

9300 Hennepin Town Road

Eden Prairie, MN 55347



for lease

- ▶ Clean, modern southwest suburban office building
- ▶ Quick, convenient location-close to Hwy 169 & 494
- ▶ Work space for one or two small businesses
- ▶ Visible monument signage with great sense of arrival to property
- ▶ Nice balance of private offices, meeting space and open space for workstations
- ▶ Bonus lower-level storage area below grade
- ▶ Area retail includes: gas, grocery, hardware, banking, Starbucks and McDonalds



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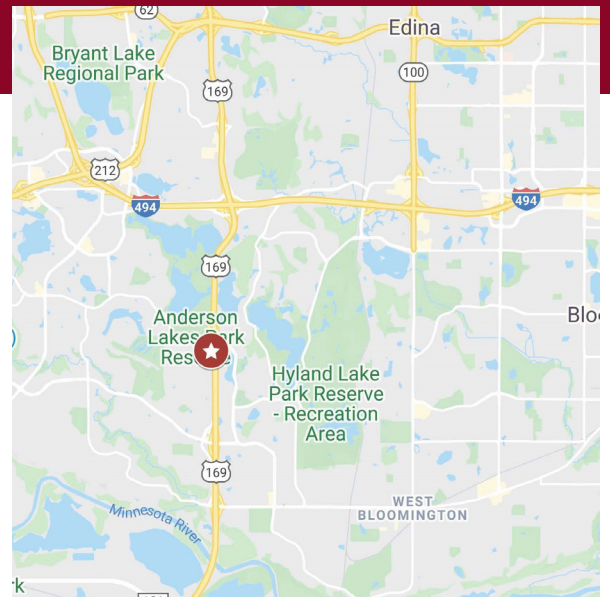
for lease

BUILDING INFORMATION

Building Size:	8,025 sf
General Use:	Office
Year Built:	1999/2003
Building Class:	C
Floors:	1
Parking:	Surface

LEASING INFORMATION

Lease Rate:	\$21.00/sf
Lease Type:	Net
2019 CAM/TAX:	\$9.00/sf



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