	2,536	\$15.00 - \$16.00 Net		Yes	Now	

Corner suite with 5 privates, breakroom w/ sink and cabinets and open area for cubes.Listing Company **CBRE - Michael Harrer (952) 924-4829 / James Freytag (952) 924-4616 / Teresa Borgen (952) 924-4683**

Edina Commons - 5624 Lincoln Dr**155****Edina, MN 55436-1606 | Hennepin County | Southwest Market**

78,000 SF Industrial - Light Industrial Bldg 742 SF Available at \$16.50 Gross



Easy access to Hwy 169, 62 and I-494. Both DSL and cable internet available to building. Numerous retail amenities within minutes.

Property Type **Light Industrial**
 Bldg Size **78,000 SF**
 Status **Existing**
 Year Built **1934**

Clear Height **20.00 FT**
 Dock Doors **7**
 Drive-Ins **1**
 Office SF **--**
 Sprinkler **Unknown Type**
 Power **--/--/--**

HVAC **--**
 Rail **No**
 Parcel # **3111721230050**

Land Area **3.32 Ac.**
 Zoning **I**
 Sublease **No**
 % Occupied **99.05%**

Available SF **742 SF**
 Max Contig **742 SF**
 Min Divisible **319 SF**
 Rental Rate **\$16.50 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Operating Exp/SF **--**
 Taxes/SF **--**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
235	423	742	423	\$16.50 Gross	Yes	Now				
--										
235/240	742	742	319	\$16.50 Gross	Yes	Now				
--										
240	319	742	319	\$16.50 Gross	Yes	Now				
--										

Listing Company **Colliers International/Minneapolis-St Paul - Nick Leviton (952) 897-7843 / Jeff Giovanazzo (952) 897-7878**

5780 Lincoln Dr - 5780 Lincoln Dr

156

Edina, MN 55436 | Hennepin County | Southwest Market

21,129 SF Class C Office - General Bldg 3,285 SF Available at \$16.00 - \$19.95 Gross



Easy access to Highway 169 and Highway 62 Ample surface parking Single story office building with operable windows Close to area retail and restaurants

Property Type **General Office**
 Bldg Size **21,129 SF**
 Status **Existing**
 Year Built **1981**

Land Area **2.59 Ac.**
 Zoning **(Office)**
 Sublease **No**
 % Occupied **87.78%**

Building Class **C**
 Stories **1**
 Typical Floor **21,129 /SF**
 Parking Spaces **108**
 Parking Ratio **5.11 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **3,285 SF**
 Max Contig **2,582 SF**
 Min Divisible **703 SF**
 Rental Rate **\$16.00 - \$19.95 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **0**
 Parcel # **053-3111721230085**

Operating Exp/SF **\$7.80 /SF**
 Taxes/SF **\$2.38 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	120	2,582	2,582	2,582	\$16.00 - \$19.95 Gross		Yes	Now	
Easy access to Highway 169 and Highway 62 Ample surface parking Single story office building with operable windows Close to area retail and restaurants									
1	305	703	703	703	\$16.00 - \$19.95 Gross		No	7/1/2014	
--									

Listing Company **Colliers International/Minneapolis-St Paul - Chad Anvary (952) 897-7719**

Prior Lake, MN 55372-4800 | Scott County | Southwest Market

5,371 SF Class B Office - General Bldg 3,190 SF Available at \$14.77 Gross



Office Condo in prime Downtown Prior Lake location. Approx. 3,190 SF - one level office condo. Nice interior finishes. Perfect space for clinic or professional services. Zoned Town Center. Easy access to Highway 13. Strong demographics. Available October 1, 2014. Lease Rate: \$3,200/month Gross - includes utilities and association dues.

Property Type	General Office	Land Area	1.08 Ac.
Bldg Size	5,371 SF	Zoning	- -
Status	Existing	Sublease	No
Year Built	- -	% Occupied	100%
Building Class	B	Available SF	3,190 SF
Stories	3	Max Contig	3,190 SF
Typical Floor		Min Divisible	3,190 SF
Parking Spaces	67	Rental Rate	\$14.77 Gross
Parking Ratio	- -	Sale Price	Not for Sale
Tenancy	Multi-Tenant	Price/SF	Not for Sale
Core Factor		Operating Exp/SF	- -
Elevators		Taxes/SF	- -
Parcel #	25-409083-0		

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	110 C	3,190	3,190	3,190	\$14.77 Gross	Office	No	90 Days	
Location of suite 110C: first floor office condo facing Dakota Street SE and includes drive-up parking. Great visibility and easy access from Main Avenue.									

Listing Company **Cerron Commercial Properties - Bruce Rydeen (952) 469-9444 / Roz Peterson (952) 469-9444**

Neubauer Office Building - 20 W Main St

158

Waconia, MN 55387 | Carver County | Southwest Market

5,000 SF Class B Office - General Bldg 1,845 SF Available at \$15.00 Gross Lease



1st Floor Move-In Ready Offices Suites Available__On-Site Ownership and Management__Newer Construction Building (2000)__High End Finishes Throughout__Aggressive Lease Rates From \$15.00/SF Gross - All Expenses Included__Downtown Waconia Location***Please visit www.ejlcommercial.com or www.showcasemybuilding.com for additional information***

Property Type **General Office**
Bldg Size **5,000 SF**
Status **Existing**
Year Built **2000**

Land Area **0.15 Ac.**
Zoning **--**
Sublease **No**
% Occupied **63.1%**

Building Class **B**
Stories **2**
Typical Floor
Parking Spaces
Parking Ratio **--**
Tenancy **Multi-Tenant**

Available SF **1,845 SF**
Max Contig **1,150 SF**
Min Divisible **695 SF**
Rental Rate **\$15.00 Gross Lease**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **750503820**

Operating Exp/SF **--**
Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	1,150	1,150	1,150	\$15.00 Gross Lease	Office	Yes	Now	3-10 Year
1,150 SF of wide open office or office showroom space. Unit has a sink and storage closet in the rear. Existing carpet and paint is in good condition. Move in ready! 3-5 Year lease term.									
1	102	695	695	695	\$15.00 Gross Lease	Office	Yes	Now	3-10 Year
Nice small office suite. Move in ready. See brochure & plan.									

Listing Company **EJL Commercial Real Estate - Edward J. (Ted) LaFave (612) 875-3858 / Copperwood Investments, LLC - Justin Stueve 612-360-8104**

Main Street Exchange - 101 Main St W

159

Waconia, MN 55387-1023 | Carver County | Southwest Market

20,161 SF Class B Office - General Bldg 1,500 SF Available at \$12.00 - \$15.00 NNN



Great location in Waconia on Main Street that offers an upscale feel in a quaint downtown area. Can be used for either office or retail.

Property Type **General Office**
Bldg Size **20,161 SF**
Status **Existing**
Year Built **1990**

Land Area **0.35 Ac.**
Zoning **B3**
Sublease **No**
% Occupied **92.56%**

Building Class **B**
Stories **2**
Typical Floor **10,000 /SF**
Parking Spaces **75**
Parking Ratio **3.72 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **1,500 SF**
Max Contig **1,500 SF**
Min Divisible **1,500 SF**
Rental Rate **\$12.00 - \$15.00 NNN**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **750502900**

Operating Exp/SF - -
Taxes/SF - -

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	121	1,500	1,500	1,500	\$12.00 - \$15.00 NNN	Office	Yes	Now	

Great location in Waconia on Main Street that offers an upscale feel in a quaint downtown area. Can be used for either office or retail.

Listing Company **Arrow Real Estate Corp. - Chad Weeks (763) 424-6355 / Jeff Penfield (763) 424-6355**

Market Street Station - 600 Market St

160

Chanhassen, MN 55317-9443 | Carver County | Southwest Market

46,378 SF Retail - Neighborhood Ctr Bldg 6,688 SF Available at Negotiable



Mixed-use property with retail on 1st floor and office space on 2nd floor. Freestanding 5,000 sf Pad Site available.

Property Type	Neighborhood Ctr	Land Area	5.26 Ac.
Bldg Size	46,378 SF	Zoning	BG
Status	Existing	Sublease	No
Year Built	2005	% Occupied	85.58%
Parking Spaces	112	Available SF	6,688 SF
Parking Ratio	1.66 /1000 SF	Max Contig	6,688 SF
Tenancy	Multi-Tenant	Min Divisible	1,522 SF
# Anchors	0	Rental Rate	Negotiable - -
Anchor SF	- -	Sale Price	Not for Sale
# Bldgs	1	Price/SF	Not for Sale
# Floors	2	Operating Exp/SF	\$8.02 /SF
Docks / Drive Ins	0/0	Taxes/SF	\$5.45 /SF
Parcel #	254460010		

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Space Type	Term
220	1,522	4,509	1,522	Negotiable	Yes	Now	Office	
--								
220/230	4,509	6,688	1,522	Negotiable	Yes	Now	Office	
--								
230	2,987	6,688	2,987	Negotiable	Yes	Now	Office	
--								
230/240	5,166	6,688	2,179	Negotiable	Yes	Now	Office	
--								
230/220/240	6,688	6,688	1,522	Negotiable	Yes	Now	Office	
--								
240	2,179	5,166	2,179	Negotiable	Yes	Now	Office	
--								

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: Jacob Gerads

160

46,378 SF Retail - Neighborhood Ctr Bldg 6,688 SF Available at Negotiable

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

One MarketPointe - 4300 MarketPointe Dr

161

Bloomington, MN 55435 | Hennepin County | Southwest Market

236,000 SF Class A Office - General Bldg 199,688 SF Available at \$16.00 - \$17.00



55,000 SF available NOW and 200,000 SF available 3Q 2014. The building has been completely updated with new common area finishes and has recently earned LEED EB status. Building amenities include ramp parking, fitness center, and on-site c-store/deli. Large efficient floor plates of 43,000 SF. One block off of France Avenue.

Property Type **General Office**
Bldg Size **236,000 SF**
Status **Existing**
Year Built **2000**

Land Area **5.15 Ac.**
Zoning **CS-1**
Sublease **No**
% Occupied **100%**

Building Class **A**
Stories **6**
Typical Floor **36,998 /SF**
Parking Spaces **970**
Parking Ratio **4.11 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **199,688 SF**
Max Contig **199,688 SF**
Min Divisible **4,000 SF**
Rental Rate **\$16.00 - \$17.00 - -**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **6**
Parcel # **053-0602724120020**

Operating Exp/SF **\$6.22 /SF**
Taxes/SF **\$5.53 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		28,578	68,811	5,000	\$16.00 - \$17.00 Net		No	Now	
--									
1 & 6	/	68,811	199,688	5,000	\$16.00 - \$17.00 Net		No		
--									
3	310	7,204	47,437	4,000	\$16.00 NN	Office	No	90 Days	
--									
3 & 6	310/	47,437	199,688	4,000	\$16.00 - \$17.00		No		
--									
Mult. Floors	Mult. Suites	199,688	199,688	4,000	\$16.00 - \$17.00		No		
--									

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Prepared By: **Jacob Gerads**

Listing Company **CBRE** - **Brian Helmken** (952) 924-4659 / **Brent Karkula** (952) 924-4637

Voyager Building - 500 Marshall Rd

162

Shakopee, MN 55329 | Scott County | Southwest Market

27,758 SF Class A Office - General Bldg 821 SF Available at \$14.00 Net



Multi-tenant building with common board room available to building tenants. Gorgeous buildouts. Great Shakopee location. Great access to Hwy 101 & 169. Close proximity to shops & restaurants. 2004 Merit and Award of Excellence Winner.

Property Type	General Office	Land Area	0.00 Ac.
Bldg Size	27,758 SF	Zoning	--
Status	Existing	Sublease	No
Year Built	2004	% Occupied	97.04%
Building Class	A	Available SF	821 SF
Stories	3	Max Contig	821 SF
Typical Floor	9,252 /SF	Min Divisible	821 SF
Parking Spaces	130	Rental Rate	\$14.00 Net
Parking Ratio	4.68 /1000 SF	Sale Price	Not for Sale
Tenancy	Multi-Tenant	Price/SF	Not for Sale
Core Factor		Operating Exp/SF	\$4.24 /SF
Elevators		Taxes/SF	\$4.76 /SF
Parcel #	271780021		

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	140	821	821	821	\$14.00 Net		Yes		
--									

Listing Company **Colliers International/Minneapolis-St Paul** - Brian Netz (952) 897-7736 / Ryan Krzmarzick (952) 897-7746

One Corporate Center III - 7300 Metro Blvd

163

Edina, MN 55439 | Hennepin County | Southwest Market

110,790 SF Class B Office - General Bldg 16,464 SF Available at \$12.00 NNN



Property Type **General Office**
Bldg Size **110,790 SF**
Status **Existing**
Year Built **1981**

Land Area **5.47 Ac.**
Zoning **POD-2**
Sublease **No**
% Occupied **91.47%**

Building Class **B**
Stories **6**
Typical Floor **19,350 /SF**
Parking Spaces **495**
Parking Ratio **4.46 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **16,464 SF**
Max Contig **7,491 SF**
Min Divisible **432 SF**
Rental Rate **\$12.00 NNN**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **2**
Parcel # **053-0911621240007**

Operating Exp/SF **\$6.94 /SF**
Taxes/SF **\$2.84 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	130	862	862	862	\$12.00 NNN	Office	Yes	Now	
--									
2	205	432	1,112	432	\$12.00 NNN	Office	Yes	Now	
--									
2	205/206	1,112	1,112	432	\$12.00 NNN	Office	Yes		
--									
2	206	680	1,112	680	\$12.00 NNN	Office	Yes		
--									
3	350	2,404	7,491	2,404	\$12.00 NNN	Office	Yes	Now	
--									
3	350/360	5,087	7,491	1,300	\$12.00 NNN	Office	No		
--									
3	360	2,683	5,087	1,300	\$12.00 NNN	Office	No	11/1/2014	

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Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

One Corporate Center III - 7300 Metro Blvd

Edina, MN 55439 | Hennepin County | Southwest Market

110,790 SF Class B Office - General Bldg 16,464 SF Available at \$12.00 NNN

163

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
4	420	2,255	2,255	2,255	\$12.00 NNN	Office	Yes	Now	
--									
5	525	1,260	1,260	1,260	\$12.00 NNN	Office	No	10/1/2014	
--									
5	540	3,067	3,067	3,067	\$12.00 NNN	Office	No	10/1/2014	
--									
6	608	2,204	2,204	2,204	\$12.00 NNN	Office	Yes	Now	
--									
6	610	617	617	617	\$12.00 NNN	Office	Yes	Now	
Top floor suite facing south. One private office, closet, and reception area.									

Listing Company **Hempel - Brent Jacobson (612) 355-2609 / Benjamin Krsnak (612) 355-2608**

One Corporate Plaza - 7400 Metro Blvd

164

Edina, MN 55439 | Hennepin County | Southwest Market

96,708 SF Class B Office - General Bldg 8,380 SF Available at \$8.95 - \$9.50 Net



The floor to ceiling, wall to wall windows in this building make the offices breathtaking. The lobby and common areas have recently been professionally renovated making the entrance stunning.

Property Type **General Office**
Bldg Size **96,708 SF**
Status **Existing**
Year Built **1970**

Land Area **5.37 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **91.33%**

Building Class **B**
Stories **4**
Typical Floor **24,000 /SF**
Parking Spaces **325**
Parking Ratio **3.36 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **8,380 SF**
Max Contig **1,650 SF**
Min Divisible **596 SF**
Rental Rate **\$8.95 - \$9.50 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **053-0911621310013; 0911621310013**

Operating Exp/SF **\$8.45 /SF**
Taxes/SF **- -**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	115	644	644	644	\$8.95 - \$9.50 Net	Office	Yes	Now	
--									
2	216	596	596	596	\$8.95 - \$9.50 Net	Office	Yes	Now	
--									
2	219	1,208	1,208	1,208	\$8.95 - \$9.50 Net	Office	Yes	Now	
--									
2	227	975	975	975	\$8.95 - \$9.50 Net	Office	Yes	Now	
A space with two nice windowed office spaces with HUGE floor to ceiling windows and a reception area and coat closet area! This office gives off LOTS of light making it large and open!! Located on the second floor with great view!									
2	230	1,650	1,650	1,650	\$8.95 - \$9.50 Net	Office	Yes	Now	
--									

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: Jacob Gerads

One Corporate Plaza - 7400 Metro Blvd

164

Edina, MN 55439 | Hennepin County | Southwest Market

96,708 SF Class B Office - General Bldg 8,380 SF Available at \$8.95 - \$9.50 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	260	1,050	1,050	1,050	\$8.95 - \$9.50 Net		Yes	Now	
--									
4	426	1,251	1,251	1,251	\$8.95 - \$9.50 Net	Office	Yes	Now	
This space comes equipped with 3 exterior office spaces all that have floor to ceiling wall to wall windows and one inner office area. Adding a reception area and a storage space makes this office a MUST SEE for anyone!									
4	465	1,006	1,006	1,006	\$8.95 - \$9.50 Net	Office	Yes	Now	
This suite features fresh new décor throughout with brand new paint and carpet. This office has two exterior/windowed offices and an interior conference room, completed by a large reception area and closet area for extra storage.									

Listing Company **Rice Real Estate Company** - Wayne Rice (952) 831-2411

One Corporate Center I - 7401 Metro Blvd

165

Edina, MN 55439 | Hennepin County | Southwest Market

110,975 SF Class B Office - General Bldg 22,627 SF Available at \$12.00 NNN



Property Type **General Office**
Bldg Size **110,975 SF**
Status **Existing**
Year Built **1981**

Land Area **5.00 Ac.**
Zoning **POD-2**
Sublease **No**
% Occupied **79.61%**

Building Class **B**
Stories **6**
Typical Floor **19,300 /SF**
Parking Spaces **570**
Parking Ratio **5.13 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **22,627 SF**
Max Contig **8,456 SF**
Min Divisible **1,131 SF**
Rental Rate **\$12.00 NNN**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **2**
Parcel # **053-0911621310017**

Operating Exp/SF **\$7.01 /SF**
Taxes/SF **\$2.87 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	180	4,361	4,361	4,361	\$12.00 NNN	Office	Yes	Now	
--									
2	200	4,147	4,147	2,000	\$12.00 NNN	Office	Yes	Now	
--									
2	235	1,131	1,131	1,131	\$12.00 NNN	Office	Yes	Now	
--									
4	450	3,563	5,598	1,800	\$12.00 NNN	Office	Yes	Now	
--									
4	460	2,035	8,456	2,035	\$12.00 NNN	Office	Yes	Now	
--									
4	460/450	5,598	8,456	1,800	\$12.00 NNN	Office	Yes	Now	
--									
5	503	1,722	3,522	1,722	\$12.00 NNN	Office	Yes	Now	

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

One Corporate Center I - 7401 Metro Blvd

Edina, MN 55439 | Hennepin County | Southwest Market

110,975 SF Class B Office - General Bldg 22,627 SF Available at \$12.00 NNN

165

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
5	503/505	3,522	5,556	1,722	\$12.00 NNN	Office	Yes	Now	
--									
5	505	1,800	5,556	1,800	\$12.00 NNN	Office	Yes	Now	
--									
5	505/507/503	5,556	5,556	1,722	\$12.00 NNN	Office	Yes	Now	
--									
5	507	2,034	3,834	2,034	\$12.00 NNN	Office	Yes	Now	
Great Edina office space with corner views to south and east.									
5	507/505	3,834	5,556	1,800	\$12.00 NNN	Office	Yes	Now	
--									
5	540	1,834	1,834	1,834	\$12.00 NNN	Office	Yes	Now	
--									

Listing Company **Hempel - Brent Jacobson (612) 355-2609 / Benjamin Krsnak (612) 355-2608**

One Corporate Center I - 7401 Metro Blvd

166

Edina, MN 55439 | Hennepin County | Southwest Market

110,975 SF Class B Office - General Bldg 1,533 SF Available at Negotiable



Property Type **General Office**
Bldg Size **110,975 SF**
Status **Existing**
Year Built **1981**

Land Area **5.00 Ac.**
Zoning **POD-2**
Sublease **Yes**
% Occupied **100%**

Building Class **B**
Stories **6**
Typical Floor **19,300 /SF**
Parking Spaces **570**
Parking Ratio **5.13 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **1,533 SF**
Max Contig **1,533 SF**
Min Divisible **1,533 SF**
Rental Rate **Negotiable - -**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **2**
Parcel # **053-0911621310017**

Operating Exp/SF **- -**
Taxes/SF **- -**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
3	320	1,533	1,533	1,533	Negotiable	Office	No		
- -									

Listing Company **Calhoun Commercial Partners LLC - Patrick Schneider (952) 929-2011**

IDQ Companies Building - 7505 Metro Blvd**167****Edina, MN 55439 | Hennepin County | Southwest Market**

111,200 SF Class B Office - General Bldg 17,445 SF Available at \$18.00 - \$19.00 Gross



Excellent access to Hwy 100 and I-494. Abundant free parking. Owner-occupied management. Convenient to local shopping centers, hotels and restaurants. Entry into building and elevators via card access security system.

Property Type **General Office**
 Bldg Size **111,200 SF**
 Status **Existing**
 Year Built **1980**

Land Area **6.21 Ac.**
 Zoning **(Office)**
 Sublease **No**
 % Occupied **84.31%**

Building Class **B**
 Stories **6**
 Typical Floor **18,500 /SF**
 Parking Spaces **350**
 Parking Ratio **3.14 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **17,445 SF**
 Max Contig **17,445 SF**
 Min Divisible **2,000 SF**
 Rental Rate **\$18.00 - \$19.00 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor **1.2%**
 Elevators
 Parcel # **053-0911621310018; 0911621310018**

Operating Exp/SF --
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
4	400	17,445	17,445	2,000	\$18.00 - \$19.00 Gross	Office	Yes	Now	
--									

Listing Company **Frauenschuh, Inc - Wayne Kuykendall (952) 767-2839**

Centennial Lakes Office Park V - 3600 Minnesota Dr

168

Edina, MN 55435 | Hennepin County | Southwest Market

220,048 SF Class A Office - General Bldg 11,365 SF Available at Negotiable



Our team is marketing this 11,365 sublease at 3600 Minnesota (Centennial Lakes V). This 6th floor space offers wonderful views to Centennial Lakes as well as elevator bank exposure. This space may be sublet in its entirety or sublet to approximately 3,900 sq. ft. (in which case Tenant would downsize). Available immediately with a term through 12/31/2017.

Property Type **General Office**
 Bldg Size **220,048 SF**
 Status **Existing**
 Year Built **2000**

Land Area **3.56 Ac.**
 Zoning **(Manufacturing)**
 Sublease **Yes 12/31/2017**
 % Occupied **100%**

Building Class **A**
 Stories **8**
 Typical Floor **27,506 /SF**
 Parking Spaces **1,067**
 Parking Ratio **4.85 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **11,365 SF**
 Max Contig **11,365 SF**
 Min Divisible **3,900 SF**
 Rental Rate **Negotiable - -**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **053-3202824330019**

Operating Exp/SF - -
 Taxes/SF - -

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
6	600	11,365	11,365	3,900	Negotiable	Office	No		
--									

Listing Company **Cushman & Wakefield/NorthMarq - Stephanie Severson (952) 465-3304**

France Place - 3601 Minnesota Dr

169

Bloomington, MN 55435-5281 | Hennepin County | Southwest Market

204,245 SF Class B Office - General Bldg 23,643 SF Available at \$13.00 - \$17.00 Net



- ENERGY STAR® rating from the U.S. Environmental Protection Agency - Prominently located, professional image and updated design - Exceptional telecommunications infrastructure. WiFi available in common areas throughout the building. - Onsite amenities include state-of-the-art conference facilities, cafe` with onsite catering, fitness center with locker rooms, personal fitness consultation services available, underground climate controlled executive parking, and touch screen directory - Close proximity to many upscale restaurants, retail and entertainment, hotels and office buildings - Ex

Property Type **General Office**

Bldg Size **204,245 SF**

Status **Existing**

Year Built **1983**

Land Area **8.00 Ac.**

Zoning **(Office)**

Sublease **No**

% Occupied **88.42%**

Building Class **B**

Stories **9**

Typical Floor **21,500 /SF**

Parking Spaces **910**

Parking Ratio **4.57 /1000 SF**

Tenancy **Multi-Tenant**

Available SF **23,643 SF**

Max Contig **11,697 SF**

Min Divisible **948 SF**

Rental Rate **\$13.00 - \$17.00 Net**

Sale Price **Not for Sale**

Price/SF **Not for Sale**

Core Factor

Elevators

Parcel # **05 027 24 22 0006; 053-0502724220006**

Operating Exp/SF **\$7.26 /SF**

Taxes/SF **\$4.71 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
5	500	2,877	2,877	2,877	\$13.00 - \$17.00 Net	Office	Yes	Now	
--									
6	625	948	948	948	\$13.00 - \$17.00 Net	Office	Yes	Now	
--									
6	670	2,758	2,758	2,758	\$13.00 - \$17.00 Net	Office	Yes	Now	
--									
7	760	1,534	1,534	1,534	\$13.00 - \$17.00 Net	Office	Yes	Now	
--									

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

France Place - 3601 Minnesota Dr

169

Bloomington, MN 55435-5281 | Hennepin County | Southwest Market

204,245 SF Class B Office - General Bldg 23,643 SF Available at \$13.00 - \$17.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
8	810	1,686	1,686	1,686	\$13.00 - \$17.00 Net	Office	Yes	Now	
--									
9	960	2,143	2,143	2,143	\$13.00 - \$17.00 Net	Office	Yes	Now	
--									

Listing Company **Frauenshuh, Inc - Sherry Hastings (952) 829-3468 / Josh Curb (952) 767-2840**

Shorewood, MN 55331-5602 | Hennepin County | Southwest Market
 11,604 SF Industrial - Light Industrial Bldg



Property Type **Light Industrial**

Bldg Size **11,604 SF**

Status **Existing**

Year Built **1950**

Clear Height **10.00 - 14.00 FT**

Dock Doors **0**

Drive-Ins **2**

Office SF **3,000**

Sprinkler **None**

Power **1,000 Amps/220 Volts/3 Phase**

HVAC **--**

Rail **No**

Parcel # **2611723140099**

Land Area **0.64 Ac.**

Zoning **Res/Comm**

Sublease **No**

% Occupied

Available SF **--**

Max Contig **--**

Min Divisible **--**

Rental Rate **----**

Sale Price **Not for Sale**

Price/SF **Not for Sale**

Operating Exp/SF **--**

Taxes/SF **--**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
A	1,033	1,033	1,033	\$13.75 MG	Yes	Now				
--										

Listing Company **Summerhill Commercial Real Estate, LLC - Peter Kordonowy (952) 556-5151**

Bent Creek Office Condos - 7525 Mitchell Rd

171

Eden Prairie, MN 55344 | Hennepin County | Southwest Market

35,902 SF Class B Office - General Bldg 1,753 SF Available at \$20.00 - \$22.84 Gross

For Sale at \$179,000 (\$123.70 PSF)



Property Type **General Office**

Bldg Size **35,902 SF**

Status **Existing**

Year Built **1974**

Land Area **3.72 Ac.**

Zoning **Office**

Sublease **No**

% Occupied **97.81%**

Building Class **B**

Stories **3**

Typical Floor **12,000 /SF**

Parking Spaces **168**

Parking Ratio **4.67 /1000 SF**

Tenancy **Multi-Tenant**

Available SF **1,753 SF**

Max Contig **965 SF**

Min Divisible **700 SF**

Rental Rate **\$20.00 - \$22.84 Gross**

Sale Price **\$179,000**

Price/SF **\$123.70 /SF**

Core Factor

Elevators

Parcel # **053-1011622320070**

Operating Exp/SF - -

Taxes/SF - -

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	215	788	788	788	\$22.84 Gross	Office	Yes	Now	
Prime location for professional image: office suite is first inside entrance with sunny atrium/lobby with orig artwork and large tropical plants. Unit has 4 exec offices, 9 cubes, lg conf room, & reception area inside double, glass doors. Can easily split for tenant with private entrance, Landlord will sell and office furniture is available! Comple									
3	310	965	965	700	\$20.00 Gross	Office	No	Now	
--									

Listing Company **Strategic LLC - Tony Kamp (952) 232-0366**

Lone Oak Center - 7890 Mitchell Rd

172

Eden Prairie, MN 55344 | Hennepin County | Southwest Market

9,000 SF Class A Office - General Bldg 1,542 SF Available at Negotiable Net



Part of Lone Oak Center. Beacon Bank Building. Ample Parking. High profile exposure. Strong demographics. Class A built out office space.

