

FOR LEASE

LAKE SMETANA TECH CENTER

7706-7760 GOLDEN TRIANGLE DRIVE, EDEN PRAIRIE, MN



PROPERTY DETAILS

- Great Golden Triangle location!
Convenient access to Hwy 169, I-494 and Hwy 212
- Private setting right on Lake Smetana with direct access to several walking trails

TOTAL BUILDING SF	88,677 SF
LAND AREA	6.1 acres
CLEAR HEIGHT	16'
YEAR BUILT	1988
PARKING	329 (3.71/1,000)

VACANCY DETAILS

SUITE 7706	8,788 SF Total 100% Office Spec office suite at warehouse rates!
SUITE 7716	4,634 SF Total 100% Office Available 9/1/2022
SUITE 7672	6,262 SF Total 3,665 SF Office 2,597 SF Warehouse 1 dock / 2 drive-ins
SUITE 7678	3,074 SF Total 100% Office
LEASE RATES	\$11.50 PSF \$5.50 PSF
2023 EST. RE TAX /CAM	\$5.50 PSF

For more information, please contact:

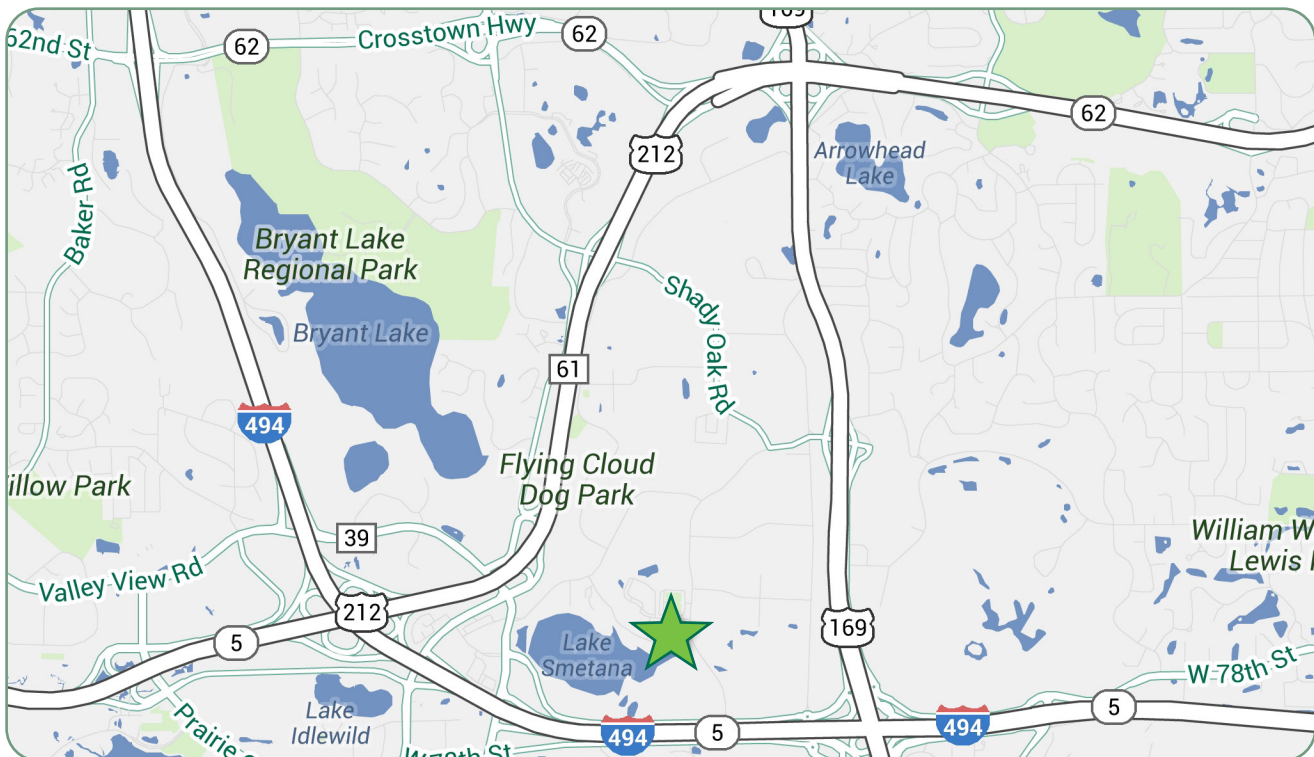
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CBRE

