

OFFICE/WAREHOUSE SPACE FOR LEASE >

# Shady View Business Center

7100-7148 Shady Oak Road | Eden Prairie, MN 55344

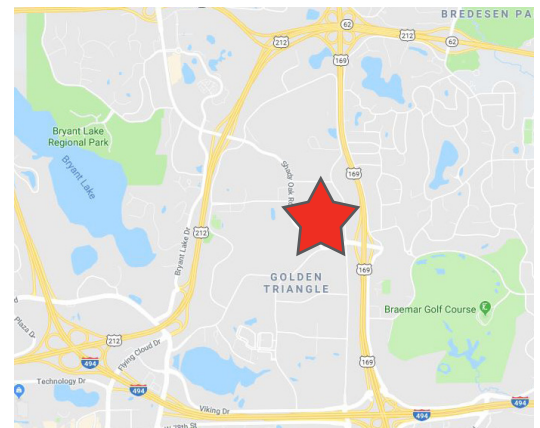


Accelerating success.



## BUILDING AMENITIES

- > Located in the Golden Triangle
- > Excellent access to Hwy 169, Hwy 62, & I-494
- > Flexible layout
- > 14' clear height
- > Exterior docks
- > 30' x 32' column spacing



## CONTACT US >

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# SHADY VIEW BUSINESS CENTER > FOR LEASE

## PROPERTY ADDRESS:

7100-7148 Shady Oak Rd, Eden Prairie, MN

## CURRENTLY AVAILABLE:

### Suite 7144

1,369 SF office

1,700 SF warehouse

3,069 SF Total

- One (1) dock door

### Suite 7126

2,820 SF office

7,009 SF warehouse

9,829 SF Total

- One (1) dock door

### Suite 7100

11,229 SF Total Office

- One (1) dock door

## RENTAL RATES:

\$9.50 PSF net office

\$4.50 PSF net warehouse

## 2018 EST CAM & REAL ESTATE TAX:

\$3.35 PSF

## PARKING:

491 parking spaces

## CEILING HEIGHT:

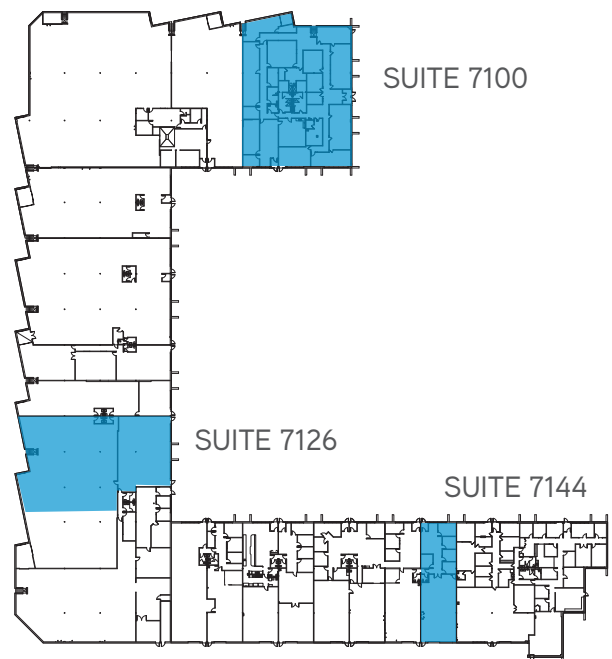
14'

## COLUMN SPACING:

30' x 32'



## BUILDING PLAN >



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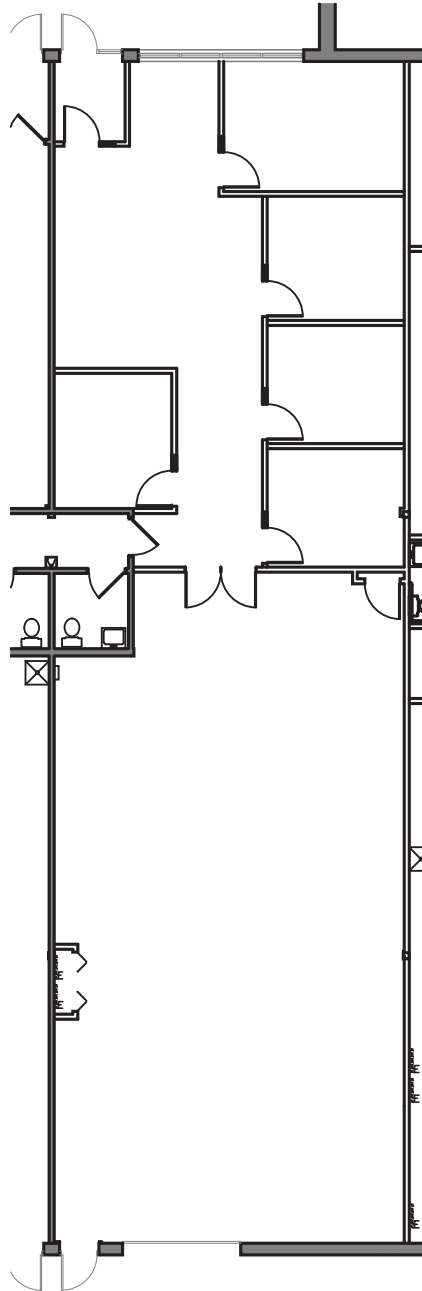
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# FLOOR PLAN > SUITE 7144