Property Type **General Office**

Bldg Size **9,000 SF**

Status **Existing**

Year Built **2007**

Land Area **0.52 Ac.**

Zoning **- -**

Sublease **No**

% Occupied **82.87%**

Building Class **A**

Stories **2**

Typical Floor **4,500 /SF**

Parking Spaces **8**

Parking Ratio **- -**

Tenancy **Multi-Tenant**

Available SF **1,542 SF**

Max Contig **1,542 SF**

Min Divisible **1,542 SF**

Rental Rate **Negotiable Net**

Sale Price **Not for Sale**

Price/SF **Not for Sale**

Core Factor

Elevators

Parcel # **053-1611622110013**

Operating Exp/SF **- -**

Taxes/SF **- -**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	7890	1,542	1,542	1,542	Negotiable Net	Office	Yes	Now	

Class A built out office space in highly desirable area. Strong demographics.

Listing Company **KW Commercial Midwest - Pat Cropsey (651) 262-1004**

Lone Oak Center - 7890 Mitchell Rd

173

Eden Prairie, MN 55344 | Hennepin County | Southwest Market

9,000 SF Class A Office - General Bldg 1,542 SF Available at Negotiable



Class A office space. Highly desirable area. Great demographics. High traffic counts. Ample parking.

Property Type **General Office**

Bldg Size **9,000 SF**

Status **Existing**

Year Built **2007**

Land Area **0.52 Ac.**

Zoning - -

Sublease **No**

% Occupied **82.87%**

Building Class **A**

Stories **2**

Typical Floor **4,500 /SF**

Parking Spaces **8**

Parking Ratio - -

Tenancy **Multi-Tenant**

Available SF **1,542 SF**

Max Contig **1,542 SF**

Min Divisible **1,542 SF**

Rental Rate **Negotiable - -**

Sale Price **Not for Sale**

Price/SF **Not for Sale**

Core Factor

Elevators

Parcel # **053-1611622110013**

Operating Exp/SF - -

Taxes/SF - -

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	7890	1,542	1,542	1,542	Negotiable		Yes		

Class A built out office space.

Listing Company **KW Commercial Midwest - Pat Cropsey (651) 262-1004**

Normandale 8000 Tower - 8000 Norman Center Dr

174

Bloomington, MN 55437 | Hennepin County | Southwest Market

241,201 SF Class A Office - General Bldg 20,346 SF Available at \$20.00 - \$21.00 Net



Normandale Lake Office Park is the Twin Cities' premier suburban business environment. The Park offers an easily accessible location, outstanding amenities, landmark-quality architecture, and convenient parking. Leading companies, including Merrill Lynch, TIAA-CREF, Residential Funding, Prime Therapeutics and Morgan Stanley believe the Park gives them a distinct advantage in recruiting and retaining the best people.

Property Type **General Office**
 Bldg Size **241,201 SF**
 Status **Existing**
 Year Built **2001**

Land Area **4.00 Ac.**
 Zoning **(Office)**
 Sublease **No**
 % Occupied **92.34%**

Building Class **A**
 Stories **12**
 Typical Floor **21,000 /SF**
 Parking Spaces **1,206**
 Parking Ratio **5.00 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **20,346 SF**
 Max Contig **11,122 SF**
 Min Divisible **1,862 SF**
 Rental Rate **\$20.00 - \$21.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **6**
 Parcel # **1611621310019**

Operating Exp/SF **\$7.54 /SF**
 Taxes/SF **\$7.23 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
6	615	1,862	1,862	1,862	\$20.00 - \$21.00 Net	Office	No	12/1/2014	
--									

Listing Company **Cushman & Wakefield/NorthMarq - Thomas Tracy (952) 921-2021**

Normandale 8300 Tower - 8300 Norman Center Dr

175

Bloomington, MN 55437 | Hennepin County | Southwest Market

281,552 SF Class A Office - General Bldg 37,159 SF Available at \$18.50 - \$19.50 Net



Normandale Lake Office Park is the Twin Cities' premier suburban business environment. The Park offers an easily accessible location, outstanding amenities, landmark-quality architecture, and convenient parking. Leading companies, including Merrill Lynch, TIAA-CREF, Residential Funding, Prime Therapeutics and Morgan Stanley believe the Park gives them a distinct advantage in recruiting and retaining the best people.

Property Type **General Office**
Bldg Size **281,552 SF**
Status **Existing**
Year Built **1983**

Land Area **5.50 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **86.8%**

Building Class **A**
Stories **13**
Typical Floor **24,150 /SF**
Parking Spaces **960**
Parking Ratio **3.40 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **37,159 SF**
Max Contig **22,412 SF**
Min Divisible **3,805 SF**
Rental Rate **\$18.50 - \$19.50 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **5**
Parcel # **053-1611621310014**

Operating Exp/SF **\$7.64 /SF**
Taxes/SF **\$5.54 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	150	4,743	4,743	4,743	\$18.50 - \$19.50 Net	Office	Yes	Now	
--									
2	240	3,805	3,805	3,805	\$18.50 - \$19.50 Net	Office	Yes	Now	
--									

Listing Company **Cushman & Wakefield/NorthMarq - Thomas Tracy (952) 921-2021**

Normandale 8400 Tower - 8400 Normandale Lake Blvd

176

Bloomington, MN 55437 | Hennepin County | Southwest Market

413,184 SF Class A Office - General Bldg 801 SF Available at \$20.00 - \$21.00 Net



Normandale Lake Office Park is the Twin Cities' premier suburban business environment. The Park offers an easily accessible location, outstanding amenities, landmark-quality architecture, and convenient parking. Leading companies, including Merrill Lynch, TIAA-CREF, Residential Funding, Prime Therapeutics and Morgan Stanley believe the Park gives them a distinct advantage in recruiting and retaining the best people.

Property Type **General Office**
Bldg Size **413,184 SF**
Status **Existing**
Year Built **1984**

Land Area **5.87 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **99.81%**

Building Class **A**
Stories **18**
Typical Floor **25,378 /SF**
Parking Spaces **1,431**
Parking Ratio **3.46 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **801 SF**
Max Contig **801 SF**
Min Divisible **801 SF**
Rental Rate **\$20.00 - \$21.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **9**
Parcel # **1611621320007**

Operating Exp/SF **\$7.50 /SF**
Taxes/SF **\$6.90 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	16	801	801	801	\$20.00 - \$21.00 Net	Office	Yes	Now	
--									

Listing Company **Cushman & Wakefield/NorthMarq - Thomas Tracy (952) 921-2021**

Normandale 8500 Tower - 8500 Normandale Lake Blvd

177

Bloomington, MN 55437 | Hennepin County | Southwest Market

467,016 SF Class A Office - General Bldg 40,676 SF Available at \$20.00 - \$21.00 Net



Normandale Lake Office Park is the Twin Cities' premier suburban business environment. The Park offers an easily accessible location, outstanding amenities, landmark-quality architecture, and convenient parking. Leading companies, including Merrill Lynch, TIAA-CREF, Residential Funding, Prime Therapeutics and Morgan Stanley believe the Park gives them a distinct advantage in recruiting and retaining the best people.

Property Type **General Office**
Bldg Size **467,016 SF**
Status **Existing**
Year Built **1988**

Land Area **5.22 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **91.29%**

Building Class **A**
Stories **24**
Typical Floor **21,000 /SF**
Parking Spaces **1,646**
Parking Ratio **3.52 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **40,676 SF**
Max Contig **10,565 SF**
Min Divisible **1,169 SF**
Rental Rate **\$20.00 - \$21.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **11**
Parcel # **1611621320008; 053-1611621320008**

Operating Exp/SF **\$7.72 /SF**
Taxes/SF **\$6.92 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
3	330	1,169	1,169	1,169	\$20.00 - \$21.00 Net	Office	Yes	Now	
--									
5	510	3,453	9,037	3,453	\$20.00 - \$21.00 Net	Office	Yes	Now	
--									
5	510/500	9,037	9,037	3,453	\$20.00 - \$21.00 Net	Office	Yes	Now	
--									
9	905/970	4,665	4,665	4,665	\$20.00 - \$21.00 Net	Office	Yes	Now	
--									
21	2140	2,841	2,841	2,841	\$20.00 - \$21.00 Net	Office	Yes	Now	

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Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

Normandale 8500 Tower - 8500 Normandale Lake Blvd									177
Bloomington, MN 55437 Hennepin County Southwest Market									
467,016 SF Class A Office - General Bldg 40,676 SF Available at \$20.00 - \$21.00 Net									
Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
21	2150	2,405	2,405	2,405	\$20.00 - \$21.00 Net		Yes	Now	
--									

Listing Company **Cushman & Wakefield/NorthMarq - Thomas Tracy (952) 921-2021**

Minnesota Valley Building - 10800 Normandale Blvd

178

Bloomington, MN 55437-3130 | Hennepin County | Southwest Market
47,439 SF Industrial - Light Industrial Bldg 4,661 SF Available at \$8.50 Net



Visibility to Old Shakopee Road and Normandale Boulevard. Many retail amenities nearby. Expansion potential. Recently remodeled interior and exterior. Can provide up to 2,334 sf of contiguous space. CAM includes utilities and janitorial 5 days/week.

Property Type **Light Industrial**
Bldg Size **47,439 SF**
Status **Existing**
Year Built **1980**

Clear Height **18.00 FT**
Dock Doors **5**
Drive-Ins **1**
Office SF **--**
Sprinkler **Unknown Type**
Power **--/--/--**

HVAC **--**
Rail **No**
Parcel # **053-3311621340005**

Land Area **3.59 Ac.**
Zoning **I-2**
Sublease **No**
% Occupied **90.17%**

Available SF **4,661 SF**
Max Contig **4,661 SF**
Min Divisible **205 SF**
Rental Rate **\$8.50 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Operating Exp/SF **\$6.40 /SF**
Taxes/SF **\$0.00 /SF**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
102	346	1,023	346	\$8.50 Net	Yes	Now				
--										
102/300	1,023	4,661	346	\$8.50 Net	Yes	Now				
--										
103B	898	1,575	898	\$8.50 Net	Yes	Now				
--										
103B/300	1,575	4,661	677	\$8.50 Net	Yes	Now				
--										
103M	1,096	1,773	1,096	\$8.50 Net	Yes	Now				
--										
103M/300	1,773	4,661	677	\$8.50 Net	Yes	Now				

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: Jacob Gerads

Minnesota Valley Building - 10800 Normandale Blvd										178
Bloomington, MN 55437-3130 Hennepin County Southwest Market										
47,439 SF Industrial - Light Industrial Bldg 4,661 SF Available at \$8.50 Net										
Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
--										
108	692	1,369	692	\$8.50 Net	Yes	Now				
--										
108/300	1,369	4,661	677	\$8.50 Net	Yes	Now				
--										
110	205	882	205	\$8.50 Net	Yes	Now				
--										
110/300	882	4,661	205	\$8.50 Net	Yes	Now				
--										
300	677	4,661	677	\$8.50 Net	Yes	Now				
--										
C	222	899	222	\$8.50 Net	Yes	Now				
--										
C/300	899	4,661	222	\$8.50 Net	Yes	Now				
--										
D	525	1,202	525	\$8.50 Net	Yes	Now				
--										
D/300	1,202	4,661	525	\$8.50 Net	Yes	Now				
--										
Mult. Suites	4,661	4,661	205	\$8.50 Net	Yes	Now				
--										

Listing Company **Colliers International/Minneapolis-St Paul** - **Ryan Krzmarzick** (952) 897-7746 / **Eric Rossbach** (952) 897-7872

Waconia Square - 1309 Oak Ave

179

Waconia, MN 55387 | Carver County | Southwest Market

17,742 SF Retail - Conv/Strip Ctr Bldg 5,900 SF Available at \$10.00 - \$14.00 Absolute Net



Property Type **Conv/Strip Ctr**
Bldg Size **17,742 SF**
Status **Existing**
Year Built **2005**

Land Area **2.63 Ac.**
Zoning **--**
Sublease **No**
% Occupied **92.11%**

Parking Spaces **65**
Parking Ratio **3.66 /1000 SF**
Tenancy **Multi-Tenant**
Anchors **0**
Anchor SF **--**
Bldgs **1**

Available SF **5,900 SF**
Max Contig **5,900 SF**
Min Divisible **1,400 SF**
Rental Rate **\$10.00 - \$14.00 Absolute Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Floors **2**
Docks / Drive Ins **--**
Parcel # **751500020**

Operating Exp/SF **\$2.74 /SF**
Taxes/SF **\$2.74 /SF**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Space Type	Term
206	4,500	5,900	4,500	\$10.00 - \$14.00 Absolute Net	No	Completion	Office	
Currently raw office space ready for custom office build-out. Tenant Improvement Allowances and space planning available.								
207	1,400	5,900	1,400	\$10.00 - \$14.00 Absolute Net	Yes	Now	Office	
Space recently built-out for turnkey office user. Contains 3 private offices with excellent glass lines as well as a large open area for workstations and reception.								
207/206	5,900	5,900	1,400	\$10.00 - \$14.00 Absolute Net	No		Office	
--								

Listing Company **North Rock Real Estate, LLC - Jeff Brown (952) 467-8602 / Mike Zirbes (952) 467-8601**

Fireside Office Park Condos - 9350-9356 Oak Ave

180

Waconia, MN 55387-9422 | Carver County | Southwest Market

5,943 SF Class B Office - General Bldg 1,974 SF Available at \$14.90 NNN



Property Type **General Office**
Bldg Size **5,943 SF**
Status **Existing**
Year Built **2006**

Land Area **0.12 Ac.**
Zoning **B-1**
Sublease **No**
% Occupied **66.78%**

Building Class **B**
Stories **1**
Typical Floor **3,366 /SF**
Parking Spaces **30**
Parking Ratio **--**
Tenancy **Multi-Tenant**

Available SF **1,974 SF**
Max Contig **1,974 SF**
Min Divisible **1,410 SF**
Rental Rate **\$14.90 NNN**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **752570030**

Operating Exp/SF **\$1.57 /SF**
Taxes/SF **\$4.42 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	9384	1,974	1,974	1,410	\$14.90 NNN	Office	Yes	Now	
--									

Listing Company **Arrow Real Estate Corp. - Chad Weeks (763) 424-6355 / Steven Fischer (763) 424-6355**



Property Type	General Office	Land Area	0.00 Ac.
Bldg Size	38,565 SF	Zoning	(Office)
Status	Existing	Sublease	No
Year Built	1998	% Occupied	79.6%
Building Class	B	Available SF	7,866 SF
Stories	3	Max Contig	7,866 SF
Typical Floor	12,844 /SF	Min Divisible	1,287 SF
Parking Spaces	190	Rental Rate	\$8.00 - \$10.00 Net
Parking Ratio	4.92 /1000 SF	Sale Price	Not for Sale
Tenancy	Multi-Tenant	Price/SF	Not for Sale
Core Factor		Operating Exp/SF	\$7.70 /SF
Elevators		Taxes/SF	\$4.52 /SF
Parcel #	053-1111622420047; 1111622420047		

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
3	300	4,071	7,866	4,071	\$8.00 - \$10.00 Net	Office	Yes	Now	
--									
3	315	2,508	7,866	2,508	\$8.00 - \$10.00 Net	Office	Yes	Now	
--									
3	315/300	6,579	7,866	2,508	\$8.00 - \$10.00 Net	Office	Yes	Now	
--									
3	350	1,287	7,866	1,287	\$8.00 - \$10.00 Net	Office	Yes	Now	
--									
3	350/300	5,358	7,866	1,287	\$8.00 - \$10.00 Net	Office	Yes	Now	
--									
3	350/315	3,795	7,866	1,287	\$8.00 - \$10.00 Net	Office	Yes	Now	
--									
3	350/315/300	7,866	7,866	1,287	\$8.00 - \$10.00 Net	Office	Yes	Now	

Office Ridge Center - 7500 Office Ridge Cir181

Eden Prairie, MN 55344 | Hennepin County | Southwest Market
38,565 SF Class B Office - General Bldg 7,866 SF Available at \$8.00 - \$10.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
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Listing Company Kraus-Anderson Realty - David Stalsberg (952) 948-9398

OCC Financial Plaza II - 7211-7215 Ohms Ln

182

Edina, MN 55439-2148 | Hennepin County | Southwest Market

9,363 SF Class C Office - General Bldg 4,652 SF Available at \$18.00 Gross

For Sale at \$1,200,000 (\$128.16 PSF)



Prime Edina location with easy access to I-494 and Highways 100, 62 & 169. Nicely finished common areas. Monument Signage. Excellent glass-line. New roof and HVAC. Great access; property faces Ohms Lane. Functional layout - good mix of private offices and open space. Nice finishes. Available immediately!

Property Type **General Office**
 Bldg Size **9,363 SF**
 Status **Existing**
 Year Built **1981**

Land Area **0.24 Ac.**
 Zoning **POD-2**
 Sublease **No**
 % Occupied **50.32%**

Building Class **C**
 Stories **1**
 Typical Floor **9,363 /SF**
 Parking Spaces **37**
 Parking Ratio **3.95 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **4,652 SF**
 Max Contig **4,652 SF**
 Min Divisible **1,408 SF**
 Rental Rate **\$18.00 Gross**
 Sale Price **\$1,200,000**
 Price/SF **\$128.16 /SF**

Core Factor
 Elevators **0**
 Parcel # **0911621240033**

Operating Exp/SF - -
 Taxes/SF - -

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		4,652	4,652	1,408	\$18.00 Gross	Office	Yes	Now	

Prime Edina location with easy access to I-494 and Highways 100, 62 & 169. Nicely finished common areas. Monument Signage. Excellent glass-line. New roof and HVAC. Great access; property faces Ohms Lane. Functional layout - good mix of private offices and open space. Nice finishes. Available immediately!

Listing Company **Paramount Real Estate Corporation - Nancy Powell (952) 854-9210**

OCC Financial Plaza Bldg 7241 - 7241 Ohms Ln

183

Edina, MN 55439 | Hennepin County | Southwest Market

12,355 SF Class B Office - General Bldg 1,715 SF Available at \$19.50 MG



Property Type **General Office**
Bldg Size **12,355 SF**
Status **Existing**
Year Built **1981**

Land Area **0.20 Ac.**
Zoning **CO-1**
Sublease **No**
% Occupied **86.12%**

Building Class **B**
Stories **2**
Typical Floor **6,177 /SF**
Parking Spaces **49**
Parking Ratio **4.00 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **1,715 SF**
Max Contig **1,715 SF**
Min Divisible **1,715 SF**
Rental Rate **\$19.50 MG**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **053-0911621240031**

Operating Exp/SF --
Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	240	1,715	1,715	1,715	\$19.50 MG	Office	Yes	5/1/2014	

Second floor location. 4 private offices on windows, galley/break area, storage room, and reception/open area.

Listing Company **Winthrop Commercial - Rick Nelson (952) 831-1997**

One Corporate Center IV - 7301 Ohms Ln

184

Edina, MN 55439 | Hennepin County | Southwest Market

112,085 SF Class B Office - General Bldg 38,342 SF Available at \$11.00 - \$11.50 Net



Highly desirable office property in the Southwest submarket of the Twin Cities. The property offers tenants efficient and flexible floor plates, updated common areas with abundant on-site parking. Near Southdale Shopping Center, numerous hotels, restaurants, banks and fitness centers. Easy access to Minneapolis St Paul Airport and Downtown Minneapolis. Visibility from Hwy 100 and I-494.

Property Type **General Office**
Bldg Size **112,085 SF**
Status **Existing**
Year Built **1982**

Land Area **5.45 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **72.99%**

Building Class **B**
Stories **6**
Typical Floor **19,157 /SF**
Parking Spaces **553**
Parking Ratio **4.93 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **38,342 SF**
Max Contig **13,480 SF**
Min Divisible **903 SF**
Rental Rate **\$11.00 - \$11.50 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor **15%**
Elevators **2**
Parcel # **053-0911621240025**

Operating Exp/SF **\$6.25 /SF**
Taxes/SF **\$3.06 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	130	1,199	1,199	1,199	\$11.00 - \$11.50 Net	Office	Yes	Now	Negotiable
--									
1	190	2,202	6,631	2,202	\$11.00 - \$11.50 Net	Office	Yes	Now	Negotiable
--									
1	190/195	6,631	6,631	2,202	\$11.00 - \$11.50 Net	Office	No		
--									
1	195	4,429	6,631	4,429	\$11.00 - \$11.50 Net	Office	No		
--									
3	3rd floor	6,878	6,878	1,188	\$11.00 - \$11.50 Net	Office	Yes	Now	
--									

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

One Corporate Center IV - 7301 Ohms Ln									184
Edina, MN 55439 Hennepin County Southwest Market									
112,085 SF Class B Office - General Bldg 38,342 SF Available at \$11.00 - \$11.50 Net									
Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
3	355	1,188	1,188	1,188	\$11.00 - \$11.50 Net	Office	Yes	Now	
--									
3	365	1,293	1,293	1,293	\$11.00 - \$11.50 Net	Office	No		
--									
3	390	2,217	2,217	2,217	\$11.00 - \$11.50 Net	Office	Yes	Now	Negotiable
Recently renovated common areas, vended break room, conference/training room, shipping, receiving dock area. On-site property management and engineering staff.									
4	425	903	1,894	903	\$11.00 - \$11.50 Net	Office	Yes	Now	
--									
4	425/430	1,894	1,894	903	\$11.00 - \$11.50 Net		Yes	Now	
--									
4	430	991	1,894	991	\$11.00 - \$11.50 Net		Yes	Now	
--									
5	5th floor	13,480	13,480	1,473	\$11.00 - \$11.50 Net	Office	Yes	Now	Negotiable
--									
5	500	2,527	4,030	2,527	\$11.00 - \$11.50 Net	Office	Yes	Now	Negotiable
--									
5	510	1,503	4,030	1,503	\$11.00 - \$11.50 Net	Office	Yes	Now	Negotiable
--									
5	510/500	4,030	4,030	1,503	\$11.00 - \$11.50 Net	Office	Yes	Now	
--									
5	525	1,401	1,401	1,401	\$11.00 - \$11.50 Net	Office	Yes	Now	Negotiable
--									
5	550	2,343	2,343	2,343	\$11.00 - \$11.50 Net	Office	No	Now	Negotiable
--									
5	560	2,666	2,666	2,666	\$11.00 - \$11.50 Net	Office	Yes	Now	Negotiable
--									

Listing Company JLL - Brent Robertson (612) 217-5132 / Ann Rinde (612) 217-5115 / Jon Dahl (612) 217-5130

Southbridge Two - 8160 Old Carriage Ct

185

Shakopee, MN 55379 | Scott County | Southwest Market

28,000 SF Class B Office - General Bldg 28,000 SF Available at Negotiable Net



BTS Office/Medical Building. Located in the Southbridge Crossing Area with easy access to Highway 169 and County Road 21.