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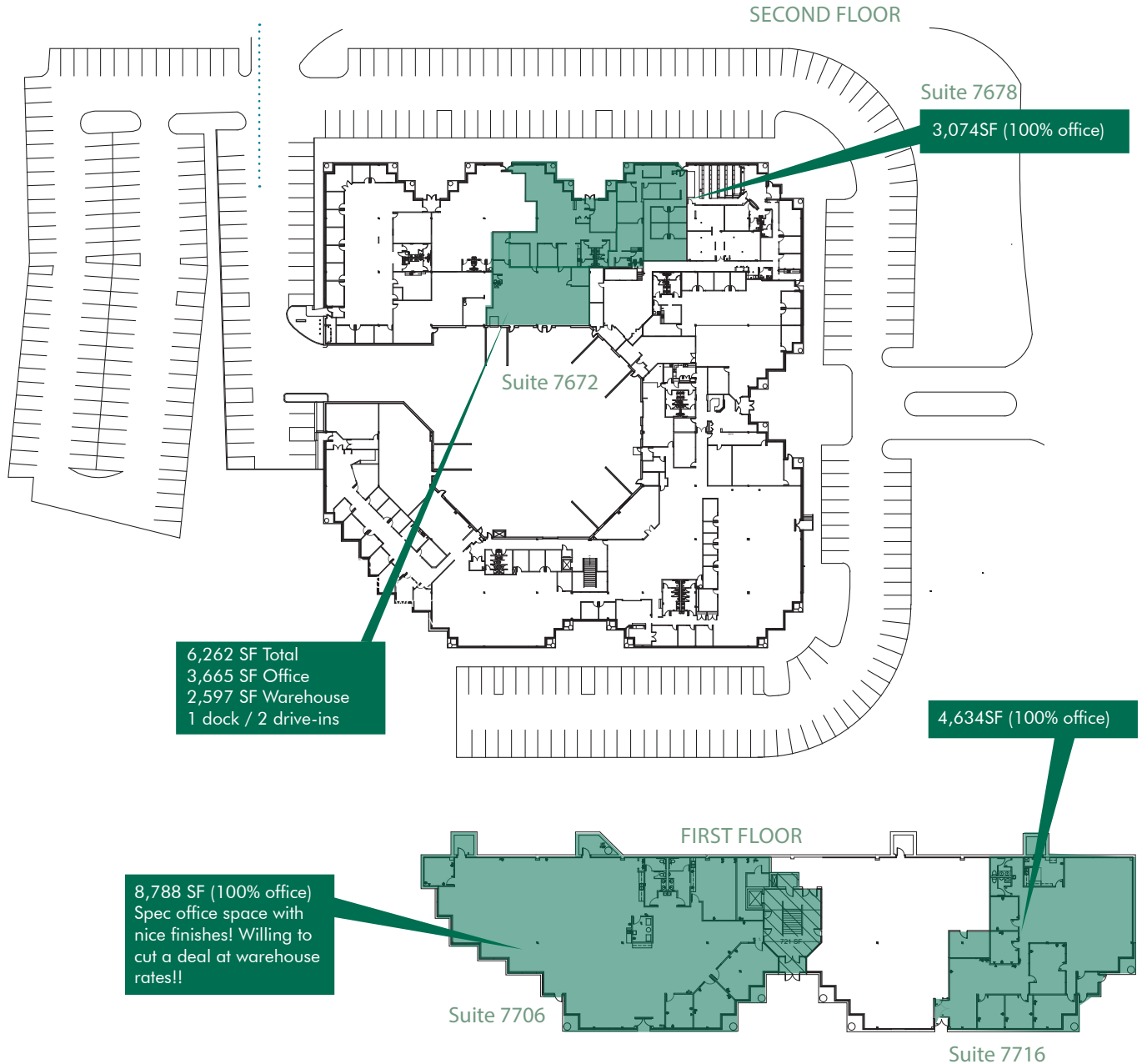
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