Shady View Business Center | 7100-7148 Shady Oak Rd | Eden Prairie, MN



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## Suite 7144

Scale: 1/16"=1'-0"

Office = 1,369 sq. ft.  
Whse. = 1,700 sq. ft.  
Total = 3,069 sq. ft.

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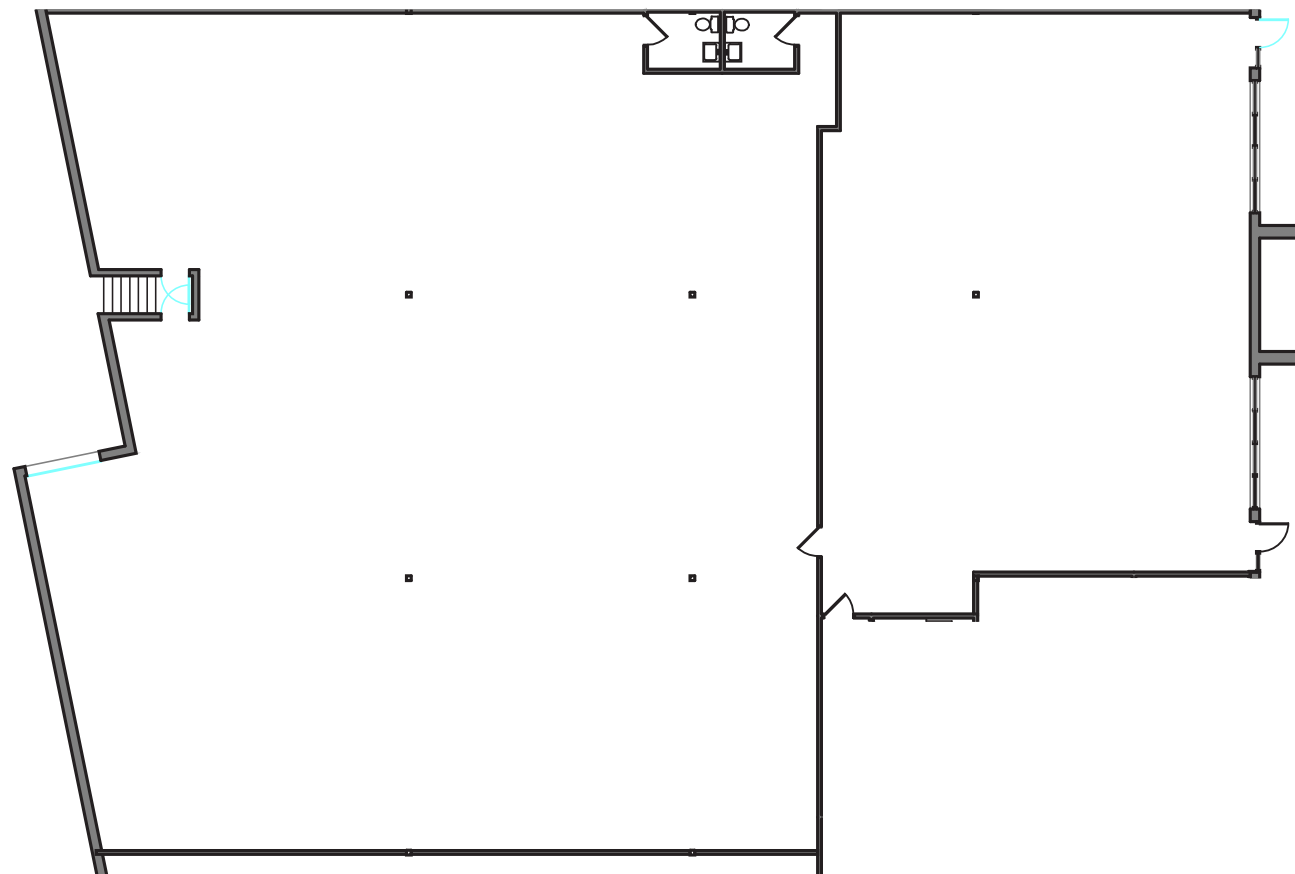
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# FLOOR PLAN > SUITE 7126