Property Type **General Office**
Bldg Size **28,000 SF**
Status **Proposed**
Year Built - -

Land Area **4.39 Ac.**
Zoning - -
Sublease **No**
% Occupied **0%**

Building Class **B**
Stories **2**
Typical Floor **14,000 /SF**
Parking Spaces **91**
Parking Ratio - -
Tenancy **Multi-Tenant**

Available SF **28,000 SF**
Max Contig **28,000 SF**
Min Divisible **5,000 SF**
Rental Rate **Negotiable Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **1**
Parcel # **27-326005-2**

Operating Exp/SF - -
Taxes/SF - -

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		28,000	28,000	5,000	Negotiable Net		Yes	Now	

- BTS Office/Medical Building

- Located in the Southbridge Crossing Area with easy access to Highway 169 and County Road 21

Listing Company **Colliers International/Minneapolis-St Paul** - Brian Bruggeman (952) 837-3079

Southbridge One - 8170 Old Carriage Ct

186

Shakopee, MN 55379-3163 | Scott County | Southwest Market

28,167 SF Class B Office - General Bldg 20,577 SF Available at \$18.00 Net



- Excellent signage with visibility to Highway 169 & County Road 21 - Close to shopping and restaurants - Excellent opportunity for a medical user to join dental and oral surgeon offices

Property Type **General Office**
Bldg Size **28,167 SF**
Status **Existing**
Year Built **2004**

Land Area **1.29 Ac.**
Zoning **PUD**
Sublease **No**
% Occupied **26.95%**

Building Class **B**
Stories **2**
Typical Floor **14,016 /SF**
Parking Spaces **189**
Parking Ratio **6.70 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **20,577 SF**
Max Contig **20,577 SF**
Min Divisible **2,000 SF**
Rental Rate **\$18.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor **1.1%**
Elevators **1**
Parcel # **27-326005-2**

Operating Exp/SF **\$4.55 /SF**
Taxes/SF **\$5.91 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		6,656	20,577	2,000	\$18.00 Net	Medical	Yes	Now	
- Excellent signage with visibility to Highway 169 & County Road 21									
- Close to shopping and restaurants									
- Excellent opportunity for a medical user to join dental and oral surgeon offices									
1 & 2	/	20,577	20,577	2,000	\$18.00 Net	Medical	Yes	Now	
--									
2		13,921	20,577	2,000	\$18.00 Net	Medical	Yes	Now	
--									

Listing Company **Colliers International/Minneapolis-St Paul - Brian Bruggeman (952) 837-3079**

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

4200 Building - 4200 W Old Shakopee Rd

187

Bloomington, MN 55437-2976 | Hennepin County | Southwest Market

30,790 SF Class B Office - General Bldg 21,601 SF Available at Negotiable NNN



Property Type **General Office**

Bldg Size **30,790 SF**

Status **Existing**

Year Built **1976**

Land Area **3.67 Ac.**

Zoning **(Office)**

Sublease **No**

% Occupied **29.84%**

Building Class **B**

Stories **2**

Typical Floor **14,960 /SF**

Parking Spaces **160**

Parking Ratio **3.89 /1000 SF**

Tenancy **Multi-Tenant**

Available SF **21,601 SF**

Max Contig **15,354 SF**

Min Divisible **693 SF**

Rental Rate **Negotiable NNN**

Sale Price **Not for Sale**

Price/SF **Not for Sale**

Core Factor

Elevators

Parcel # **053-1902724410027; 1902724410027**

Operating Exp/SF **\$7.08 /SF**

Taxes/SF **\$1.72 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	15,354	15,354	5,000	Negotiable NNN	Office	Yes	Now	
--									
2	201	693	2,571	693	Negotiable NNN	Office	Yes	Now	
--									
2	216	2,547	2,547	2,547	Negotiable NNN	Office	Yes	Now	
--									
2	219	1,129	1,129	1,129	Negotiable NNN	Office	Yes	Now	
--									
2	223	1,878	2,571	1,878	Negotiable NNN	Office	Yes	Now	
--									
2	223/201	2,571	2,571	693	Negotiable NNN	Office	Yes	Now	
--									

Listing Company **Kraus-Anderson Realty - David Stalsberg (952) 948-9398**

Pondview Plaza - 5850 Opus Pkwy

188

Minnetonka, MN 55343 | Hennepin County | Southwest Market

122,183 SF Class B Office - General Bldg 24,136 SF Available at \$14.00 - \$15.00 Net



Building conference room, vending & underground, heated parking, full-service deli, fitness center

Property Type **General Office**
Bldg Size **122,183 SF**
Status **Existing**
Year Built **1998**

Land Area **9.11 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **80.25%**

Building Class **B**
Stories **3**
Typical Floor **40,000 /SF**
Parking Spaces **550**
Parking Ratio **4.50 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **24,136 SF**
Max Contig **19,309 SF**
Min Divisible **2,743 SF**
Rental Rate **\$14.00 - \$15.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **053-3611722420008**

Operating Exp/SF **\$6.20 /SF**
Taxes/SF **\$5.27 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	120	5,688	19,309	4,331	\$14.00 - \$15.00 Net		Yes	Now	
Building conference room, vending & underground, heated parking, full-service deli, fitness center									
1	120/150	15,517	19,309	4,331	\$14.00 - \$15.00 Net		Yes	Now	
--									
1	170	2,900	2,900	2,900	\$14.00 - \$15.00 Net		Yes	Now	
Building conference room, vending & underground, heated parking, full-service deli, fitness center									
1	Corridor	3,792	19,309	3,792	\$14.00 - \$15.00 Net		No		
--									
2	220	2,976	4,732	2,976	\$14.00 - \$15.00 Net		Yes	Now	
Building conference room, vending & underground, heated parking, full-service deli, fitness center									
2	245	2,743	2,743	2,743	\$14.00 - \$15.00 Net		Yes	Now	

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: Jacob Gerads

188

122,183 SF Class B Office - General Bldg 24,136 SF Available at \$14.00 - \$15.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
	Building conference room, vending & underground, heated parking, full-service deli, fitness center								

Listing Company **Colliers International/Minneapolis-St Paul** - **Matt Delisle (952) 837-3029** / **Bryan Beltrand (952) 897-7786**

Minnetonka, MN 55343 | Hennepin County | Southwest Market

164,931 SF Class B Office - General Bldg 69,135 SF Available at \$12.50 - \$13.50 Net



Building amenities include: Vended lunchroom, conference room, covered deck parking and garage parking. Located adjacent to Minnetonka Marriott offering restaurants and meeting rooms.

Property Type **General Office**
 Bldg Size **164,931 SF**
 Status **Existing**
 Year Built **1988**

Land Area **8.86 Ac.**
 Zoning **PUD**
 Sublease **No**
 % Occupied **94.75%**

Building Class **B**
 Stories **5**
 Typical Floor **32,986 /SF**
 Parking Spaces **700**
 Parking Ratio **4.24 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **69,135 SF**
 Max Contig **69,135 SF**
 Min Divisible **2,000 SF**
 Rental Rate **\$12.50 - \$13.50 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **053-3611722410011**

Operating Exp/SF **\$7.09 /SF**
 Taxes/SF **\$5.69 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	150	8,667	69,135	2,000	\$12.50 - \$13.50 Net	Office	Yes	Now	
--									
1 & 2	150/200	38,237	69,135	2,000	\$12.50 - \$13.50 Net	Office	No		
--									
1 & 3	150/300	39,565	69,135	2,000	\$12.50 - \$13.50 Net	Office	No		
--									
1 & 2 & 3	150/200/300	69,135	69,135	2,000	\$12.50 - \$13.50 Net	Office	No		
--									

Listing Company **Cushman & Wakefield/NorthMarq - Bill Rothstein (952) 893-8214 / Dan Wicker (952) 893-8254**

Park Glen Corporate Center - 4500 Park Glen Rd

190

Saint Louis Park, MN 55416 | Hennepin County | Southwest Market

48,816 SF Class B Office - General Bldg 9,454 SF Available at \$13.00 Net



Great corporate image. Abundant parking. Professional management. Located close to Hwy 7, Hwy 100 and numerous restaurants and retail amenities.

Property Type **General Office**
Bldg Size **48,816 SF**
Status **Existing**
Year Built **1986**

Land Area **2.56 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **80.63%**

Building Class **B**
Stories **4**
Typical Floor **12,000 /SF**
Parking Spaces **195**
Parking Ratio **4.00 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **9,454 SF**
Max Contig **4,189 SF**
Min Divisible **1,068 SF**
Rental Rate **\$13.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **2**
Parcel # **0602824130010**

Operating Exp/SF **\$7.19 /SF**
Taxes/SF **\$3.64 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	4,189	4,189	4,189	\$13.00 Net	Office	Yes	Now	
--									
1	160	1,184	2,252	1,184	\$13.00 Net	Office	Yes	Now	
--									
1	180	1,068	2,252	1,068	\$13.00 Net	Office	Yes	Now	
--									
1	180/160	2,252	2,252	1,068	\$13.00 Net	Office	Yes	Now	
--									
4	475	3,013	3,013	3,013	\$13.00 Net	Office	Yes	Now	
--									

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

190

48,816 SF Class B Office - General Bldg 9,454 SF Available at \$13.00 Net

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

Village Commerce Building - 4719 Park Nicollet Ave

191

Prior Lake, MN 55372-4023 | Scott County | Southwest Market

22,377 SF Class A Office - General Bldg 4,747 SF Available at \$12.00 NNN



Lease executive office space on the first floor at a simple gross monthly rate, or lease traditional office space starting at \$12.

Property Type **General Office**
Bldg Size **22,377 SF**
Status **Existing**
Year Built **2007**

Land Area **1.84 Ac.**
Zoning **- -**
Sublease **No**
% Occupied **78.79%**

Building Class **A**
Stories **2**
Typical Floor **10,634 /SF**
Parking Spaces **47**
Parking Ratio **- -**
Tenancy **Multi-Tenant**

Available SF **4,747 SF**
Max Contig **2,291 SF**
Min Divisible **1,010 SF**
Rental Rate **\$12.00 NNN**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **1**
Parcel # **25-456001-0**

Operating Exp/SF **\$3.75 /SF**
Taxes/SF **\$4.10 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	115	1,010	1,010	1,010	\$12.00 NNN	Office	Yes	Now	
--									
2	200	2,291	2,291	2,291	\$12.00 NNN		Yes	Now	
--									
2	215	1,446	1,446	1,446	\$12.00 NNN	Office	Yes	Now	
--									

Listing Company **Suntide Commercial Realty, Inc. - Stephen Dombrovski (651) 209-9612**



Warehouse user does not need office. Lease is for just office 2 Privates and reception and rest room.

Property Type	Flex/R&D	Land Area	2.55 Ac.
Bldg Size	17,818 SF	Zoning	I
Status	Existing	Sublease	Yes
Year Built	1981	% Occupied	96.07%
Clear Height	15.50 FT	Available SF	700 SF
Dock Doors	2	Max Contig	700 SF
Drive-Ins	3	Min Divisible	700 SF
Office SF	--	Rental Rate	\$1.00 Gross Lease
Sprinkler	Unknown Type	Sale Price	Not for Sale
Power	TBD Amps/TBD Volts/TBD Phase	Price/SF	Not for Sale
HVAC	--	Operating Exp/SF	--
Rail	No	Taxes/SF	--
Parcel #	251900010		

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
100	700	700	700	\$1.00 Gross Lease	Yes	Now				
2 Privates and a reception area.										

Listing Company Edina Realty Inc - Ed Hanlon (952) 945-3163

Edina, MN 55435-5125 | Hennepin County | Southwest Market

85,632 SF Class C Office - General Bldg 8,991 SF Available at \$14.00 - \$18.00 Gross



Property Type **General Office**
 Bldg Size **85,632 SF**
 Status **Existing**
 Year Built **1969**

Land Area **2.62 Ac.**
 Zoning **MDD-6**
 Sublease **No**
 % Occupied **89.5%**

Building Class **C**
 Stories **4**
 Typical Floor **22,106 /SF**
 Parking Spaces **445**
 Parking Ratio **5.19 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **8,991 SF**
 Max Contig **2,208 SF**
 Min Divisible **831 SF**
 Rental Rate **\$14.00 - \$18.00 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **053-3102824430005; 053-3102824430006**

Operating Exp/SF --
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	110	1,170	1,170	1,170	\$16.00 - \$18.00 Gross		Yes	Now	
--									
2	230	2,208	2,208	2,208	\$16.00 - \$18.00 Gross	Office	Yes	Now	flexible
--									
3	321	1,225	1,225	1,225	\$14.00 - \$17.00 Gross	Office	Yes	Now	flexible
Existing office space with 2 offices and storage area.									
3	329	1,582	1,582	1,582	\$16.00 - \$18.00 Gross	Office	Yes	Now	flexible
Existing office space with 2 offices, storage area, and break area.									
3	358	831	831	831	\$16.00 - \$18.00 Gross	Office	Yes	Now	flexible
Existing office space with up to 2 offices just off of the lobby.									
3	380	1,975	1,975	1,975	\$16.00 - \$18.00 Gross	Office	Yes	Now	flexible
Existing office space with up to 5 offices along glass line.									

7685 Parklawn Ave

194

Edina, MN 55435 | Hennepin County | Southwest Market

20,000 SF Industrial - Flex/R&D Bldg 4,000 SF Available at Negotiable NNN



Property Type **Flex/R&D**
Bldg Size **20,000 SF**
Status **Existing**
Year Built **1965**

Land Area **2.30 Ac.**
Zoning **I**
Sublease **No**
% Occupied **80%**

Clear Height **--**
Dock Doors **6**
Drive-Ins **3**
Office SF **--**
Sprinkler **None**
Power **--/--/--**

Available SF **4,000 SF**
Max Contig **4,000 SF**
Min Divisible **4,000 SF**
Rental Rate **Negotiable NNN**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

HVAC **--**
Rail **No**
Parcel # **3102824430009**

Operating Exp/SF **--**
Taxes/SF **--**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
100	4,000	4,000	4,000	Negotiable NNN	Yes	Now				
--										

Listing Company **Industrial Equities LLP - John Allen (612) 332-1122**

Southtown Office Park - 8100 Penn Ave

195

Bloomington, MN 55431-1360 | Hennepin County | Southwest Market

128,000 SF Class B Office - General Bldg 21,511 SF Available at \$18.00 - \$20.00 Gross



Tax and CAM \$8.70

Property Type **General Office**
Bldg Size **128,000 SF**
Status **Existing**
Year Built **1971**

Land Area **7.90 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **83.19%**

Building Class **B**
Stories **5**
Typical Floor **24,000 /SF**
Parking Spaces **550**
Parking Ratio **3.90 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **21,511 SF**
Max Contig **13,200 SF**
Min Divisible **535 SF**
Rental Rate **\$18.00 - \$20.00 Gross**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **053-0502724140024**

Operating Exp/SF - -
Taxes/SF - -

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	8100 - Ste 124	535	535	535	\$18.00 - \$20.00 Gross		Yes	Now	
--									
2	8120 - Ste 200	13,200	13,200	5,000	\$18.00 - \$20.00 Gross		Yes	Now	
--									
2	8120-Ste 252	1,184	1,184	1,184	\$20.00 Gross		Yes	Now	
--									
4	8120 - Ste 400	2,767	2,767	2,767	\$20.00 Gross		Yes	Now	
--									
4	8120 - Ste 444	1,634	1,634	1,634	\$20.00 Gross		Yes	Now	Flexible
--									
5	8120-Ste 502	2,191	2,191	2,191	\$18.00 - \$20.00 Gross		Yes	Now	
--									

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

195

128,000 SF Class B Office - General Bldg 21,511 SF Available at \$18.00 - \$20.00 Gross

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

Penncrest Building - 8900 Penn Ave S

196

Bloomington, MN 55431-2068 | Hennepin County | Southwest Market

25,000 SF Class C Office - General Bldg 2,749 SF Available at \$13.00 Gross

Property Type **General Office**Bldg Size **25,000 SF**Status **Existing**Year Built **1970**Land Area **1.17 Ac.**Zoning **B-1**Sublease **No**% Occupied **89%**Building Class **C**Stories **3**Typical Floor **8,333 /SF**Parking Spaces **95**Parking Ratio **3.80 /1000 SF**Tenancy **Multi-Tenant**Available SF **2,749 SF**Max Contig **1,888 SF**Min Divisible **861 SF**Rental Rate **\$13.00 Gross**Sale Price **Not for Sale**Price/SF **Not for Sale**

Core Factor

Elevators

Parcel # **053-0802724140015; 0802724140015**

Operating Exp/SF --

Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	216	1,888	1,888	1,888	\$13.00 Gross	Office	Yes	Now	
--									
3	309	861	861	861	\$13.00 Gross	Office	Yes	Now	
--									

Listing Company **Frauenschuh, Inc - Wayne Kuykendall (952) 767-2839**

First Western Bank Building - 100 Prairie Center Dr

197

Eden Prairie, MN 55344 | Hennepin County | Southwest Market

27,750 SF Class A Office - General Bldg 1,949 SF Available at \$10.50 NNN



Features: 3,704 square feet available. Flexible lease term. Beautiful space; move-in condition. Easy access to I-494, 169 & 212. Underground parking. Hotels, restaurants, retail and health clubs nearby. Bank occupied and managed. BUILDING SPECIFICS: Full height oak doors with side lights. Beautiful views. Building Conference Room. Storage available.

Property Type **General Office**
Bldg Size **27,750 SF**
Status **Existing**
Year Built **1997**

Land Area **1.56 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **92.98%**

Building Class **A**
Stories **2**
Typical Floor **8,659 /SF**
Parking Spaces **55**
Parking Ratio **4.89 /1000 SF**
Tenancy **Single-Tenant**

Available SF **1,949 SF**
Max Contig **1,949 SF**
Min Divisible **1,949 SF**
Rental Rate **\$10.50 NNN**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **1111622440024**

Operating Exp/SF **\$5.33 /SF**
Taxes/SF **\$6.00 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2		1,949	1,949	1,949	\$10.50 NNN	Office	Yes	Now	

Features: 3,704 square feet available. Flexible lease term. Beautiful space; move-in condition. Easy access to I-494, 169 & 212. Underground parking. Hotels, restaurants, retail and health clubs nearby. Bank occupied and managed. BUILDING SPECIFICS: Full height oak doors with side lights. Beautiful views. Building Conference Room. Storage available

Listing Company **Paramount Real Estate Corporation - Bob Johnston (952) 854-7425**

Flagship Corporate Center - 775 Prairie Center Dr

198

Eden Prairie, MN 55344 | Hennepin County | Southwest Market

138,000 SF Class A Office - General Bldg 34,968 SF Available at \$16.50 - \$17.00 Net



Located in the heart of Eden Prairie. Easy access off on Hwy 5. Beautiful Main Building Lobby overlooking wetland area. On site full service bank and ATM machine.

Property Type **General Office**
Bldg Size **138,000 SF**
Status **Existing**
Year Built **2000**

Land Area **8.07 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **77.09%**

Building Class **A**
Stories **4**
Typical Floor **22,940 /SF**
Parking Spaces **596**
Parking Ratio **4.32 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **34,968 SF**
Max Contig **31,614 SF**
Min Divisible **3,354 SF**
Rental Rate **\$16.50 - \$17.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor **16.5%**
Elevators **3**
Parcel # **053-1411622230015**

Operating Exp/SF **\$7.91 /SF**
Taxes/SF **\$6.44 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
3	350	3,539	31,614	3,539	\$16.50 - \$17.00 Net		Yes	Now	
Direct elevator lobby exposure with abundant window line.									
3	350/300	24,484	31,614	3,539	\$16.50 - \$17.00 Net		Yes	Now	
--									
3	350/380	10,669	31,614	3,539	\$16.50 - \$17.00 Net		Yes	Now	
--									
3	350/380/300	31,614	31,614	3,539	\$16.50 - \$17.00 Net		Yes	Now	
--									
31	110	3,354	3,354	3,354	\$16.50 - \$17.00 Net		No	5/1/2013	
First floor opportunity immediately off of main building entry.									

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

800 Prairie Center Dr

199

Eden Prairie, MN 55344 | Hennepin County | Southwest Market

43,083 SF Class A Office - Medical Bldg 2,550 SF Available at \$16.00 - \$18.00 NNN



Prime location near the intersection of Highway 212 and Interstate 494 in the heart of Eden Prairie. Extremely functional layout providing good flexibility. Close to many restaurants and other amenities. Superb glass line. Building conference room and vending area.

Property Type **Medical Office**
Bldg Size **43,083 SF**
Status **Existing**
Year Built **2002**

Land Area **2.92 Ac.**
Zoning **Office**
Sublease **No**
% Occupied **94.08%**

Building Class **A**
Stories **3**
Typical Floor **14,361 /SF**
Parking Spaces **120**
Parking Ratio **1.20 /1000 SF**
Tenancy **Single-Tenant**

Available SF **2,550 SF**
Max Contig **4,384 SF**
Min Divisible **2,550 SF**
Rental Rate **\$16.00 - \$18.00 NNN**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **053-1411622220007**

Operating Exp/SF **\$8.51 /SF**
Taxes/SF **\$6.38 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	230	2,550	4,384	2,550	\$16.00 - \$18.00 NNN	Medical	Yes	Now	

Class A medical office space. Underground parking.

Listing Company **Paramount Real Estate Corporation - Jeffrey Swanson (952) 854-1485 / Ryan Bartley (952) 854-7483**

Prairie View Medical Center - 965 Prairie Center Dr

200

Eden Prairie, MN 55344 | Hennepin County | Southwest Market

26,791 SF Class B Office - General Bldg 26,600 SF Available at \$18.50 - \$20.50 Net



Property Type **General Office**
Bldg Size **26,791 SF**
Status **Existing**
Year Built **1986**

Land Area **2.62 Ac.**
Zoning **OFF**
Sublease **No**
% Occupied **100%**

Building Class **B**
Stories **2**
Typical Floor **13,395 /SF**
Parking Spaces **129**
Parking Ratio **4.81 /1000 SF**
Tenancy **Single-Tenant**

Available SF **26,600 SF**
Max Contig **26,600 SF**
Min Divisible **1,000 SF**
Rental Rate **\$18.50 - \$20.50 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **053-1011622440005**

Operating Exp/SF --
Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1-2	100	26,600	26,600	1,000	\$18.50 - \$20.50 Net	Medical	No	12/1/2014	
--									

Listing Company **Colliers International/Minneapolis-St Paul - Steve Shepherd (952) 897-7864 / Kevin O'Neill (952) 897-7724**



Property Type	General Office	Land Area	13.06 Ac.
Bldg Size	133,322 SF	Zoning	(Office)
Status	Existing	Sublease	No
Year Built	1980	% Occupied	98.16%
Building Class	B	Available SF	2,459 SF
Stories	6	Max Contig	2,459 SF
Typical Floor	22,600 /SF	Min Divisible	2,459 SF
Parking Spaces	582	Rental Rate	\$14.00 NNN
Parking Ratio	4.37 /1000 SF	Sale Price	Not for Sale
Tenancy	Multi-Tenant	Price/SF	Not for Sale
Core Factor		Operating Exp/SF	\$8.52 /SF
Elevators		Taxes/SF	\$4.71 /SF
Parcel #	053-1311622320003; 1311622320003		

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	150	2,459	2,459	2,459	\$14.00 NNN	Office	Yes	Now	
--									

Listing Company Kraus-Anderson Realty - David Stalsberg (952) 948-9398

Prairie Lakes Corporate Center II - 11010 Prairie Lakes Dr

202

Eden Prairie, MN 55344-3884 | Hennepin County | Southwest Market

70,091 SF Class B Office - General Bldg 4,697 SF Available at Negotiable NNN



Property Type **General Office**

Bldg Size **70,091 SF**

Status **Existing**

Year Built **1980**

Land Area **13.06 Ac.**

Zoning **(Office)**

Sublease **No**

% Occupied **93.3%**

Building Class **B**

Stories **3**

Typical Floor **23,363 /SF**

Parking Spaces **293**

Parking Ratio **3.89 /1000 SF**

Tenancy **Multi-Tenant**

Available SF **4,697 SF**

Max Contig **2,600 SF**

Min Divisible **2,097 SF**

Rental Rate **Negotiable NNN**

Sale Price **Not for Sale**

Price/SF **Not for Sale**

Core Factor

Elevators

Parcel # **053-1311622320003; 1311622320003**

Operating Exp/SF **\$7.61 /SF**

Taxes/SF **\$4.85 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	2,097	2,097	2,097	Negotiable NNN	Office	Yes	Now	
--									
2	280	2,600	2,600	2,600	Negotiable NNN	Office	Yes	90 Days	
--									

Listing Company **Kraus-Anderson Realty - David Stalsberg (952) 948-9398**

Valley Plumbing - 860 Quaker Ave

203

Jordan, MN 55352-1060 | Scott County | Southwest Market

12,005 SF Industrial - Light Industrial Bldg 2,825 SF Available at \$9.00 - \$15.00 Gross



CONTACT OWNER LEE THEIS @ 612-282-5463 FOR MORE INFO. This building is conveniently located within blocks of US Hwy 169 in Jordan. There are many options for this multi-tenant building; lease just one space or the entire property. Affordable rent. Over 12,000 sf in two buildings: bldg A = 7525 sf, bldg B = 4480 sf.

Property Type **Light Industrial**
Bldg Size **12,005 SF**
Status **Existing**
Year Built **1980**

Clear Height **16.00 - 19.00 FT**
Dock Doors **0**
Drive-Ins **3**
Office SF **3,000 (24.98%)**
Sprinkler **None**
Power **200 Amps/480 Volts/3 Phase**

HVAC --
Rail **No**
Parcel # **22-023001-0**

Land Area **0.67 Ac.**
Zoning **I1 light industrial**
Sublease **No**
% Occupied **76.47%**

Available SF **2,825 SF**
Max Contig **2,825 SF**
Min Divisible **100 SF**
Rental Rate **\$9.00 - \$15.00 Gross**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Operating Exp/SF --
Taxes/SF --

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
100-110	2,825	2,825	100	\$9.00 - \$15.00 Gross	Yes	Now				
Office suites 100 - 110. 1700 sf on 1st floor, 1525 sf on 2nd floor. Rent just one office or the entire office area. CONTACT OWNER LEE THEIS @ 612-282-5463 FOR MORE INFO.										

Listing Company **Scott County Community Development Agency - Renee Christianson (952) 496-8830 / Stacy Crakes (952) 496-8613**



Onsite ownership and management with many amenities nearby. Curbside entry with curbside window exposure and on building signage. High tenant stability-low turnover. Utilities separately metered. Easy access to Hwy 169.

Property Type	General Office	Land Area	1.39 Ac.
Bldg Size	14,800 SF	Zoning	B1
Status	Existing	Sublease	No
Year Built	1999	% Occupied	81.16%
Building Class	C	Available SF	2,788 SF
Stories	1	Max Contig	2,788 SF
Typical Floor	14,172 /SF	Min Divisible	2,788 SF
Parking Spaces	51	Rental Rate	\$12.50 Net
Parking Ratio	4.93 /1000 SF	Sale Price	Not for Sale
Tenancy	Multi-Tenant	Price/SF	Not for Sale
Core Factor		Operating Exp/SF	\$2.81 /SF
Elevators	0	Taxes/SF	\$4.13 /SF
Parcel #	27-177018-0		

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	600	2,788	2,788	2,788	\$12.50 Net	Office	Yes	Now	
--									

Listing Company Colliers International/Minneapolis-St Paul - Brian Netz (952) 897-7736

Scenic Heights Office Center Bldg 1 - 14850 Scenic Heights Rd

205

Eden Prairie, MN 55344 | Hennepin County | Southwest Market

17,888 SF Class B Office - General Bldg 3,028 SF Available at \$12.50 Net



Premium office space built-to-suit. On-site property management. Flexible lease terms. Convenient, ample parking. Monument signage available.

Property Type **General Office**
Bldg Size **17,888 SF**
Status **Existing**
Year Built **2000**

Land Area **4.00 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **83.07%**

Building Class **B**
Stories **1**
Typical Floor **17,888 /SF**
Parking Spaces **140**
Parking Ratio **7.82 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **3,028 SF**
Max Contig **3,028 SF**
Min Divisible **3,028 SF**
Rental Rate **\$12.50 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **0**
Parcel # **053-1611622130011**

Operating Exp/SF **\$8.66 /SF**
Taxes/SF **\$0.00 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	140	3,028	3,028	3,028	\$12.50 Net		Yes		
--									

Listing Company **Colliers International/Minneapolis-St Paul - Michael Gelfman (952) 897-7875**

Riverland Bank Building - 700 Seville Dr

206

Jordan, MN 55352-4539 | Scott County | Southwest Market

12,620 SF Class A Office - General Bldg 638 SF Available at \$10.50 - \$12.50 Gross



Beautiful views from this space in the Riverland Bank Building. Great access to Hwy 169. Near shopping & Health Care facilities. Great professional office space.

Property Type	General Office	Land Area	1.13 Ac.
Bldg Size	12,620 SF	Zoning	- -
Status	Existing	Sublease	No
Year Built	2006	% Occupied	94.94%
Building Class	A	Available SF	638 SF
Stories	2	Max Contig	638 SF
Typical Floor	6,275 /SF	Min Divisible	638 SF
Parking Spaces	43	Rental Rate	\$10.50 - \$12.50 Gross
Parking Ratio	3.78 /1000 SF	Sale Price	Not for Sale
Tenancy	Multi-Tenant	Price/SF	Not for Sale
Core Factor		Operating Exp/SF	- -
Elevators	1	Taxes/SF	- -
Parcel #	22-050012-0		

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	204	638	638	638	\$10.50 - \$12.50 Gross	Office	Yes	Now	Negotiable

Class A office Space. Last available space for lease at Riverland Bank Building. Great Views & Amenities! Professional Atmosphere.

Listing Company **Edina Realty Inc - Yvonne Perkins (612) 709-1555**

Crosstown Corporate Center - 6385 Shady Oak Rd

207

Eden Prairie, MN 55344 | Hennepin County | Southwest Market

60,000 SF Class B Office - General Bldg 12,036 SF Available at \$14.00 - \$15.00 Net



The Crosstown Corporate Center is located on the southwest quadrant of Hwy 62 and Shady Oak Road in Eden Prairie. This 60,000 sf Class B facility has an attractive amenity package including, underground parking, conference room and vending area.

Property Type **General Office**
Bldg Size **60,000 SF**
Status **Existing**
Year Built **1999**

Land Area **6.14 Ac.**
Zoning **C**
Sublease **No**
% Occupied **96.45%**

Building Class **B**
Stories **2**
Typical Floor **30,000 /SF**
Parking Spaces **260**
Parking Ratio **4.33 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **12,036 SF**
Max Contig **9,904 SF**
Min Divisible **2,132 SF**
Rental Rate **\$14.00 - \$15.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **2**
Parcel # **053-0211622140049**

Operating Exp/SF **\$7.07 /SF**
Taxes/SF **\$4.97 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	270	2,132	2,132	2,132	\$15.00 Net		Yes	Now	
--									

Listing Company **CBRE - James Freytag (952) 924-4616 / Teresa Borgen (952) 924-4683 / Josh Johnson (952) 924-4825**

Windsor Plaza - 11995-11997 Singletree Ln

208

Eden Prairie, MN 55344 | Hennepin County | Southwest Market

138,150 SF Class A Office - General Bldg 36,444 SF Available at \$16.00 Net



Exciting mixed-use development that integrates both first-class retail and Class A office space. Landmark location across from the Eden Prairie Center on Highway 212 & Regional Center Drive. Combining a professional image with functional, efficient floor plates. Custom designed space using Class A finishes. Numerous area amenities including retail services, restaurants, hotels and fitness centers.

Property Type **General Office**
Bldg Size **138,150 SF**
Status **Existing**
Year Built **2009**

Land Area **4.28 Ac.**
Zoning **OFC**
Sublease **No**
% Occupied **78.53%**

Building Class **A**
Stories **5**
Typical Floor **27,630 /SF**
Parking Spaces
Parking Ratio **- -**
Tenancy **Multi-Tenant**

Available SF **36,444 SF**
Max Contig **27,215 SF**
Min Divisible **2,447 SF**
Rental Rate **\$16.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **053-1411622130052**

Operating Exp/SF **\$9.43 /SF**
Taxes/SF **\$7.62 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	240	6,782	9,229	3,000	\$16.00 Net	Office	No	2/1/2015	
--									
2	249	2,447	9,229	2,447	\$16.00 Net	Office	Yes	Now	
--									
2	249/240	9,229	9,229	2,447	\$16.00 Net	Office	No		
--									

Listing Company **Cushman & Wakefield/NorthMarq - John McCarthy (952) 893-7591 / Larissa Champeau (952) 893-8847**

Watertower Complex - 12300 Singletree Ln

209

Eden Prairie, MN 55344 | Hennepin County | Southwest Market
60,000 SF Retail - Mixed Use Bldg 2,565 SF Available at \$18.00 Gross



Property Type **Mixed Use**
Bldg Size **60,000 SF**
Status **Existing**
Year Built **2002**

Land Area **5.59 Ac.**
Zoning **- -**
Sublease **No**
% Occupied **95.73%**

Parking Spaces **300**
Parking Ratio **5.00 /1000 SF**
Tenancy **Multi-Tenant**
Anchors
Anchor SF **- -**
Bldgs **1**

Available SF **2,565 SF**
Max Contig **2,565 SF**
Min Divisible **2,565 SF**
Rental Rate **\$18.00 Gross**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Floors **4**
Docks / Drive Ins **- /- -**
Parcel # **053-1411622240024**

Operating Exp/SF **- -**
Taxes/SF **- -**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Space Type	Term
200	2,565	2,565	2,565	\$18.00 Gross	Yes	Now		
- -								

Listing Company **Xceligent, Inc. - Pending Research (816) 303-2895**

Brenwood II - 5700 Smetana Dr**210****Minnetonka, MN 55343 | Hennepin County | Southwest Market**

50,000 SF Class B Office - General Bldg 16,414 SF Available at \$11.50 Net



Attractive four building campus totalling approximately 176,000 square feet. Excellent access and visibility at Highway 169 and Bren Road East. Custom design office space using Class A finishes. Functional and efficient floor plan. Building conference room in each building. On-site engineering. Located near numerous restaurants, hotels, and retail amenities.

Property Type **General Office**
 Bldg Size **50,000 SF**
 Status **Existing**
 Year Built **1980**

Land Area **4.16 Ac.**
 Zoning **C**
 Sublease **No**
 % Occupied **67.17%**

Building Class **B**
 Stories **4**
 Typical Floor **13,012 /SF**
 Parking Spaces **200**
 Parking Ratio **4.00 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **16,414 SF**
 Max Contig **16,414 SF**
 Min Divisible **1,000 SF**
 Rental Rate **\$11.50 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **053-3611722140017**

Operating Exp/SF **\$6.52 /SF**
 Taxes/SF **\$2.58 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	110	3,582	13,850	1,000	\$11.50 Net	Office	Yes	Now	
--									
2	200	10,268	16,414	1,000	\$11.50 Net	Office	Yes	Now	
--									
2	200/210	12,832	16,414	1,000	\$11.50 Net	Office	Yes	Now	
--									
2	210	2,564	12,832	1,000	\$11.50 Net	Office	Yes	Now	
--									
2 & 1	200/110	13,850	16,414	1,000	\$11.50 Net	Office	Yes	Now	

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

Brenwood II - 5700 Smetana Dr									210
Minnetonka, MN 55343 Hennepin County Southwest Market									
50,000 SF Class B Office - General Bldg 16,414 SF Available at \$11.50 Net									
Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
2 & 1	200/210/110	16,414	16,414	1,000	\$11.50 Net	Office	Yes	Now	
--									

Listing Company **Cushman & Wakefield/NorthMarq - Dan Nechanicky (952) 820-8765 / Dan Gleason (952) 893-8884**

Brenwood I - 5720 Smetana Dr

211

Minnetonka, MN 55343 | Hennepin County | Southwest Market

50,150 SF Class B Office - General Bldg 18,691 SF Available at \$11.50 Net



Attractive 4-building campus totaling approximately 176,000 sf. Excellent access and visibility at Hwy. 169 and Bren Road East. Custom-designed, creative office space using Class A finishes. Functional and efficient floor plate design. Underground parking and ample surface parking. Conference rooms. On-site engineering staff. Located near numerous restaurants, hotels and retail amenities.

Property Type **General Office**
 Bldg Size **50,150 SF**
 Status **Existing**
 Year Built **1980**

Land Area **4.33 Ac.**
 Zoning **C**
 Sublease **No**
 % Occupied **62.73%**

Building Class **B**
 Stories **4**
 Typical Floor **12,751 /SF**
 Parking Spaces **200**
 Parking Ratio **4.00 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **18,691 SF**
 Max Contig **7,408 SF**
 Min Divisible **1,000 SF**
 Rental Rate **\$11.50 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **053-3611722140018**

Operating Exp/SF **\$5.93 /SF**
 Taxes/SF **\$2.54 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	105	7,408	7,408	1,000	\$11.50 Net	Office	Yes	Now	
--									
2	200	5,138	5,138	1,000	\$11.50 Net	Office	Yes	Now	
--									
3	300	3,989	5,040	1,000	\$11.50 Net	Office	Yes	Now	
--									
3	330	1,051	6,145	1,051	\$11.50 Net	Office	Yes	Now	
--									
3	330/300	5,040	6,145	1,000	\$11.50 Net	Office	Yes	Now	

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: Jacob Gerads

Brenwood I - 5720 Smetana Dr211

Minnetonka, MN 55343 | Hennepin County | Southwest Market

50,150 SF Class B Office - General Bldg 18,691 SF Available at \$11.50 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
3	330/350/300	6,145	6,145	1,000	\$11.50 Net	Office	Yes	Now	
--									
3	350	1,105	2,156	1,105	\$11.50 Net	Office	Yes	Now	
--									
3	350/330	2,156	6,145	1,051	\$11.50 Net	Office	Yes	Now	
--									

Listing Company **Cushman & Wakefield/NorthMarq - Dan Nechanicky (952) 820-8765 / Dan Gleason (952) 893-8884**

Stone Creek Office Condos - 7935 Stone Creek Dr

212

Chanhassen, MN 55317 | Carver County | Southwest Market

7,500 SF Class B Office - General Bldg 1,536 SF Available at \$15.62 Gross

For Sale at \$199,500 (\$129.88 PSF)



Seller has placed his deluxe business condo for lease at a "gross" lease of \$2000/month. Located in Chanhassen's Stone Creek Business Park, it is a deluxe, 1536sf, walkout lower level end unit. It is located at the south end of the east building in the Stone Creek Town Office Development. The business park is located on the south side of Hiway 5 in Chanhassen. It has an excellent image and backs up to green space with many trees. The condo has additional exterior windows being a end unit to provide for excellent natural light. Unit has a deluxe finish including four offices, bath, kitchen

Property Type **General Office**
 Bldg Size **7,500 SF**
 Status **Existing**
 Year Built **2005**

Land Area **3.44 Ac.**
 Zoning **PUD**
 Sublease **No**
 % Occupied **79.52%**

Building Class **B**
 Stories **1**
 Typical Floor
 Parking Spaces **150**
 Parking Ratio **20.00 /1000 SF**
 Tenancy **Single-Tenant**

Available SF **1,536 SF**
 Max Contig **1,536 SF**
 Min Divisible **1,536 SF**
 Rental Rate **\$15.62 Gross**
 Sale Price **\$199,500**
 Price/SF **\$129.88 /SF**

Core Factor
 Elevators
 Parcel # **25.7720105**

Operating Exp/SF - -
 Taxes/SF - -

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	10	1,536	1,536	1,536	\$15.62 Gross		Yes	Now	
--									

Listing Company **RE/MAX Results - Roman Roos (952) 829-3848**

Stone Creek Office Condos - 7945 Stone Creek Dr

213

Chanhassen, MN 55317-4605 | Carver County | Southwest Market

2,976 SF Class A Office - General Bldg 2,636 SF Available at Negotiable

For Sale at \$379,999 (\$144.16 PSF)



Property Type **General Office**

Bldg Size **2,976 SF**

Status **Existing**

Year Built **2005**

Land Area **0.18 Ac.**

Zoning **PUD**

Sublease **No**

% Occupied **100%**

Building Class **A**

Stories **2**

Typical Floor

Parking Spaces **32**

Parking Ratio **10.75 /1000 SF**

Tenancy **Single-Tenant**

Available SF **2,636 SF**

Max Contig **2,636 SF**

Min Divisible **1,100 SF**

Rental Rate **Negotiable - -**

Sale Price **\$379,999**

Price/SF **\$144.16 /SF**

Core Factor

Elevators

Parcel # **257720221**

Operating Exp/SF - -

Taxes/SF - -

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
Main, Upper	120	2,636	2,636	1,100	Negotiable	Office	No		

Two Story office Condo with High End finishes. Setup for a Medical User or Office at this time. Hwy 5 Visibility.

Listing Company **Silverstone Realty and Development, LLC - Jonathan Adam (952) 856-6231**

Chanhassen, MN 55317-4614 | Carver County | Southwest Market

18,680 SF Class B Office - General Bldg 1,536 SF Available at \$14.75 Net

For Sale at \$225,000 (\$146.48 PSF)



• Great office condo unit built in 2005. Professional high end finishes. • Owner looking to sell or lease unit in order to acquire larger unit. • Great showroom/conference room/open area in front. • Attractive unit with 9' high ceilings, nicely stained maple doors and trim. • Four (4) private offices w/two (2) overlooking wetlands/nature area. • Extensive cabinetry and countertops in kitchenette/work area. • Signage visible to Highway 5 with 33,000 vehicles per day. • Located 7-8 minutes from Eden Prairie Center & I-494 via 212 or 5. • Great location in the heart of Chanhassen's trail

Property Type **General Office**Bldg Size **18,680 SF**Status **Existing**Year Built **2005**Land Area **0.11 Ac.**Zoning **PUD**Sublease **No**% Occupied **91.78%**Building Class **B**Stories **2**Typical Floor **4,500 /SF**Parking Spaces **26**Parking Ratio **- -**Tenancy **Multi-Tenant**Available SF **1,536 SF**Max Contig **1,536 SF**Min Divisible **1,536 SF**Rental Rate **\$14.75 Net**Sale Price **\$225,000**Price/SF **\$146.48 /SF**

Core Factor

Elevators **0**Parcel # **257720213**Operating Exp/SF **\$1.51 /SF**Taxes/SF **\$3.50 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	110	1,536	1,536	1,536	\$14.75 Net	Office	Yes	Now	

Great office condo unit built in 2005. Professional high end finishes.

Owner looking to sell or lease unit in order to acquire larger unit.

Great showroom/conference room/open area in front.

Attractive unit with 9' high ceilings, nicely stained maple doors and trim.

Four (4) private offices w/two (2) overlooking wetlands/nature area.

Extensiv

Listing Company **Summerhill Commercial Real Estate, LLC - Peter Kordonowy (952) 556-5151**

7805 Telegraph Rd - 7805 Telegraph Rd

215

Bloomington, MN 55438-3407 | Hennepin County | Southwest Market

16,033 SF Class B Office - General Bldg 5,990 SF Available at \$17.00 Gross



Property Type **General Office**
Bldg Size **16,033 SF**
Status **Existing**
Year Built **1984**

Building Class **B**
Stories **3**
Typical Floor **2,182 /SF**
Parking Spaces **49**
Parking Ratio **15.21 /1000 SF**
Tenancy **Multi-Tenant**

Core Factor
Elevators
Parcel # **053-1811621110027**

Land Area **0.32 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **62.64%**

Available SF **5,990 SF**
Max Contig **3,625 SF**
Min Divisible **591 SF**
Rental Rate **\$17.00 Gross**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Operating Exp/SF --
Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	Suite 110A	3,625	3,625	809	\$17.00 Gross		Yes	Now	
--									
2	210	1,774	1,774	1,774	\$17.00 Gross		Yes		
--									
2	220	591	591	591	\$17.00 Gross		Yes	Now	
--									

Listing Company **Colliers International/Minneapolis-St Paul - Nathan Karrick (952) 897-7722 / Steve Shepherd (952) 897-7864**

7820 Terrey Pine Ct - 7820 Terrey Pine Ct

216

Eden Prairie, MN 55347-1104 | Hennepin County | Southwest Market

13,920 SF Class B Office - General Bldg 3,500 SF Available at \$14.00 Gross



Classic brick exterior combined with recently upgraded, Class A interior. Highway visibility; superior location on Hwy 5. Many nearby amenities and restaurants.

Property Type **General Office**
Bldg Size **13,920 SF**
Status **Existing**
Year Built **1993**

Land Area **1.61 Ac.**
Zoning **OFF**
Sublease **No**
% Occupied **74.86%**

Building Class **B**
Stories **2**
Typical Floor **4,578 /SF**
Parking Spaces **75**
Parking Ratio **5.24 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **3,500 SF**
Max Contig **3,500 SF**
Min Divisible **1,500 SF**
Rental Rate **\$14.00 Gross**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **053-0811622430040**

Operating Exp/SF --
Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
LL		3,500	3,500	1,500	\$14.00 Gross	Office	Yes	Now	
--									

Listing Company **Cushman & Wakefield/NorthMarq - John McCarthy (952) 893-7591 / Larissa Champeau (952) 893-8847**

15830-15842 Venture Ln - 15830-15842 Venture Ln

217

Eden Prairie, MN 55344-5731 | Hennepin County | Southwest Market**5,000 SF Class B Office - General Bldg 3,200 SF Available at \$17.00 NNN**Property Type **General Office**Bldg Size **5,000 SF**Status **Existing**Year Built **2004**Land Area **0.12 Ac.**Zoning **--**Sublease **No**% Occupied **36%**Building Class **B**Stories **1**Typical Floor **1,600 /SF**Parking Spaces **9**Parking Ratio **--**Tenancy **Multi-Tenant**Available SF **3,200 SF**Max Contig **3,200 SF**Min Divisible **3,200 SF**Rental Rate **\$17.00 NNN**Sale Price **Not for Sale**Price/SF **Not for Sale**

Core Factor

Elevators

Parcel # **053-0911622330066**Operating Exp/SF **--**Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		3,200	3,200	3,200	\$17.00 NNN	Office	Yes	Now	
--									

Listing Company **Arrow Real Estate Corp. - Jeff Penfield (763) 424-6355 / Chad Weeks (763) 424-6355**

Saint Louis Park, MN 55416 | Hennepin County | Southwest Market

8,000 SF Class C Office - General Bldg 174 SF Available at \$2.84 Gross



Conference room & kitchen part of common space. Ample parking.

Property Type **General Office**Bldg Size **8,000 SF**Status **Existing**Year Built **1953**Land Area **0.26 Ac.**Zoning **RC**Sublease **No**% Occupied **97.83%**Building Class **C**Stories **2**Typical Floor **2,500 /SF**Parking Spaces **16**Parking Ratio **- -**Tenancy **Multi-Tenant**Available SF **174 SF**Max Contig **174 SF**Min Divisible **174 SF**Rental Rate **\$2.84 Gross**Sale Price **Not for Sale**Price/SF **Not for Sale**

Core Factor

Elevators

Parcel # **053-0702824230121**Operating Exp/SF **- -**Taxes/SF **- -**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
3	307	174	174	174	\$2.84 Gross	Office	Yes	Now	

\$495 monthly Gross.Listing Company **KW Commercial - Jeff Meehan (612) 991-6360**

Victoria, MN 55386-7728 | Carver County | Southwest Market

11,144 SF Retail - General Bldg 2,495 SF Available at Negotiable

For Sale at \$1,100,000 (\$98.71 PSF)



Attractive and historic building. Upper level has elevator access. Signage available. Exclusive surface parking. Many retail amenities nearby.

Property Type **General**
 Bldg Size **11,144 SF**
 Status **Existing**
 Year Built **1908**

Land Area **0.53 Ac.**
 Zoning **- -**
 Sublease **No**
 % Occupied **100%**

Parking Spaces **21**
 Parking Ratio **1.88 /1000 SF**
 Tenancy **Multi-Tenant**
 # Anchors **0**
 Anchor SF **- -**
 # Bldgs **1**

Available SF **2,495 SF**
 Max Contig **2,495 SF**
 Min Divisible **857 SF**
 Rental Rate **Negotiable - -**
 Sale Price **\$1,100,000**
 Price/SF **\$98.71 /SF**

Floors **2**
 Docks / Drive Ins **0/0**
 Parcel # **650750200**

Operating Exp/SF **- -**
 Taxes/SF **- -**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Space Type	Term
202	1,638	2,495	1,638	Negotiable	No	30 Days	Office	
Upper level has elevator access.								
202/203	2,495	2,495	857	Negotiable	No		Office	
- -								
203	857	2,495	857	Negotiable	No	Now	Office	
Upper level has elevator access.								

Listing Company **Colliers International/Minneapolis-St Paul - Eric Rossbach (952) 897-7872 / Ryan Krzmarzick (952) 897-7746**

Victoria, MN 55386 | Carver County | Southwest Market

11,664 SF Retail - Mixed Use Bldg 8,950 SF Available at \$15.00 - \$16.00 Net



New Development Retail & Office Building with 11,664 SF Total Space Available__Delivery in First Part of 2015__Retail Space from 1,500 SF to 4,500 SF (Restaurant Ready!) & Office Space from 450 SF to 5,800 SF__Very Strong Local Ownership & Management__Ample Surface Parking__Rare Opportunity to Lease New Construction in Downtown Victoria!

Property Type **Mixed Use**
 Bldg Size **11,664 SF**
 Status **U/C**
 Year Built - -

Land Area - -
 Zoning - -
 Sublease **No**
 % Occupied **23.27%**

Parking Spaces **58**
 Parking Ratio **5.00 /1000 SF**
 Tenancy **Multi-Tenant**
 # Anchors
 Anchor SF - -
 # Bldgs - -

Available SF **8,950 SF**
 Max Contig **5,832 SF**
 Min Divisible **450 SF**
 Rental Rate **\$15.00 - \$16.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Floors **2**
 Docks / Drive Ins - -/- -
 Parcel # **650750230**

Operating Exp/SF **\$6.50 /SF**
 Taxes/SF - -

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Space Type	Term
201	450	450	450	\$15.00 - \$16.00 Net	Yes	Completion	Office	3-5 Yr
Note: multiple configurations are available in the 400-550 SF Range. Please call with your requirement. 36-60 month lease terms. Brand new space!								
202	850	850	850	\$15.00 - \$16.00 Net	Yes	Completion	Office	3-5 Yr
Note: multiple configurations are available in the 800-950 SF Range. Please call with your requirement. 36-60 month lease terms. Brand new space!								
203	1,200	1,200	1,200	\$15.00 - \$16.00 Net	Yes	Completion	Office	3-5 Yr
Note: multiple configurations are available in the 1000-1250 SF Range. Please call with your requirement. 36-60 month lease terms. Brand new space!								
204	1,650	1,650	1,650	\$15.00 - \$16.00 Net	Yes	Completion	Office	3-5 Yr

Victoria, MN 55386 | Carver County | Southwest Market
11,664 SF Retail - Mixed Use Bldg 8,950 SF Available at \$15.00 - \$16.00 Net

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Space Type	Term
Note: multiple configurations are available in the 1,600-1,800 SF Range. Please call with your requirement. 36-60 month lease terms. Brand new space!								
205	2,100	2,100	2,100	\$15.00 - \$16.00 Net	Yes	Completion	Office	3-5 Yr
Note: multiple configurations are available in the 2,100-2,400 SF Range. Please call with your requirement. 36-60 month lease terms. Brand new space!								
206	2,700	2,700	2,700	\$15.00 - \$16.00 Net	Yes	Completion	Office	3-5 Yr
Note: multiple configurations are available in the 2,700-3,000 SF Range. Please call with your requirement. 36-60 month lease terms. Brand new space!								

Listing Company **EJL Commercial Real Estate - Edward J. (Ted) LaFave (612) 875-3858 / Copperwood Investments, LLC - Justin Stueve 612-360-8104**



Property Type	General Office	Land Area	15.00 Ac.
Bldg Size	167,172 SF	Zoning	C
Status	Existing	Sublease	No
Year Built	1998	% Occupied	93.37%
Building Class	A	Available SF	33,704 SF
Stories	5	Max Contig	17,471 SF
Typical Floor	26,105 /SF	Min Divisible	1,360 SF
Parking Spaces	794	Rental Rate	\$16.00 NNN
Parking Ratio	4.75 /1000 SF	Sale Price	Not for Sale
Tenancy	Multi-Tenant	Price/SF	Not for Sale
Core Factor		Operating Exp/SF	\$7.19 /SF
Elevators	4	Taxes/SF	\$5.17 /SF
Parcel #	053-1311622210012		

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	160	1,360	1,360	1,360	\$16.00 NNN		Yes	Now	
--									
2nd	240	2,845	2,845	2,845	\$16.00 NNN	Office	Yes	Now	
--									

Listing Company **Liberty Property Trust - Brad Butler (952) 947-1100**

City Square - 320 Walnut St

222

Chaska, MN 55318-4568 | Carver County | Southwest Market

6,054 SF Class A Office - General Bldg 1,352 SF Available at \$13.00 - \$15.00 NNN



This is a beautiful 3 level office building constructed in 2004. This location's main floor is available for lease. The building is handicap accessible on the main floor. Take one level or the whole building.

Property Type	General Office	Land Area	0.19 Ac.
Bldg Size	6,054 SF	Zoning	- -
Status	Existing	Sublease	No
Year Built	2004	% Occupied	100%
Building Class	A	Available SF	1,352 SF
Stories	3	Max Contig	1,352 SF
Typical Floor	1,745 /SF	Min Divisible	1,352 SF
Parking Spaces	6	Rental Rate	\$13.00 - \$15.00 NNN
Parking Ratio	- -	Sale Price	Not for Sale
Tenancy	Multi-Tenant	Price/SF	Not for Sale
Core Factor		Operating Exp/SF	- -
Elevators	0	Taxes/SF	- -
Parcel #	300501950		

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
Main		1,352	1,352	1,352	\$13.00 - \$15.00 NNN	Office	No	6/5/2012	Negotiable

This is a beautiful 3 level office building constructed in 2004. This location's main floor is available for lease. The building is handicap accessible on the main floor. Take one level or the whole building.

Listing Company **Silverstone Realty and Development, LLC - Jonathan Adam (952) 856-6231**

Chaska, MN 55318-2265 | Carver County | Southwest Market

11,040 SF Class B Office - General Bldg 2,800 SF Available at \$20.00 Gross



Class A Office in Downtown Chaska!

Property Type	General Office	Land Area	0.54 Ac.
Bldg Size	11,040 SF	Zoning	- -
Status	Existing	Sublease	Yes
Year Built	2000	% Occupied	100%
Building Class	B	Available SF	2,800 SF
Stories	2	Max Contig	2,800 SF
Typical Floor	0 /SF	Min Divisible	1,200 SF
Parking Spaces	16	Rental Rate	\$20.00 Gross
Parking Ratio	- -	Sale Price	Not for Sale
Tenancy	Multi-Tenant	Price/SF	Not for Sale
Core Factor		Operating Exp/SF	- -
Elevators	0	Taxes/SF	- -
Parcel #	306580010		

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		2,800	2,800	1,200	\$20.00 Gross	Office	No	11/1/2013	Through spring 2015

Class A Office in Downtown Chaska!