Shady View Business Center | 7100-7148 Shady Oak Rd | Eden Prairie, MN



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## Suite 7126

2,820 SF office

7,009 SF warehouse

9,829 SF Total

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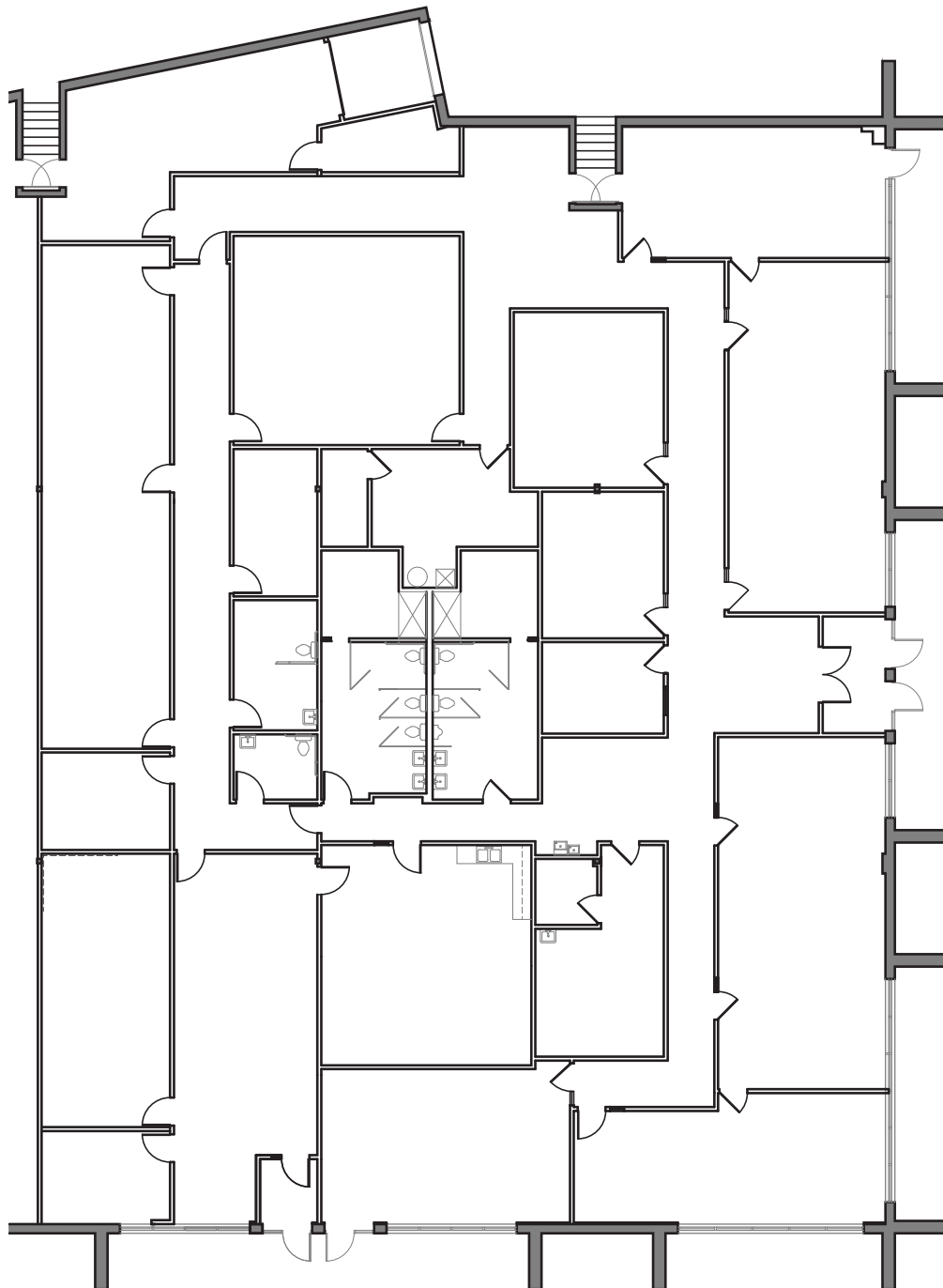
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# FLOOR PLAN > SUITE 7100

Shady View Business Center | 7100-7148 Shady Oak Rd | Eden Prairie, MN



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**Suite 7100**

Scale: 1/16" = 1'-0"

Total = 11,229 sq. ft.

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