Listing Company **Silverstone Realty and Development, LLC - Jonathan Adam (952) 856-6231**

6801 Washington Ave S - 6801 S Washington Ave

224

Eden Prairie, MN 55344 | Hennepin County | Southwest Market

25,864 SF Industrial - Flex/R&D Bldg 6,096 SF Available at \$13.00 Gross

For Sale at \$2,300,000 (\$88.93 PSF)



Office/Showroom space, near numerous area retail amenities. Excellent visibility to Hwy 169 with 54,000 vehicles per day. New roof in 2010. Convenient access to Hwy 169, Hwy 62 and I-494. Fenced in outdoor lot. Comcast cable available and elevator located in building.

Property Type **Flex/R&D**Bldg Size **25,864 SF**Status **Existing**Year Built **1969**Land Area **1.52 Ac.**Zoning **I-2**Sublease **No**% Occupied **76.43%**Clear Height **--**Dock Doors **0**Drive-Ins **6**Office SF **--**Sprinkler **Unknown Type**Power **--/--/--**Available SF **6,096 SF**Max Contig **3,090 SF**Min Divisible **575 SF**Rental Rate **\$13.00 Gross**Sale Price **\$2,300,000**Price/SF **\$88.93 /SF**HVAC **--**Rail **No**Parcel # **053-0111622440001**Operating Exp/SF **--**Taxes/SF **--**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
100	575	2,210	575	\$13.00 Gross	Yes	Now				
--										
100/110/120	2,210	2,210	575	\$13.00 Gross	Yes	Now				
--										
110	660	1,235	660	\$13.00 Gross	Yes	Now				
--										
110/100	1,235	2,210	575	\$13.00 Gross	Yes	Now				
--										
120	975	1,550	975	\$13.00 Gross	Yes	Now				
--										
120/100	1,550	2,210	575	\$13.00 Gross	Yes	Now				

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Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

6801 Washington Ave S - 6801 S Washington Ave224

Eden Prairie, MN 55344 | Hennepin County | Southwest Market
25,864 SF Industrial - Flex/R&D Bldg 6,096 SF Available at \$13.00 Gross
For Sale at \$2,300,000 (\$88.93 PSF)

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
--										
130	796	796	796	\$13.00 Gross	Yes	Now				
--										
200	3,090	3,090	3,090	\$13.00 Gross	Yes	Now				
High end office finishes in place.										

Listing Company Colliers International/Minneapolis-St Paul - Nick Leviton (952) 897-7843 / Jeff Jiovanazzo (952) 897-7878

Southwest Business Center - 6871-6889 S Washington Ave

225

Edina, MN 55439 | Hennepin County | Southwest Market

42,093 SF Industrial - Light Industrial Bldg 2,198 SF Available at \$13.00 Gross



Outstanding location with visibility and signage to hwy 69. Convenient access to Hwy 169, I-494 and Crosstown 62. The building is fully sprinklered with 18' clear height, loading docks, drive-in doors and ample parking. Great value spaces.

Property Type **Light Industrial**
Bldg Size **42,093 SF**
Status **Existing**
Year Built **1969**

Land Area **2.07 Ac.**
Zoning **I**
Sublease **No**
% Occupied **94.78%**

Clear Height **18.00 FT**
Dock Doors **1**
Drive-Ins **3**
Office SF **--**
Sprinkler **Unknown Type**
Power **-- -- --**

Available SF **2,198 SF**
Max Contig **1,198 SF**
Min Divisible **1,000 SF**
Rental Rate **\$13.00 Gross**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

HVAC **--**
Rail **No**
Parcel # **053-0611621330048**

Operating Exp/SF **\$1.22 /SF**
Taxes/SF **\$1.75 /SF**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
201	1,198	1,198	1,198	\$13.00 Gross	Yes	Now	1,198			
--										
204	1,000	1,000	1,000	\$13.00 Gross	Yes	Now	1,000			
--										

Listing Company **Colliers International/Minneapolis-St Paul - Nick Leviton (952) 897-7843 / Jeff Jiovanazzo (952) 897-7878**

Braemar Business Center II - 6955-6973 S Washington Ave

226

Edina, MN 55439 | Hennepin County | Southwest Market

31,203 SF Industrial - Light Industrial Bldg 5,144 SF Available at \$10.00 Gross



Great Edina Location. Low cost option. All office suites in office/warehouse building.

Property Type **Light Industrial**Bldg Size **31,203 SF**Status **Existing**Year Built **1972**Land Area **3.16 Ac.**Zoning **I-2**Sublease **No**% Occupied **83.51%**Clear Height **18.00 FT**Dock Doors **3**Drive-Ins **3**Office SF **12,419 (39.8%)**Sprinkler **Unknown Type**Power **1,200 Amps/208 Volts/3 Phase**Available SF **5,144 SF**Max Contig **2,344 SF**Min Divisible **800 SF**Rental Rate **\$10.00 Gross**Sale Price **Not for Sale**Price/SF **Not for Sale**HVAC **--**Rail **No**Parcel # **053-0611621330049**Operating Exp/SF **\$1.86 /SF**Taxes/SF **\$1.56 /SF**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
6955	1,540	1,540	1,540	\$10.00 Gross	Yes	Now	1,540	0	0	
1,540 TSF all office suite in an office/warehouse building.										
6957	1,260	1,260	1,260	\$10.00 Gross	Yes	Now	1,260			
1,260 TFF all office suite in an office/warehouse building.										
6971B	2,344	2,344	800	\$10.00 Gross	Yes	Now	2,344	0	0	
2nd floor corner suite. Glass on 3 sides. Can be divided to 800 SF.										

Listing Company **Gonyea Commercial - Joe Solheid (952) 894-4757**

Braemar I Bldg 1 - 6975-6989 S Washington Ave

227

Edina, MN 55439 | Hennepin County | Southwest Market

30,000 SF Industrial - Light Industrial Bldg 2,524 SF Available at \$8.50 - \$11.50 Gross



OFFICE SPACE FROM \$8.50/SF GROSS - LIMITED TIME ONLY Braemar One is a 30,000 SF multi tenant office building located off of Highway 169 and Valley View Rd in Edina, with easy access to Highway 62 and I-494. Ownership is offering new promotional pricing starting at \$8.50/SF Full Service Gross (includes all expenses). Three 2nd floor units available - 400 SF, 946 SF & 1,578 SF. A common kitchen / break room is available. High speed Comcast internet is available in the building. Included in the Rate: All building expenses, including utilities.

Property Type **Light Industrial**Bldg Size **30,000 SF**Status **Existing**Year Built **1970**Clear Height **18.00 FT**Dock Doors **4**Drive-Ins **0**Office SF **7,500 (25%)**Sprinkler **Unknown Type**Power **- / - / -**HVAC **-**Rail **No**Parcel # **053-0611621330016**Land Area **2.00 Ac.**Zoning **L-1 (Light Industrial)**Sublease **No**% Occupied **91.59%**Available SF **2,524 SF**Max Contig **1,578 SF**Min Divisible **946 SF**Rental Rate **\$8.50 - \$11.50 Gross**Sale Price **Not for Sale**Price/SF **Not for Sale**Operating Exp/SF **-**Taxes/SF **-**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
205	1,578	1,578	1,578	\$8.50 - \$11.50 Gross	Yes	Now				

Open reception area, three (3) offices, Interior workroom, Kitchen/Break room.**"As-Is" Lease Terms (Gross Rental Rates):****36 Month Lease: \$8.50/SF with \$1.00 per SF annual increases****24 Month Lease: \$10.00/SF with \$1.00 per SF annual increases****12 Month Lease: \$11.50/SF**

6989 B	946	946	946	\$8.50 - \$11.50 Gross	Yes	30 Days				
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Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

Braemar I Bldg 1 - 6975-6989 S Washington Ave

Edina, MN 55439 | Hennepin County | Southwest Market

30,000 SF Industrial - Light Industrial Bldg 2,524 SF Available at \$8.50 - \$11.50 Gross

227

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
Open Office.										
"As-Is" Lease Terms (Gross Rental Rates):										
36 Month Lease: \$8.50/SF with \$1.00 per SF annual increases										
24 Month Lease: \$10.00/SF with \$1.00 per SF annual increases										
12 Month Lease: \$11.50/SF										

Listing Company **EJL Commercial Real Estate - Edward J. (Ted) LaFave (612) 875-3858**

Valley View West - 7115-7133 S Washington Ave

228

Edina, MN 55439 | Hennepin County | Southwest Market

36,480 SF Industrial - Light Industrial Bldg 1,039 SF Available at \$9.00 Net



Great location off of 169 and Valley View Road in Edina with visibility to Washington Avenue. Great end cap space with excellent glass line. Near many local retail amenities and Eden Prairie Mall. Local ownership and professional property management.

Property Type **Light Industrial**

Bldg Size **36,480 SF**

Status **Existing**

Year Built **1981**

Clear Height **12.00 FT**

Dock Doors **3**

Drive-Ins **3**

Office SF **--**

Sprinkler **Unknown Type**

Power **100 Amps/TBD Volts/2 Phase**

HVAC **--**

Rail **No**

Parcel # **053-0711621220040**

Land Area **2.83 Ac.**

Zoning **L-1 (Light Industrial)**

Sublease **No**

% Occupied **97.15%**

Available SF **1,039 SF**

Max Contig **1,039 SF**

Min Divisible **1,039 SF**

Rental Rate **\$9.00 Net**

Sale Price **Not for Sale**

Price/SF **Not for Sale**

Operating Exp/SF **\$1.74 /SF**

Taxes/SF **\$2.10 /SF**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
7117	1,039	1,039	1,039	\$9.00 Net	Yes	Now				
--										

Listing Company **Colliers International/Minneapolis-St Paul - Nick Leviton (952) 897-7843**

7777 Washington Ave S - 7777 S Washington Ave

229

Edina, MN 55439 | Hennepin County | Southwest Market

21,120 SF Class B Office - General Bldg 15,000 SF Available at \$18.00 - \$20.00 MG



Property Type **General Office**
Bldg Size **21,120 SF**
Status **Existing**
Year Built **1972**

Land Area **2.64 Ac.**
Zoning **PID**
Sublease **No**
% Occupied **28.98%**

Building Class **B**
Stories **3**
Typical Floor **6,600 /SF**
Parking Spaces **100**
Parking Ratio **4.76 /1000 SF**
Tenancy **Single-Tenant**

Available SF **15,000 SF**
Max Contig **15,000 SF**
Min Divisible **1,000 SF**
Rental Rate **\$18.00 - \$20.00 MG**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **053-0711621330004**

Operating Exp/SF --
Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1 & 2	100 & 200	15,000	15,000	1,000	\$18.00 - \$20.00 MG		Yes	Now	
--									

Listing Company **Concord - Peter Fitzgerald (952) 241-1111**

Olympic Place - 7825 S Washington Ave

230

Bloomington, MN 55439 | Hennepin County | Southwest Market

109,861 SF Class B Office - General Bldg 50,375 SF Available at \$12.00 Net



On-site amenities including deli, building conference room, covered parking and tempered executive parking. Excellent access and visibility off I-494 and Highway 169. close to restaurants, hotels and retail services, including Eden Prairie Center. Within minutes of MSP International Airport.

Property Type **General Office**
Bldg Size **109,861 SF**
Status **Existing**
Year Built **1985**

Land Area **2.80 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **60.58%**

Building Class **B**
Stories **9**
Typical Floor **12,910 /SF**
Parking Spaces **439**
Parking Ratio **4.00 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **50,375 SF**
Max Contig **12,912 SF**
Min Divisible **1,000 SF**
Rental Rate **\$12.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor **.2%**
Elevators
Parcel # **053-1811621220009**

Operating Exp/SF **\$6.92 /SF**
Taxes/SF **\$3.28 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
3	310	12,912	12,912	5,000	\$12.00 Net	Office	Yes	Now	
--									
4	410	8,201	8,201	1,000	\$12.00 Net	Office	Yes	Now	
--									
6	635	2,377	2,377	2,377	\$12.00 Net	Office	Yes	Now	
--									
6	640	5,068	5,068	2,000	\$12.00 Net	Office	Yes	Now	
--									
8	810 & 850	2,831	2,831	2,831	\$12.00 Net	Office	Yes	Now	
--									

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Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

230

109,861 SF Class B Office - General Bldg 50,375 SF Available at \$12.00 Net

Listing Company Cushman & Wakefield/NorthMarq - John McCarthy (952) 893-7591 / Larissa Champeau (952) 893-8847

Chaska Grandview - 1435 White Oak Dr

231

Chaska, MN 55318-2667 | Carver County | Southwest Market

9,324 SF Class A Office - General Bldg 6,171 SF Available at \$5.00 NNN

For Sale at Negotiable



Former "turn-key" bank space available with 3 drive-thru lanes. Competitive lease packages including free rent!

Property Type **General Office**
Bldg Size **9,324 SF**
Status **Existing**
Year Built **2005**

Land Area **1.35 Ac.**
Zoning **- -**
Sublease **No**
% Occupied **85.07%**

Building Class **A**
Stories **2**
Typical Floor **4,662 /SF**
Parking Spaces **34**
Parking Ratio **3.64 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **6,171 SF**
Max Contig **4,779 SF**
Min Divisible **1,392 SF**
Rental Rate **\$5.00 NNN**
Sale Price **Negotiable**
Price/SF **Negotiable**

Core Factor
Elevators
Parcel # **301660040**

Operating Exp/SF **\$10.16 /SF**
Taxes/SF **\$6.54 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	4,779	4,779	4,779	Negotiable NNN	Office	No	90 Days	
1st Floor office with bank/teller drive-thru									
2	200	1,392	1,392	1,392	\$5.00 NNN	Office	Yes	Now	
- -									

Listing Company **Kraus-Anderson Realty - David Stalsberg (952) 948-9398**



Great access to Engler Blvd, Hwy 41 and Hwy 212. Building signage available. Many nearby amenities.

Property Type	General Office	Land Area	0.21 Ac.
Bldg Size	6,098 SF	Zoning	- -
Status	Existing	Sublease	No
Year Built	2005	% Occupied	78.09%
Building Class	B	Available SF	1,336 SF
Stories	1	Max Contig	1,336 SF
Typical Floor	800 /SF	Min Divisible	1,336 SF
Parking Spaces	42	Rental Rate	\$15.00 Net
Parking Ratio	3.27 /1000 SF	Sale Price	Not for Sale
Tenancy	Single-Tenant	Price/SF	Not for Sale
Core Factor		Operating Exp/SF	\$1.31 /SF
Elevators		Taxes/SF	\$6.38 /SF
Parcel #	301710010		

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		1,336	1,336	1,336	\$15.00 Net	Office	Yes	Now	Negotiable
- -									

Listing Company Colliers International/Minneapolis-St Paul - Brian Netz (952) 897-7736

Whitewater Office Center I & II - 12501-12701 Whitewater Dr

233

Minnetonka, MN 55343 | Hennepin County | Southwest Market

146,493 SF Class B Office - General Bldg 32,325 SF Available at \$12.50 NNN



Property Type **General Office**

Bldg Size **146,493 SF**

Status **Existing**

Year Built **1984**

Land Area **9.93 Ac.**

Zoning **C**

Sublease **No**

% Occupied **83.61%**

Building Class **B**

Stories **4**

Typical Floor **25,000 /SF**

Parking Spaces **663**

Parking Ratio **4.53 /1000 SF**

Tenancy **Multi-Tenant**

Available SF **32,325 SF**

Max Contig **25,392 SF**

Min Divisible **4,852 SF**

Rental Rate **\$12.50 NNN**

Sale Price **Not for Sale**

Price/SF **Not for Sale**

Core Factor

Elevators **4**

Parcel # **053-3511722320020**

Operating Exp/SF **\$7.01 /SF**

Taxes/SF **\$3.64 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
3	Bldg II - Ste 320	4,852	25,392	4,852	\$12.50 NNN	Office	Yes	Now	
Located within the Minnetonka Corporate Center with immediate access to Highway 62 and Interstate 494. Amenities include full service cafeteria and workout facility, building conference rooms.									
3	Mult. Suites	25,392	25,392	4,852	\$12.50 NNN	Office	No		
--									

Listing Company **Liberty Property Trust - Brad Butler (952) 947-1100**

Whitewater Office Center I & II - 12501-12701 Whitewater Dr

234

Minnetonka, MN 55343 | Hennepin County | Southwest Market

146,493 SF Class B Office - General Bldg 21,765 SF Available at \$15.00 Gross



Quality sublease space by Famous Dave's. Includes furniture, Lease expires 11/30/2018. Building has a deli, conference and training rooms.

Property Type **General Office**
 Bldg Size **146,493 SF**
 Status **Existing**
 Year Built **1984**

Land Area **9.93 Ac.**
 Zoning **C**
 Sublease **Yes 11/30/2018**
 % Occupied **100%**

Building Class **B**
 Stories **4**
 Typical Floor **25,000 /SF**
 Parking Spaces **663**
 Parking Ratio **4.53 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **21,765 SF**
 Max Contig **21,765 SF**
 Min Divisible **5,000 SF**
 Rental Rate **\$15.00 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **4**
 Parcel # **053-3511722320020**

Operating Exp/SF **\$7.01 /SF**
 Taxes/SF **\$3.64 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	200	21,765	21,765	5,000	\$15.00 Gross	Office	No	60 Days	
--									

Listing Company **Cushman & Wakefield/NorthMarq - Bill Rothstein (952) 893-8214**

Minnetonka Corporate Campus II & III - 12800-12900 Whitewater Dr

235

Minnetonka, MN 55343 | Hennepin County | Southwest Market

160,060 SF Class B Office - General Bldg 113,000 SF Available at \$14.00 NNN



NEW AMENITIES COMING SUMMER 2014!! Includes state of the art training and conference facilities, fitness center, lockers and showers, food service, and Wi-Fi lounge. This is in addition to new lobby finishes, mechanical, elevator, and bathroom upgrades already completed.

Property Type **General Office**
Bldg Size **160,060 SF**
Status **Existing**
Year Built **1986**

Land Area **4.50 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **29.4%**

Building Class **B**
Stories **3**
Typical Floor **40,015 /SF**
Parking Spaces **672**
Parking Ratio **4.20 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **113,000 SF**
Max Contig **113,000 SF**
Min Divisible **5,000 SF**
Rental Rate **\$14.00 NNN**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators **4**
Parcel # **053-3411722410017**

Operating Exp/SF **\$6.90 /SF**
Taxes/SF **\$1.90 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1 - 12800	100	20,237	113,000	5,000	\$14.00 NNN		Yes	Now	
--									
1 - 12900	150	20,246	40,483	5,000	\$14.00 NNN		Yes	Now	
--									
1 - 12900 & 1 - 12800	150/100	40,483	113,000	5,000	\$14.00 NNN		Yes	Now	
--									
2 - 12800	200	20,123	40,360	5,000	\$14.00 NNN		Yes	Now	
--									
2 - 12800 & 1 - 12800	200/100	40,360	113,000	5,000	\$14.00 NNN		Yes	Now	
--									

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Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: Jacob Gerads

235

160,060 SF Class B Office - General Bldg 113,000 SF Available at \$14.00 NNN

[illegible]

Listing Company **CBRE** - James Freytag (952) 924-4616 / Brent Karkula (952) 924-4637 / Brian Wasserman (952) 924-4681

Edina, MN 55424 | Hennepin County | Southwest Market

48,299 SF Class B Office - General Bldg 650 SF Available at Negotiable Gross



Executive Suites of Minnesota is commissionable to Realtors. Executive Suites of Minnesota is located on the first floor of the Edina Executive Plaza. We offer full service single and multiple person offices suites with flexible lease terms starting from \$725.00/mo. Visit us at www.exsmn.com for more information.

Property Type **General Office**
 Bldg Size **48,299 SF**
 Status **Existing**
 Year Built **1979**

Land Area **3.25 Ac.**
 Zoning **(Office)**
 Sublease **Yes**
 % Occupied **98.65%**

Building Class **B**
 Stories **4**
 Typical Floor **11,588 /SF**
 Parking Spaces **203**
 Parking Ratio **4.00 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **650 SF**
 Max Contig **650 SF**
 Min Divisible **150 SF**
 Rental Rate **Negotiable Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **2**
 Parcel # **053-1802824320024**

Operating Exp/SF - -
 Taxes/SF - -

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	150	650	650	150	Negotiable Gross	Office	Yes	Now	

Executive Suites of Minnesota is commissionable to Realtors. Executive Suites of Minnesota is located on the first floor of the Edina Executive Plaza. We offer full service single and multiple person offices suites with flexible lease terms starting from \$500/mo. Visit us at www.exsmn.com/realtors for more information Includes telephone, internet,

Listing Company **Executive Suites of Minnesota - Wayne Freeman (952) 851-5555**

Edina, MN 55424 | Hennepin County | Southwest Market

48,299 SF Class B Office - General Bldg 2,286 SF Available at \$13.00 Net



Prime location at Highway 100 and 50th in Edina. Has conference room, vending room and abundant surface parking. Executive suites available. Located adjacent to the Edina Country Club.

Property Type **General Office**
 Bldg Size **48,299 SF**
 Status **Existing**
 Year Built **1979**

Land Area **3.25 Ac.**
 Zoning **(Office)**
 Sublease **No**
 % Occupied **95.27%**

Building Class **B**
 Stories **4**
 Typical Floor **11,588 /SF**
 Parking Spaces **203**
 Parking Ratio **4.00 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **2,286 SF**
 Max Contig **2,286 SF**
 Min Divisible **2,286 SF**
 Rental Rate **\$13.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **2**
 Parcel # **053-1802824320024**

Operating Exp/SF **\$7.62 /SF**
 Taxes/SF **\$3.12 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
4	450	2,286	2,286	2,286	\$13.00 Net	Office	Yes	Now	
--									

Listing Company **Cushman & Wakefield/NorthMarq - Dan Nechanicky (952) 820-8765**

Wells Fargo Plaza - 7900 Xerxes Ave S

238

Bloomington, MN 55431 | Hennepin County | Southwest Market

434,746 SF Class B Office - General Bldg 120,918 SF Available at \$14.50 - \$16.00



Property Type **General Office**
Bldg Size **434,746 SF**
Status **Existing**
Year Built **1973**

Land Area **11.50 Ac.**
Zoning **C**
Sublease **No**
% Occupied **83.24%**

Building Class **B**
Stories **24**
Typical Floor **12,419 /SF**
Parking Spaces **1,800**
Parking Ratio **4.14 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **120,918 SF**
Max Contig **15,408 SF**
Min Divisible **1,041 SF**
Rental Rate **\$14.50 - \$16.00 - -**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **053-0502724210002; 05-027-24-21-0003**

Operating Exp/SF **\$7.79 /SF**
Taxes/SF **\$5.03 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	210	2,101	2,101	2,101	\$15.00 - \$16.00 NNN	Office	Yes	Now	
--									
2	215	1,908	1,908	1,908	\$15.00 - \$16.00 NNN	Office	Yes	Now	
--									
2	220	2,279	2,279	2,279	\$15.00 - \$16.00 NNN	Office	Yes	Now	
--									
5	515	1,041	1,041	1,041	\$15.50 NNN	Office	Yes	Now	
--									
8	860	3,289	3,289	3,289	\$14.50 NNN	Office	Yes	Now	
--									
11	1115	4,299	4,299	4,299	\$15.00 - \$16.00 NNN	Office	Yes	Now	
--									
13th	1300	2,703	15,408	2,703	\$15.50 NNN	Office	Yes	Now	

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Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

Wells Fargo Plaza - 7900 Xerxes Ave S238

Bloomington, MN 55431 | Hennepin County | Southwest Market
434,746 SF Class B Office - General Bldg 120,918 SF Available at \$14.50 - \$16.00

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
13th & 12	1300/1200	15,408	15,408	2,703	\$15.00 - \$16.00 NNN	Office	Yes	Now	
--									
20	2030	3,982	3,982	3,982	\$15.00 - \$16.00 Net	Office	Yes	Now	
--									

Listing Company **Zeller Realty** - **Mike Wilhelm** (612) 317-2924 / **Joe Gearen** (612) 317-2906

Xerxes Plaza - 7901 Xerxes Ave S

239

Bloomington, MN 55431-1253 | Hennepin County | Southwest Market

64,170 SF Class B Office - General Bldg 6,779 SF Available at \$13.00 Net



Two new spec suites now under construction: 1. Spec Suite #1 - 2,309 RSF: reception area, front conference room, copy/break area, 3 privates, and room for 8-10 cubes 2. Spec Suite #2 - 2,181 RSF: reception area, front conf room, copy/break area, 4 privates, and room for 4-6 cubes

Property Type **General Office**
Bldg Size **64,170 SF**
Status **Existing**
Year Built **1979**

Land Area **2.99 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **89.44%**

Building Class **B**
Stories **3**
Typical Floor **18,551 /SF**
Parking Spaces **240**
Parking Ratio **4.00 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **6,779 SF**
Max Contig **6,779 SF**
Min Divisible **2,181 SF**
Rental Rate **\$13.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **053-0502724120002**

Operating Exp/SF **\$6.96 /SF**
Taxes/SF **\$3.67 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	230-240-250	6,779	6,779	2,181	\$13.00 Net		Yes	30 Days	
--									

Listing Company **CBRE - Brent Karkula (952) 924-4637 / Joe Conzemius (952) 924-4639**



First month free.

Property Type	General Office	Land Area	1.42 Ac.
Bldg Size	12,199 SF	Zoning	(Office)
Status	Existing	Sublease	No
Year Built	1980	% Occupied	56.73%
Building Class	B	Available SF	5,279 SF
Stories	2	Max Contig	2,644 SF
Typical Floor	6,100 /SF	Min Divisible	1,049 SF
Parking Spaces	57	Rental Rate	\$7.50 Net
Parking Ratio	4.67 /1000 SF	Sale Price	Not for Sale
Tenancy	Multi-Tenant	Price/SF	Not for Sale
Core Factor		Operating Exp/SF	\$7.25 /SF
Elevators		Taxes/SF	\$2.53 /SF
Parcel #	053-3611722430023		

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	200	1,595	2,644	1,595	\$7.50 Net	Office	Yes	Now	
First month free.									
2	200/230	2,644	2,644	1,049	\$7.50 Net	Office	Yes	Now	
--									
2	220	2,635	2,635	2,635	\$7.50 Net	Office	Yes	Now	
First month free.									
2	230	1,049	2,644	1,049	\$7.50 Net	Office	Yes	Now	
First month free.									

Listing Company **Dennis M. Gallaher, Inc - Dennis Gallaher (952) 212-7516**

10285 Yellow Circle Dr - 10285 Yellow Circle Dr

241

Minnetonka, MN 55343 | Hennepin County | Southwest Market
11,170 SF Class C Office - General Bldg 1,000 SF Available at \$30.00 Gross Lease



Five (5) Move in Ready Exec. Offices__Furnished__Two (2) Common Conference Rooms__Common Kitchen / Break Area__Elegant Reception with Attendant__Comcast Internet Available__\$500 per Mo***Please visit www.ejlcommercial.com or www.showcasemybuilding.com for additional information***

Property Type	General Office	Land Area	1.53 Ac.
Bldg Size	11,170 SF	Zoning	(Office)
Status	Existing	Sublease	No
Year Built	1979	% Occupied	91.05%
Building Class	C	Available SF	1,000 SF
Stories	2	Max Contig	600 SF
Typical Floor	5,500 /SF	Min Divisible	200 SF
Parking Spaces	45	Rental Rate	\$30.00 Gross Lease
Parking Ratio	4.05 /1000 SF	Sale Price	Not for Sale
Tenancy	Multi-Tenant	Price/SF	Not for Sale
Core Factor		Operating Exp/SF	- -
Elevators		Taxes/SF	- -
Parcel #	053-3611722340017		

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	1st Floor	200	200	200	\$30.00 Gross Lease	Office	Yes	Now	Flexible
Furnished Exec. Office									
2	2nd Floor	600	600	200	\$30.00 Gross Lease	Office	Yes	Now	Flexible
\$500 per Month per office. 3 offices combined for \$1,500 / Negotiable.									
2	2nd Floor	200	200	200	\$30.00 Gross Lease	Office	Yes	Now	Flexible
Furnished Exec. Office / \$500 per month									

Listing Company **EJL Commercial Real Estate - Edward J. (Ted) LaFave (612) 875-3858 / Copperwood Investments, LLC - Justin Stueve 612-360-8104**

Continental Minnetonka - 10400 Yellow Circle Dr

242

Minnetonka, MN 55343 | Hennepin County | Southwest Market

97,482 SF Class B Office - General Bldg 5,898 SF Available at Negotiable NNN

For Sale at Negotiable



Property Type **General Office**
Bldg Size **97,482 SF**
Status **Existing**
Year Built **1979**

Land Area **5.94 Ac.**
Zoning **I-1**
Sublease **No**
% Occupied **93.95%**

Building Class **B**
Stories **6**
Typical Floor **16,247 /SF**
Parking Spaces **401**
Parking Ratio **4.49 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **5,898 SF**
Max Contig **5,898 SF**
Min Divisible **2,945 SF**
Rental Rate **Negotiable NNN**
Sale Price **Negotiable**
Price/SF **Negotiable**

Core Factor
Elevators **2**
Parcel # **053-3611722340014**

Operating Exp/SF **\$6.25 /SF**
Taxes/SF **\$2.75 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
3	3rd	5,898	5,898	2,945	Negotiable NNN		Yes	Now	
--									

Listing Company **Tomas Management, Inc. - Traci Tomas (952) 473-1700**

York Place - 7701 W York Ave

243

Edina, MN 55435-5238 | Hennepin County | Southwest Market

57,118 SF Class B Office - General Bldg 11,235 SF Available at \$11.00 Net



An attractive three-story Class "B" building with custom tailored space to meet your specific needs. Executive underground and surface parking. Near numerous area restaurants, hotels, and retail services including Southdale Shopping Center. Excellent access and visibility just off I-494 and York Avenue.

Property Type **General Office**
Bldg Size **57,118 SF**
Status **Existing**
Year Built **1979**

Land Area **4.29 Ac.**
Zoning **(Office)**
Sublease **No**
% Occupied **80.33%**

Building Class **B**
Stories **3**
Typical Floor **19,039 /SF**
Parking Spaces **228**
Parking Ratio **4.00 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **11,235 SF**
Max Contig **9,600 SF**
Min Divisible **1,635 SF**
Rental Rate **\$11.00 Net**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

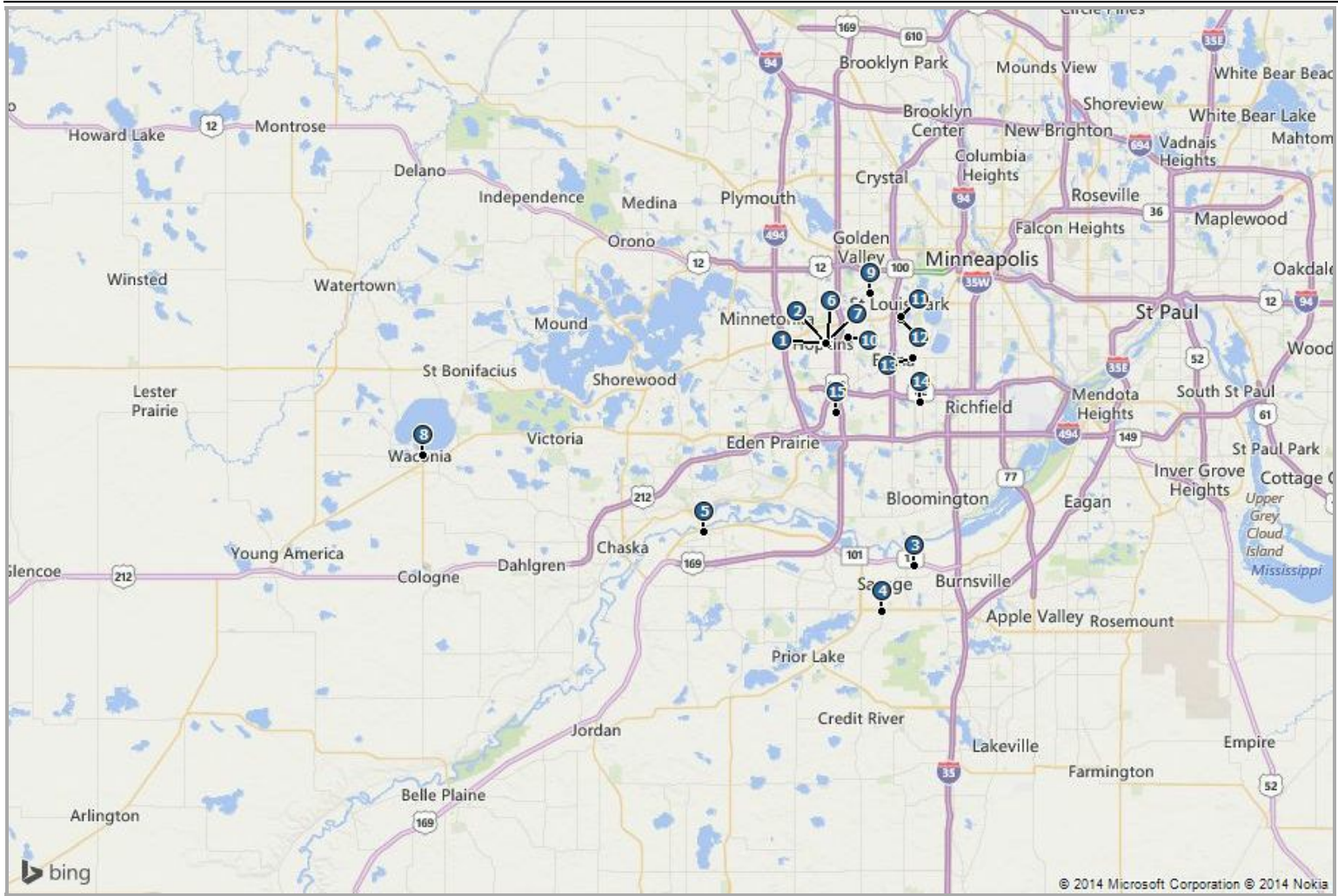
Core Factor
Elevators
Parcel # **053-3202824340023**

Operating Exp/SF **\$6.92 /SF**
Taxes/SF **\$3.25 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	225	1,635	1,635	1,635	\$11.00 Net	Office	Yes	Now	
--									
3	350	9,600	9,600	2,000	\$11.00 Net	Office	Yes	Now	
--									

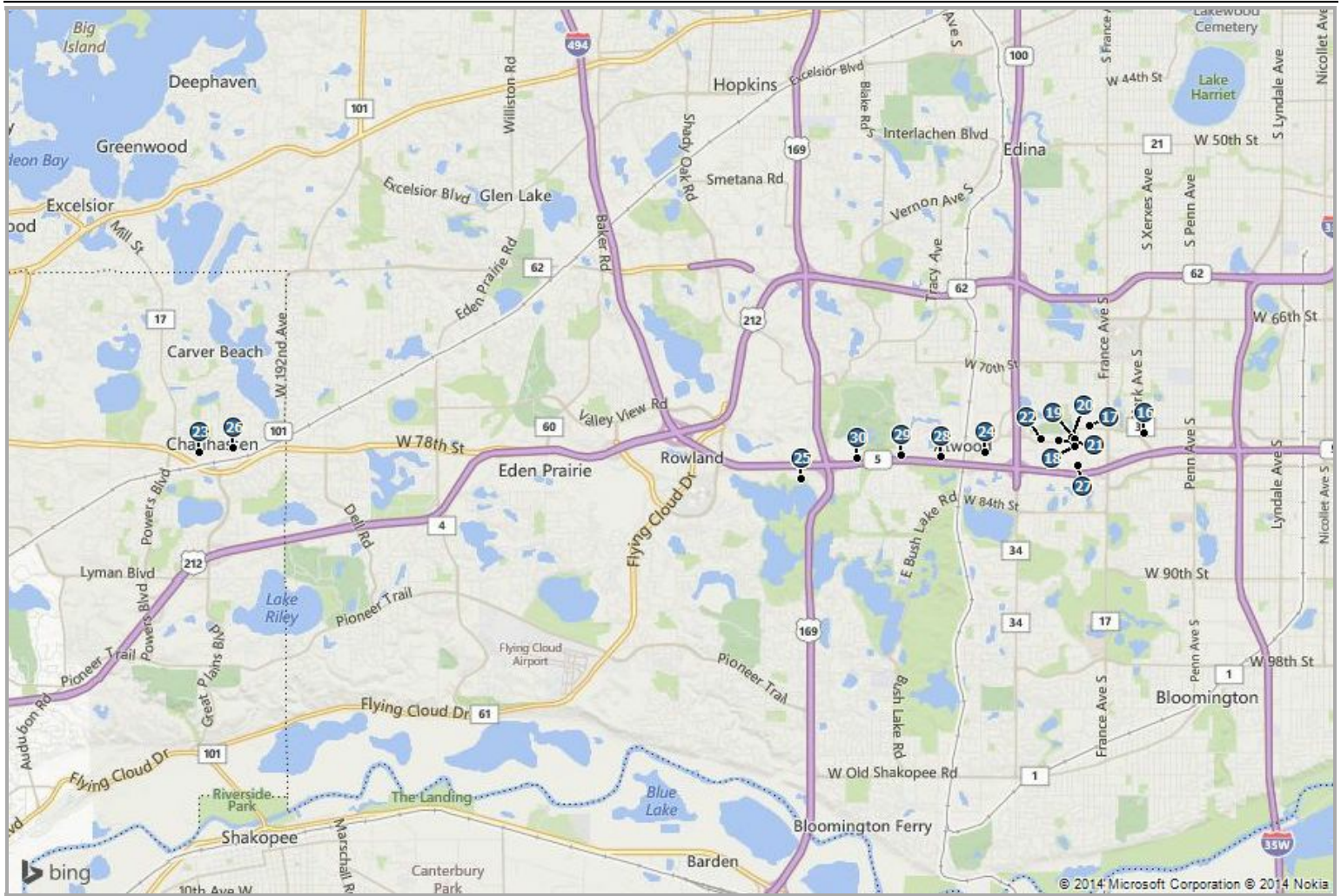
Listing Company **Cushman & Wakefield/NorthMarq - Dan Nechanicky (952) 820-8765**

Road Map



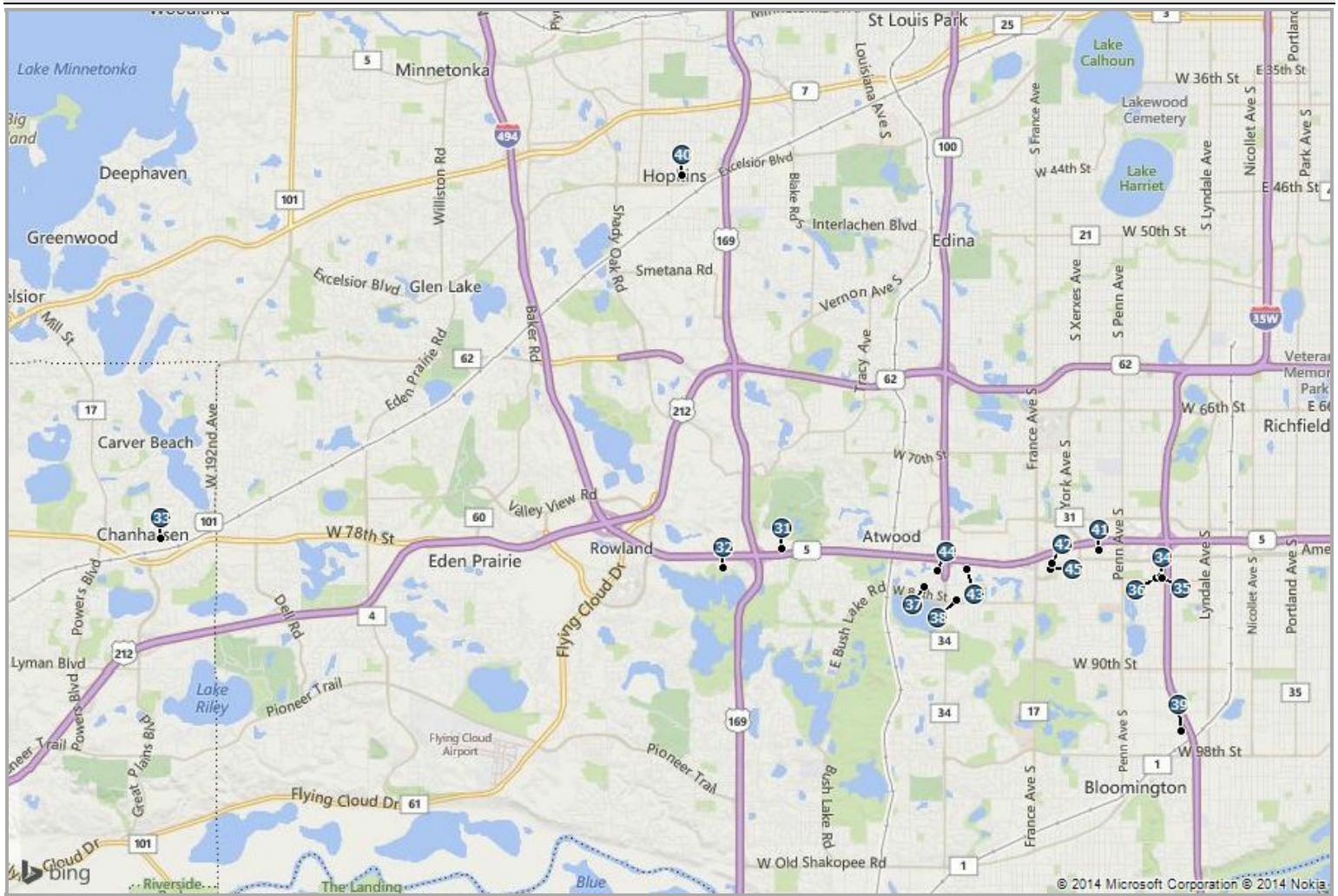
	Address	City, State Zip	Number on report
1	32 S 10th Ave	Hopkins, MN 55343	1
2	33 S 10th Ave	Hopkins, MN 55343	2
3	4029 125th St W	Savage, MN 55378	3
4	6350 143rd St	Savage, MN 55378-2891	4
5	115-185 E 1st Ave	Shakopee, MN 55379	5
6	810 S 1st St	Hopkins, MN 55343	6
7	1011 S 1st St	Hopkins, MN 55343-9413	7
8	141 W 1st St	Waconia, MN 55387-1311	8
9	7204 27th St	Saint Louis Park, MN 55426	9
10	600-750 2nd St NE	Hopkins, MN 55343	10
11	4915 W 35th St	Saint Louis Park, MN 55416	11
12	5000 36th St	Saint Louis Park, MN 55416-2758	12
13	3948 W 50th St	Edina, MN 55424-1202	13, 14
14	3400 W 66th St	Edina, MN 55435	15, 16
15	9835-9839 W 69th St	Eden Prairie, MN 55344	17

Road Map



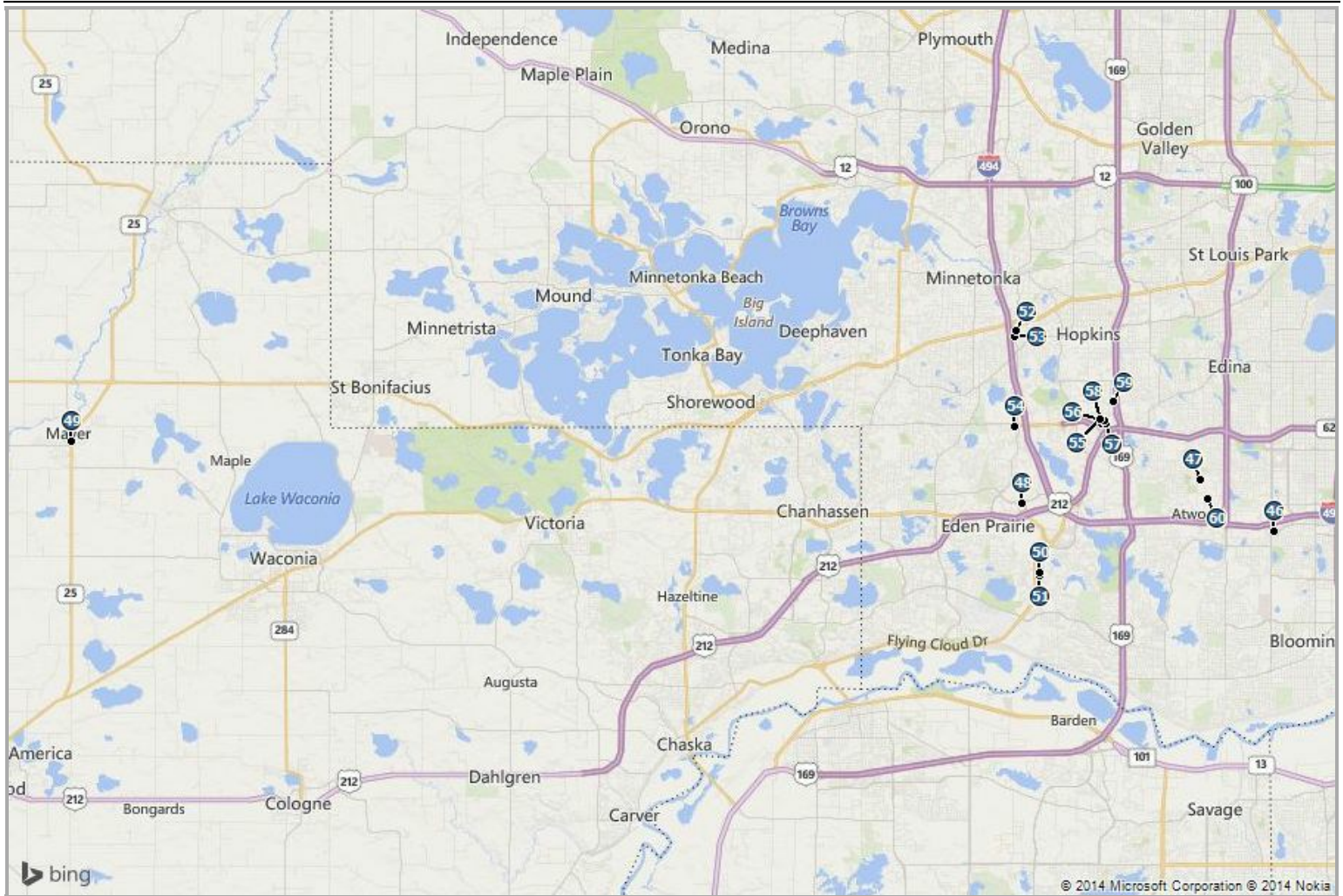
Address	City, State Zip	Number on report
16 3209 W 76th St	Edina, MN 55435-5246	18
17 4444 W 76th St	Edina, MN 55435	19
18 4445 77th St	Edina, MN 55435-5133	20
19 4510 W 77th St	Edina, MN 55435-5505	21
20 4530 W 77th St	Edina, MN 55435-5006	22
21 4600 W 77th St	Edina, MN 55435	23
22 4700 W 77th St	Edina, MN 55435	24
23 761 78th St	Chanhassen, MN 55317-9573	25
24 5810 78th St	Bloomington, MN 55437-2602	26, 27
25 9531 78th St	Eden Prairie, MN 55344	28
26 470 W 78th St	Chanhassen, MN 55317	29
27 4400 W 78th St	Bloomington, MN 55435-5444	30
28 6625 W 78th St	Bloomington, MN 55439	31
29 7201 W 78th St	Bloomington, MN 55439	32
30 7900 W 78th St	Edina, MN 55439	33

Road Map



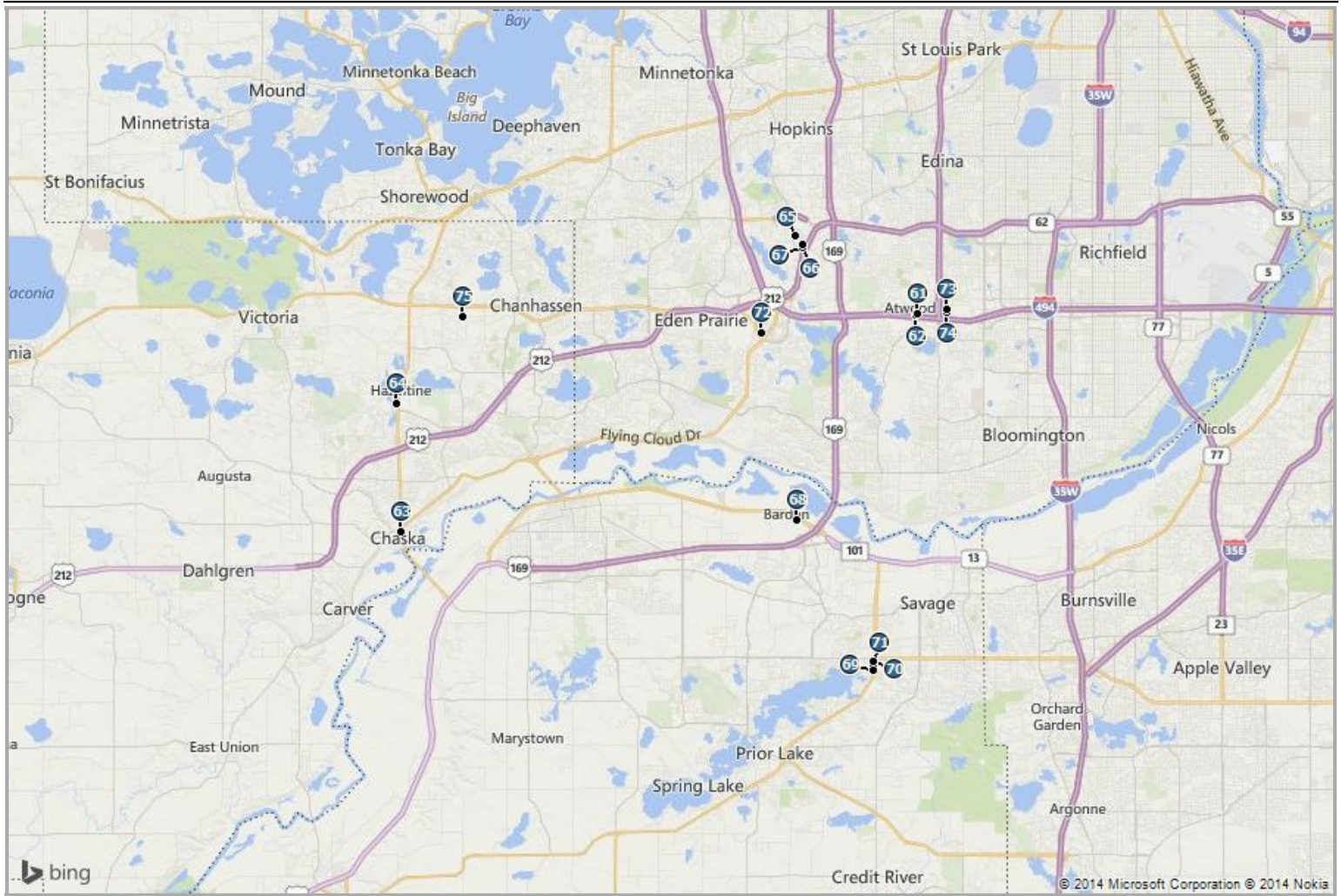
Address	City, State Zip	Number on report
31 8000 W 78th St	Edina, MN 55439	34
32 9855 W 78th St	Eden Prairie, MN 55344	35
33 480 W 78th St W	Chanhassen, MN 55317-4527	36
34 1600 82nd St	Bloomington, MN 55431	37
35 1650 82nd St W	Bloomington, MN 55431-1419	38
36 1700 82nd St W	Bloomington, MN 55431-1442	39
37 5600 83rd St	Bloomington, MN 55437-1000	40
38 5270 W 84th St	Bloomington, MN 55437-1373	41
39 1224 W 96th St	Bloomington, MN 55431	42
40 50 S 9th Ave	Hopkins, MN 55343	43
41 2740 American Blvd	Bloomington, MN 55431	44
42 3500 American Blvd	Bloomington, MN 55431	45
43 5001 American Blvd	Bloomington, MN 55437-1108	46
44 5600 American Blvd	Bloomington, MN 55437-1724	47
45 3600 American Blvd W	Bloomington, MN 55431-1079	48, 49

Road Map



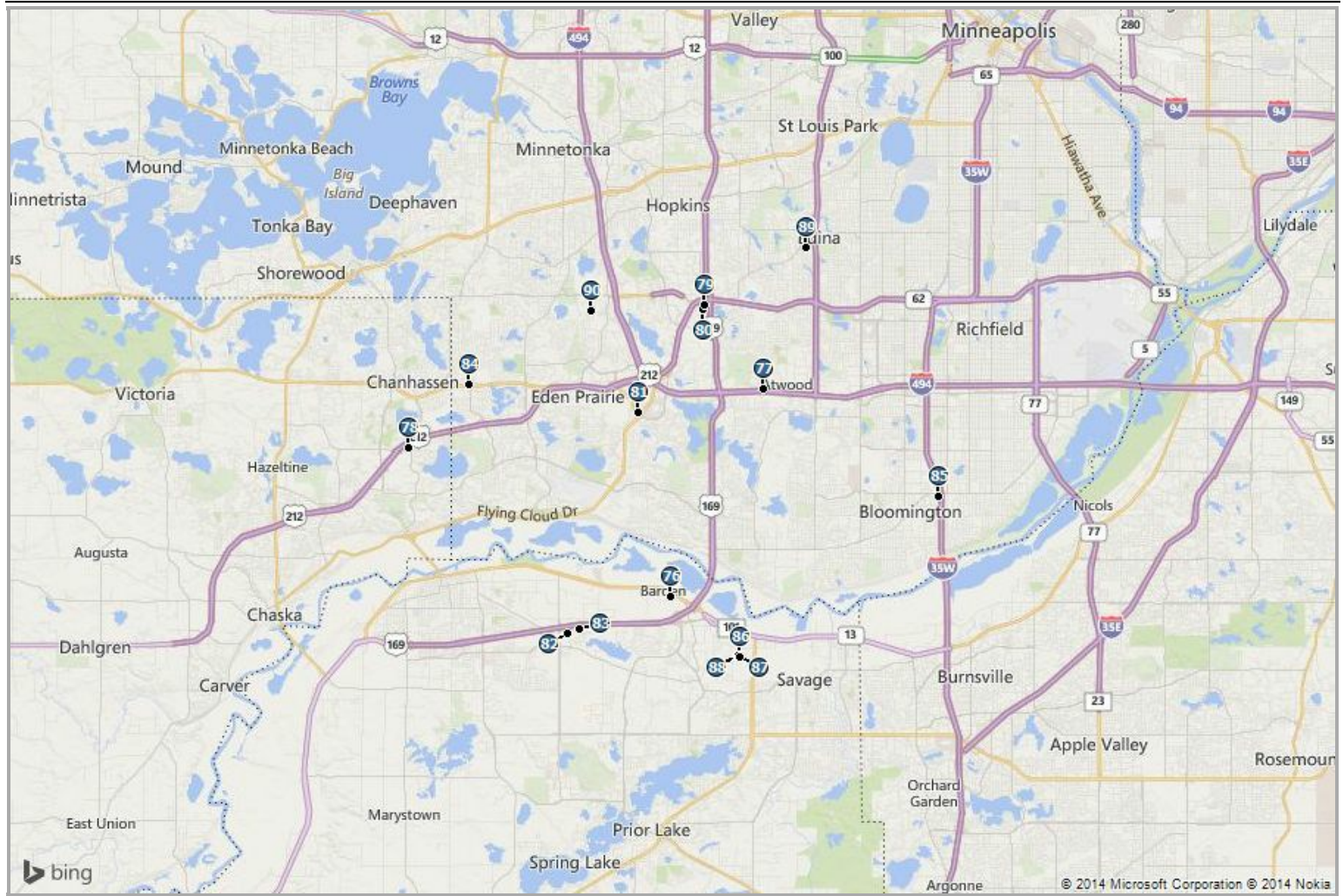
Address	City, State Zip	Number on report
46 3800 American Blvd W	Bloomington, MN 55431	50
47 7121-7155 Amundson Ave	Edina, MN 55439	51
48 7595-7601 Anagram Dr	Eden Prairie, MN 55344-7399	52
49 255 Ash Ave N	Mayer, MN 55360	53
50 8873-8881 Aztec Dr	Eden Prairie, MN 55347	54
51 8925-8929 Aztec Dr	Eden Prairie, MN 55347-1916	55
52 4350 Baker Rd	Minnetonka, MN 55343	56, 57
53 4500 Baker Rd	Minnetonka, MN 55343	58
54 6216 Baker Rd	Eden Prairie, MN 55346-1928	59
55 6109 Blue Circle Dr	Minnetonka, MN 55343	60
56 6110 Blue Circle Dr	Minnetonka, MN 55343	61
57 6130 Blue Circle Dr	Minnetonka, MN 55343	62
58 6133 Blue Circle Dr	Minnetonka, MN 55343	63
59 9800 W Bren Rd	Minnetonka, MN 55343-9612	64
60 7401 Bush Lake Rd	Edina, MN 55439	65

Road Map



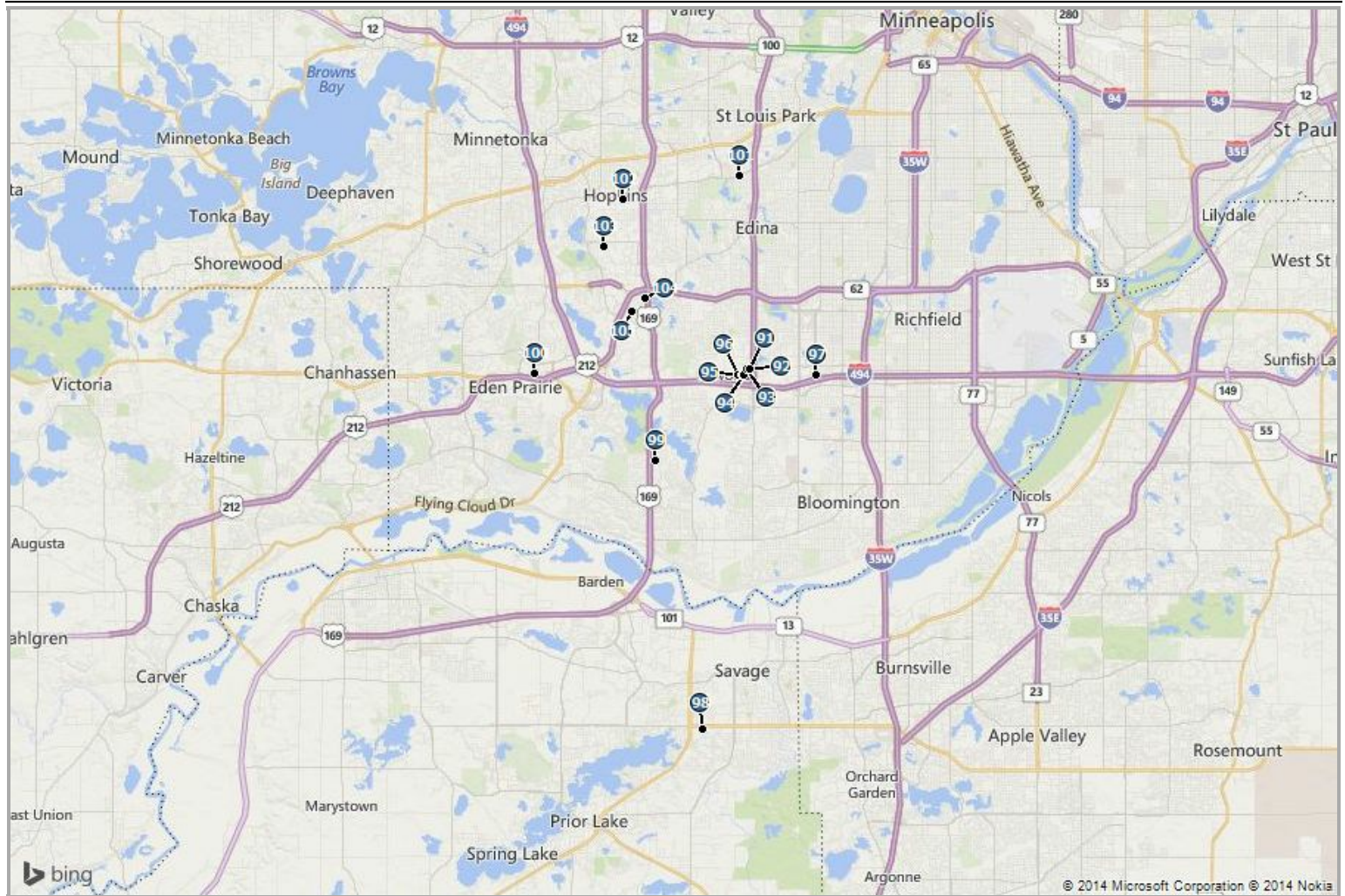
Address	City, State Zip	Number on report
61 7801 E Bush Lake Rd	Bloomington, MN 55439	66
62 7831 E Bush Lake Rd	Bloomington, MN 55439	67
63 510 Chestnut St	Chaska, MN 55318-3300	68
64 3000 Chestnut St	Chaska, MN 55318-3054	69
65 6403-6411 City West Pkwy	Eden Prairie, MN 55344	70
66 6500 City West Pkwy	Eden Prairie, MN 55344	71
67 6600 City West Pkwy	Eden Prairie, MN 55344-3261	72, 73
68 7800 E Co Rd 101	Shakopee, MN 55379-9728	74
69 14198 Commerce Ave	Prior Lake, MN 55372-1439	75
70 14070 Commerce Ave NE	Prior Lake, MN 55372	76
71 14162 Commerce Way	Prior Lake, MN 55372-1480	77
72 8200-8220 Commonwealth Dr	Eden Prairie, MN 55344-4219	78
73 7710 W Computer Ave	Edina, MN 55435	79
74 7800 Dr Computer Ave S	Bloomington, MN 55435	80
75 2025 Coulter Blvd	Chanhassen, MN 55317	81

Road Map



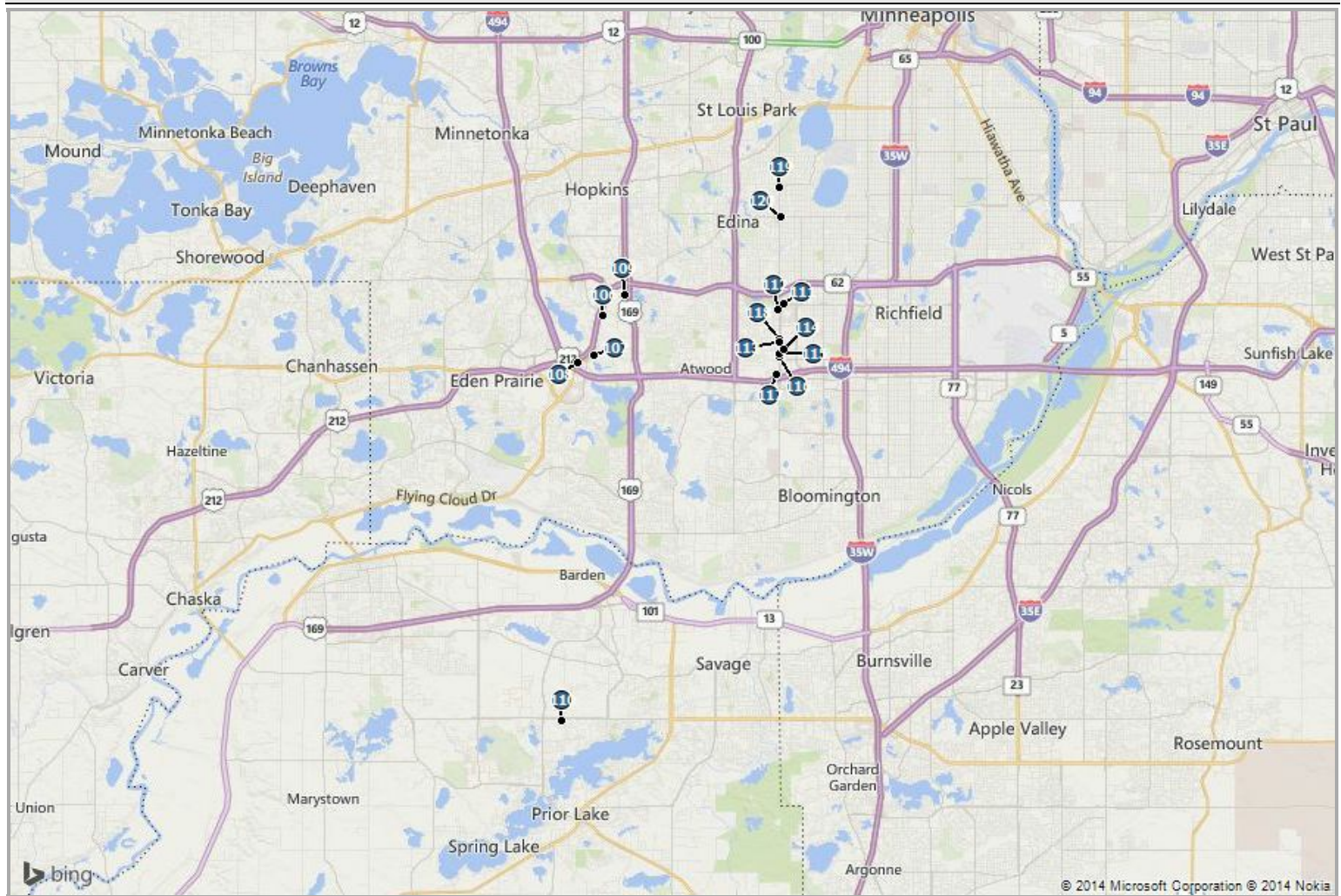
Address	City, State Zip	Number on report
76 7700-7802 E County Road 101	Shakopee, MN 55379-7102	82
77 7808 Creekridge Cir	Bloomington, MN 55439	83
78 8971 Crossroads Blvd	Chanhassen, MN 55317	84
79 10050 Crosstown Cir	Eden Prairie, MN 55344	85
80 10125 Crosstown Cir	Eden Prairie, MN 55344	86
81 8353 Crystal View Rd	Eden Prairie, MN 55344	87
82 4201 Dean Lakes Blvd	Shakopee, MN 55379-2829	88
83 4601 Dean Lakes Blvd	Shakopee, MN 55379	89
84 7770 Dell Rd	Chanhassen, MN 55317-9314	90
85 9801 Dupont Ave	Bloomington, MN 55431	91
86 8600-8640 Eagle Creek Cir	Savage, MN 55378-1284	92
87 8646-8670 Eagle Creek Cir	Savage, MN 55378-1570	93
88 8674-8696 Eagle Creek Cir	Savage, MN 55378-1284	94
89 5201 Eden Ave	Edina, MN 55436	95
90 6520 Edenvale Blvd	Eden Prairie, MN 55346-2564	96

Road Map



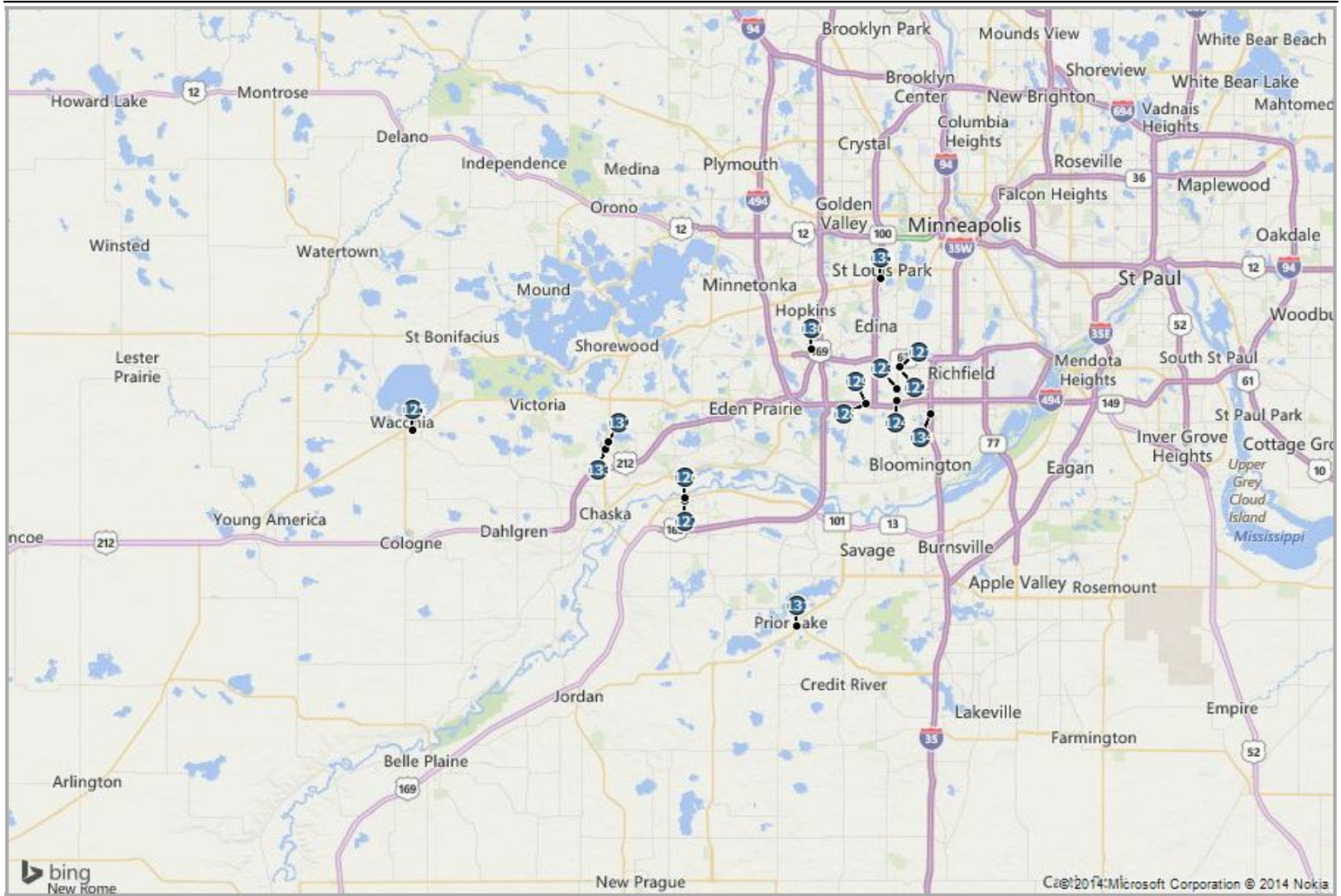
Address	City, State Zip	Number on report
91 5100 Edina Industrial Blvd	Edina, MN 55439	97
92 5108-5120 Edina Industrial Blvd	Edina, MN 55439-3008	98
93 5108 Edina Industrial Blvd	Edina, MN 55439-3008	99
94 5151 Edina Industrial Blvd	Edina, MN 55439	100
95 5215 Edina Industrial Blvd	Edina, MN 55439	101
96 5221-5275 Edina Industrial Blvd	Edina, MN 55439-2910	102
97 3300 S Edinborough Way	Edina, MN 55435-5923	103, 104
98 7447 Egan Dr	Savage, MN 55378-2254	105
99 9330 Ensign Ave S	Bloomington, MN 55438	106
100 7800 Equitable Dr	Eden Prairie, MN 55344-3672	107
101 6100 Excelsior Blvd	Saint Louis Park, MN 55416-2720	108
102 10417 Excelsior Blvd	Hopkins, MN 55343	109
103 5421 Feltl Rd	Minnetonka, MN 55343	110
104 6400 Flying Cloud Dr	Eden Prairie, MN 55344	111
105 6545 Flying Cloud Dr	Eden Prairie, MN 55344-3303	112

Road Map



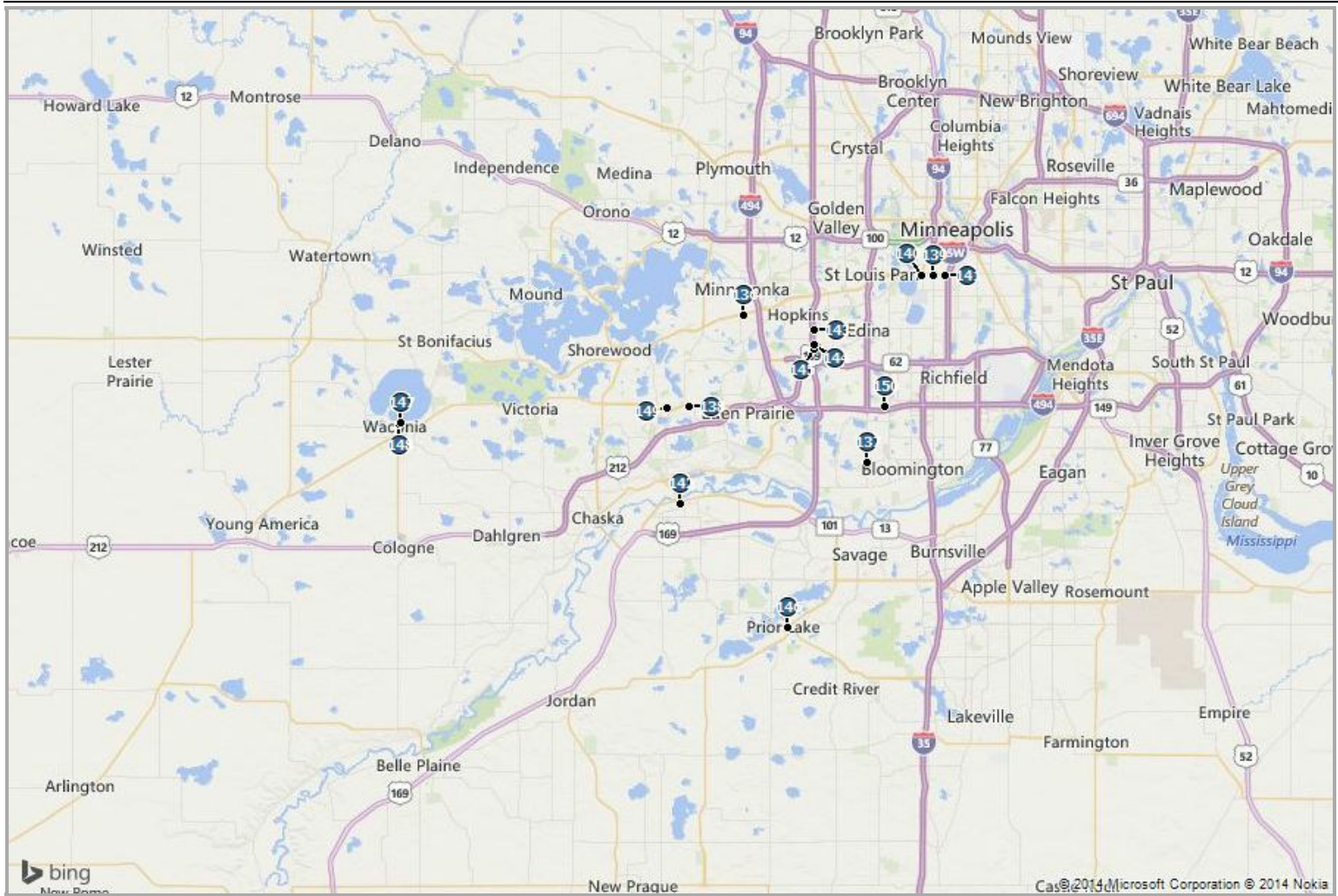
Address	City, State Zip	Number on report
6801-6811 Flying Cloud Dr	Eden Prairie, MN 55344-3418	113
7500 Flying Cloud Dr	Eden Prairie, MN 55344	114
7760 Flying Cloud Dr	Eden Prairie, MN 55344-3713	115
6420 S Flying Cloud Dr	Eden Prairie, MN 55344-3314	116
4385 Fountain Hills Dr NE	Prior Lake, MN 55372	117
6565 France Ave S	Edina, MN 55435	118
6600-6868 S France Ave	Edina, MN 55435	119
7250 S France Ave	Edina, MN 55435-4305	120
7373 S France Ave	Edina, MN 55435	121
7450 S France Ave	Edina, MN 55435	122
7550 S France Ave	Edina, MN 55435-5624	123
7760 S France Ave	Bloomington, MN 55435	124
7200 W France Ave	Edina, MN 55435	125
4404-4412 France Ave S	Edina, MN 55410	126
4999 France Ave S	Minneapolis, MN 55410-1711	127, 128

Road Map



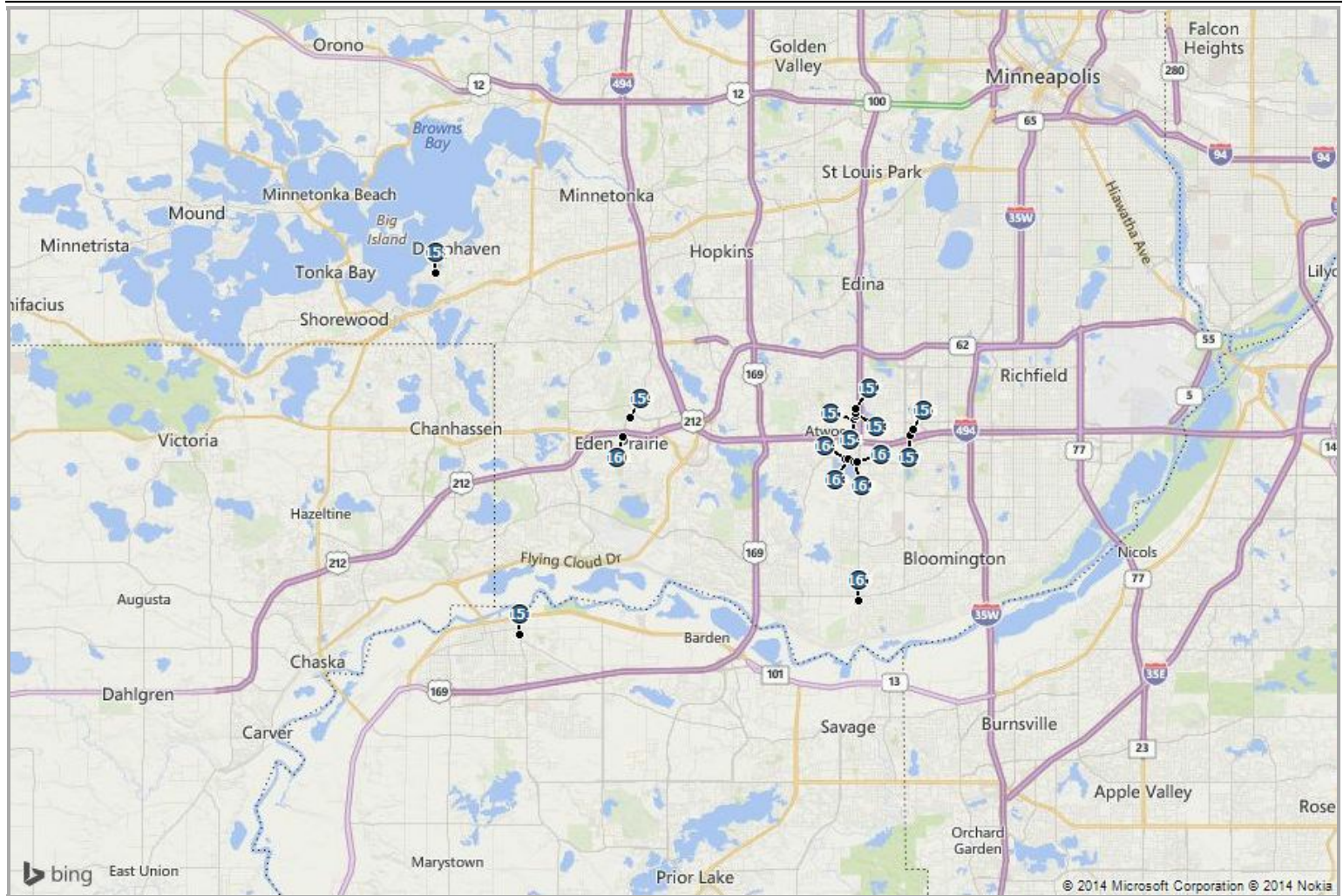
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121	6525 France Ave S	Edina, MN 55435	129, 130
122	6545 France Ave S	Edina, MN 55435	131, 132
123	7300 France Ave S	Edina, MN 55435	133
124	7700 France Ave S	Edina, MN 55435	134, 135
125	219 E Frontage Rd	Waconia, MN 55387-1846	136
126	100 Fuller St	Shakopee, MN 55379	137
127	250 S Fuller St	Shakopee, MN 55379-1323	138
128	7803 Glenroy Rd	Bloomington, MN 55439	139
129	7831 Glenroy Rd	Bloomington, MN 55439	140
130	5900 Green Oak Dr	Minnetonka, MN 55343	141
131	16180 Hastings Ave	Prior Lake, MN 55372-9227	142
132	1107 Hazeltine Blvd	Chaska, MN 55318-1009	143
133	1150 Hazeltine Blvd	Chaska, MN 55318	144
134	8200 Humboldt Ave S	Bloomington, MN 55431	145
135	5051 Hwy 7	Saint Louis Park, MN 55416	146

Road Map



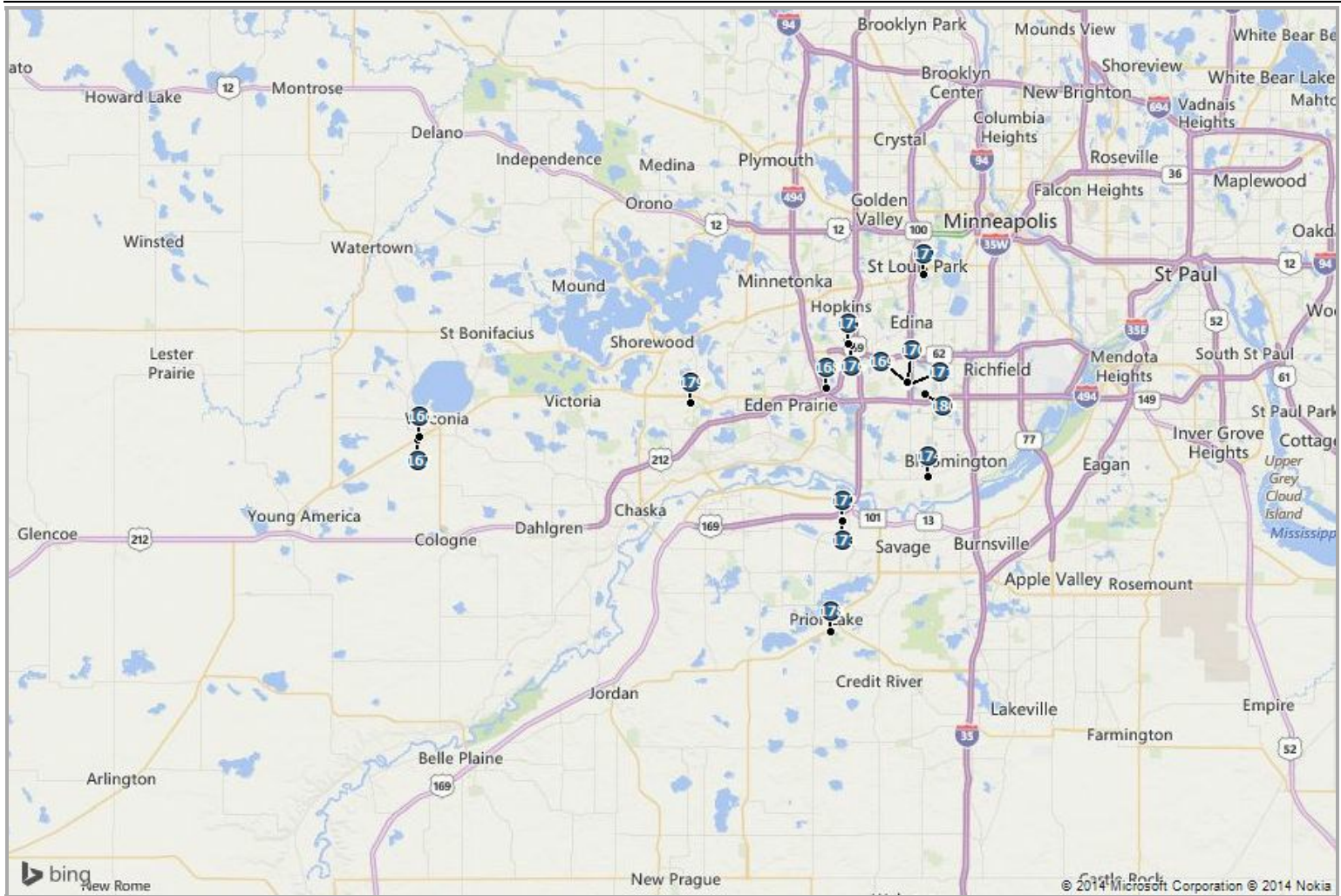
	Address	City, State Zip	Number on report
136	14525 Hwy 7 Hwy	Minnetonka, MN 55345-1309	147
137	5300 Hyland Greens Dr	Bloomington, MN 55437-3933	148
138	18860-18900 Lake Dr E	Chanhassen, MN 55317	149
139	711 Lake St	Minneapolis, MN 55408	150
140	1455 Lake St	Minneapolis, MN 55408	151
141	5 Lake St W	Minneapolis, MN 55408	152
142	205 S Lewis St	Shakopee, MN 55379-1459	153
143	5050 Lincoln Dr	Edina, MN 55436	154
144	5624 Lincoln Dr	Edina, MN 55436-1606	155
145	5780 Lincoln Dr	Edina, MN 55436	156
146	16152 Main Ave	Prior Lake, MN 55372-4800	157
147	20 W Main St	Waconia, MN 55387	158
148	101 Main St W	Waconia, MN 55387-1023	159
149	600 Market St	Chanhassen, MN 55317-9443	160
150	4300 MarketPointe Dr	Bloomington, MN 55435	161

Road Map



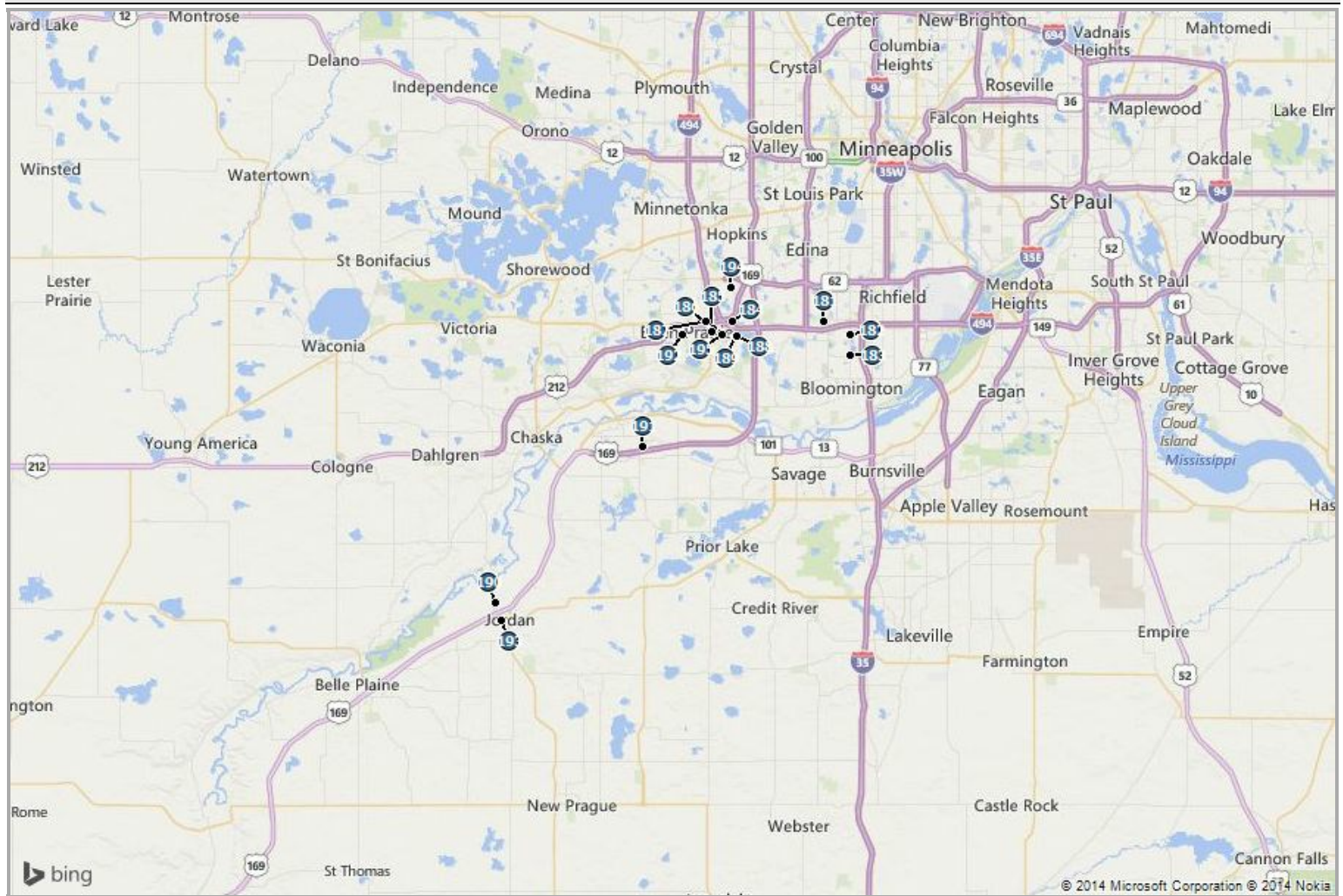
Address	City, State Zip	Number on report
151 500 Marshall Rd	Shakopee, MN 55329	162
152 7300 Metro Blvd	Edina, MN 55439	163
153 7400 Metro Blvd	Edina, MN 55439	164
154 7401 Metro Blvd	Edina, MN 55439	165, 166
155 7505 Metro Blvd	Edina, MN 55439	167
156 3600 Minnesota Dr	Edina, MN 55435	168
157 3601 Minnesota Dr	Bloomington, MN 55435-5281	169
158 21195 Minnetonka Blvd	Shorewood, MN 55331-5602	170
159 7525 Mitchell Rd	Eden Prairie, MN 55344	171
160 7890 Mitchell Rd	Eden Prairie, MN 55344	172, 173
161 8000 Norman Center Dr	Bloomington, MN 55437	174
162 8300 Norman Center Dr	Bloomington, MN 55437	175
163 8400 Normandale Lake Blvd	Bloomington, MN 55437	176
164 8500 Normandale Lake Blvd	Bloomington, MN 55437	177
165 10800 Normandale Blvd	Bloomington, MN 55437-3130	178

Road Map



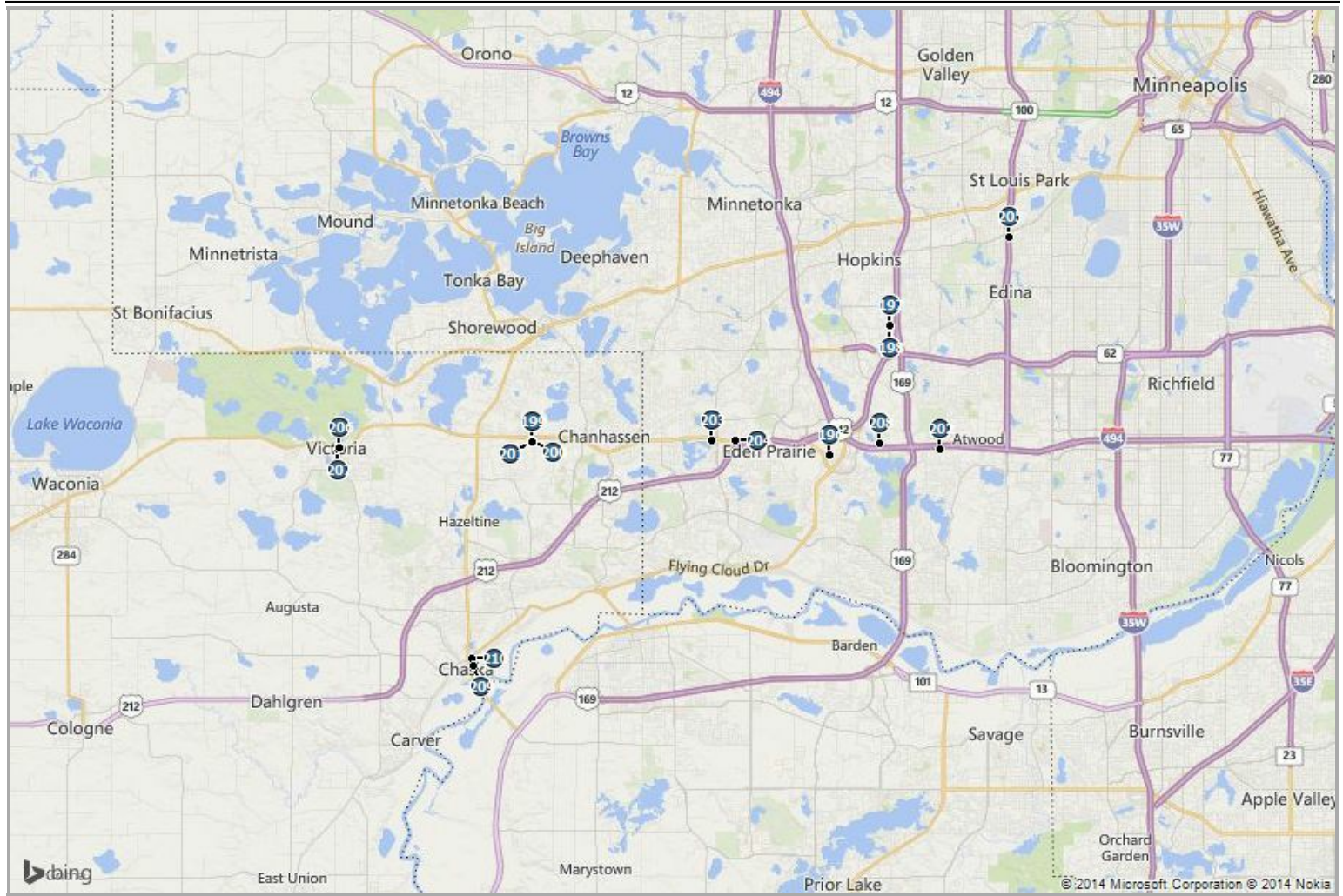
	Address	City, State Zip	Number on report
166	1309 Oak Ave	Waconia, MN 55387	179
167	9350-9356 Oak Ave	Waconia, MN 55387-9422	180
168	7500 Office Ridge Cir	Eden Prairie, MN 55344	181
168	7211-7215 Ohms Ln	Edina, MN 55439-2148	182
170	7241 Ohms Ln	Edina, MN 55439	183
171	7301 Ohms Ln	Edina, MN 55439	184
172	8160 Old Carriage Ct	Shakopee, MN 55379	185
173	8170 Old Carriage Ct	Shakopee, MN 55379-3163	186
174	4200 W Old Shakopee Rd	Bloomington, MN 55437-2976	187
175	5850 Opus Pkwy	Minnetonka, MN 55343	188
176	5995 Opus Pkwy	Minnetonka, MN 55343	189
177	4500 Park Glen Rd	Saint Louis Park, MN 55416	190
178	4719 Park Nicollet Ave	Prior Lake, MN 55372-4023	191
179	1300 Park Rd	Chanhassen, MN 55317-9527	192
180	7600 Parklawn Ave	Edina, MN 55435-5125	193

Road Map



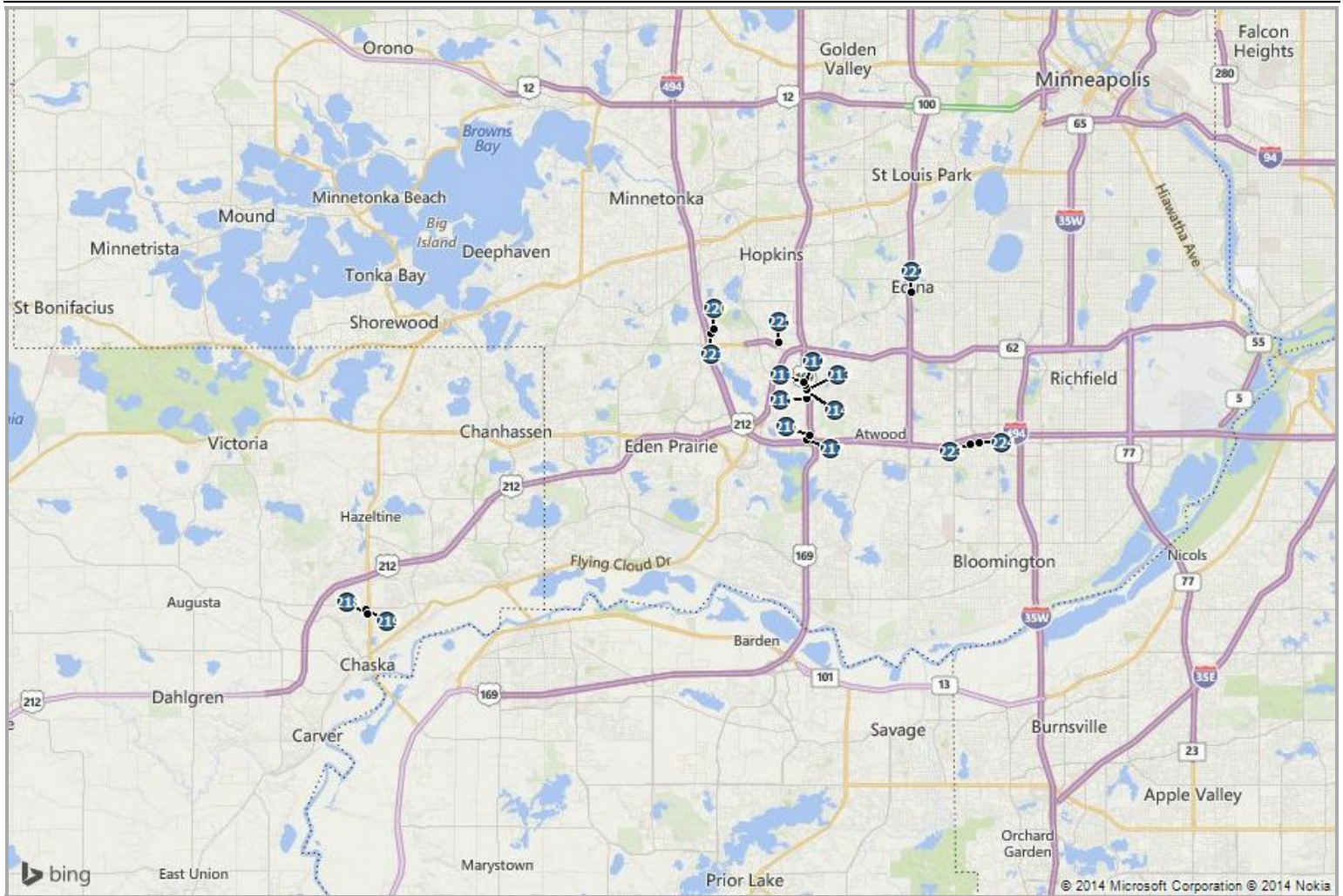
Address	City, State Zip	Number on report
181 7685 Parklawn Ave	Edina, MN 55435	194
182 8100 Penn Ave	Bloomington, MN 55431-1360	195
183 8900 Penn Ave S	Bloomington, MN 55431-2068	196
184 100 Prairie Center Dr	Eden Prairie, MN 55344	197
185 775 Prairie Center Dr	Eden Prairie, MN 55344	198
186 800 Prairie Center Dr	Eden Prairie, MN 55344	199
187 965 Prairie Center Dr	Eden Prairie, MN 55344	200
188 11010 Prairie Lakes Dr	Eden Prairie, MN 55344-3884	201
189 11010 Prairie Lakes Dr	Eden Prairie, MN 55344-3884	202
190 860 Quaker Ave	Jordan, MN 55352-1060	203
191 1275 S Ramsey St	Shakopee, MN 55379-3133	204
192 14850 Scenic Heights Rd	Eden Prairie, MN 55344	205
193 700 Seville Dr	Jordan, MN 55352-4539	206
194 6385 Shady Oak Rd	Eden Prairie, MN 55344	207
195 11995-11997 Singletree Ln	Eden Prairie, MN 55344	208

Road Map



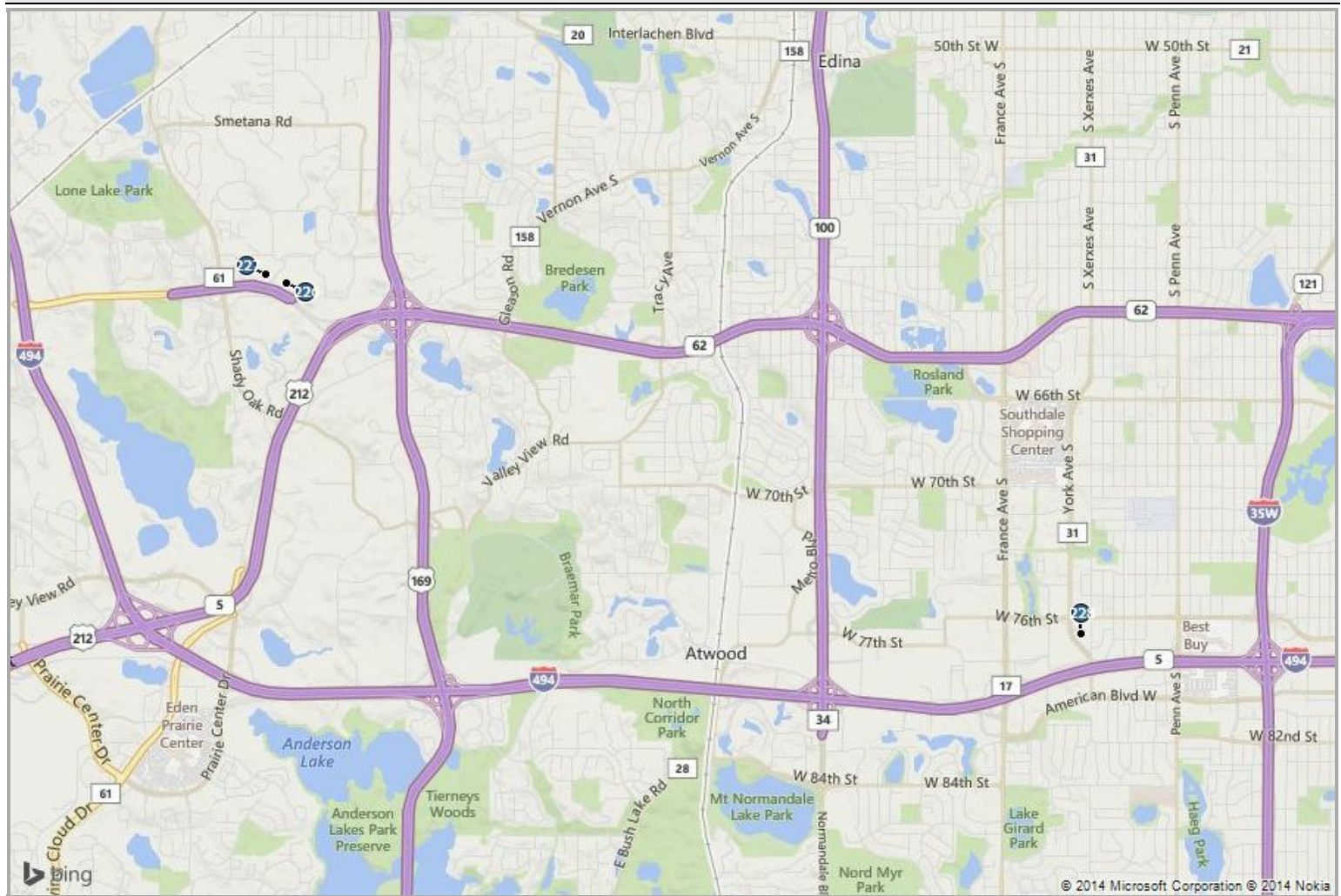
	Address	City, State Zip	Number on report
196	12300 Singletree Ln	Eden Prairie, MN 55344	209
197	5700 Smetana Dr	Minnetonka, MN 55343	210
198	5720 Smetana Dr	Minnetonka, MN 55343	211
199	7935 Stone Creek Dr	Chanhassen, MN 55317	212
200	7945 Stone Creek Dr	Chanhassen, MN 55317-4605	213
201	7975 Stone Creek Dr	Chanhassen, MN 55317-4614	214
202	7805 Telegraph Rd	Bloomington, MN 55438-3407	215
203	7820 Terrey Pine Ct	Eden Prairie, MN 55347-1104	216
204	15830-15842 Venture Ln	Eden Prairie, MN 55344-5731	217
205	4021-4029 Vernon Ave S	Saint Louis Park, MN 55416	218
206	7924 Victoria Dr	Victoria, MN 55386-7728	219
207	7948 Victoria Dr	Victoria, MN 55386	220
208	10400 Viking Dr	Eden Prairie, MN 55344	221
209	320 Walnut St	Chaska, MN 55318-4568	222
210	706 Walnut St	Chaska, MN 55318-2265	223

Road Map



	Address	City, State Zip	Number on report
211	6801 S Washington Ave	Eden Prairie, MN 55344	224
212	6871-6889 S Washington Ave	Edina, MN 55439	225
213	6955-6973 S Washington Ave	Edina, MN 55439	226
214	6975-6989 S Washington Ave	Edina, MN 55439	227
215	7115-7133 S Washington Ave	Edina, MN 55439	228
216	7777 S Washington Ave	Edina, MN 55439	229
217	7825 S Washington Ave	Bloomington, MN 55439	230
218	1435 White Oak Dr	Chaska, MN 55318-2667	231
219	1475 White Oak Dr	Chaska, MN 55318-4571	232
220	12501-12701 Whitewater Dr	Minnetonka, MN 55343	233, 234
221	12800-12900 Whitewater Dr	Minnetonka, MN 55343	235
222	5200 Willson Rd	Edina, MN 55424	236, 237
223	7900 Xerxes Ave S	Bloomington, MN 55431	238
224	7901 Xerxes Ave S	Bloomington, MN 55431-1253	239
225	10249 Yellow Circle Dr	Minnetonka, MN 55343	240

Road Map



Address	City, State Zip	Number on report
226 10285 Yellow Circle Dr	Minnetonka, MN 55343	241
227 10400 Yellow Circle Dr	Minnetonka, MN 55343	242
228 7701 W York Ave	Edina, MN 55435-5238	243