

OFFICE/WAREHOUSE SPACE FOR LEASE >

# Normandale Tech Center

6403-6539 Cecilia Circle | Edina, MN 55439



Accelerating success.



## PROPERTY DETAILS

- > Located west of Hwy 100 off of East Bush Lake Road, on the north frontage road of I-494
- > Freeway signage available with visibility to 924,000 vehicles per week
- > Suites serviced by docks and/or drive-in doors
- > Ample parking
- > Fully sprinklered building throughout
- > 14'5" clear height
- > Close to numerous restaurants, hotels and shopping



## CONTACT US >

Colin Quinn  
952 897 7768  
[colin.quinn@colliers.com](mailto:colin.quinn@colliers.com)

Joe Owen CCIM  
952 897 7888  
[joe.owen@colliers.com](mailto:joe.owen@colliers.com)

Corbin Chapman  
952 374 5811  
[corbin.chapman@colliers.com](mailto:corbin.chapman@colliers.com)

OWNED AND MANAGED BY  
 FRAUENSHUH  
COMMERCIAL

# NORMANDALE TECH CENTER > FOR LEASE

## PROPERTY ADDRESS:

6403-6539 Cecilia Circle | Edina, MN

## BUILDING SQUARE FEET:

162,669 square feet total

## CURRENTLY AVAILABLE:

2,687 SF

## LEASE RATES:

\$9.50 PSF office

\$4.50 PSF warehouse

## 2018 EST CAM & REAL ESTATE TAX:

\$3.35 PSF

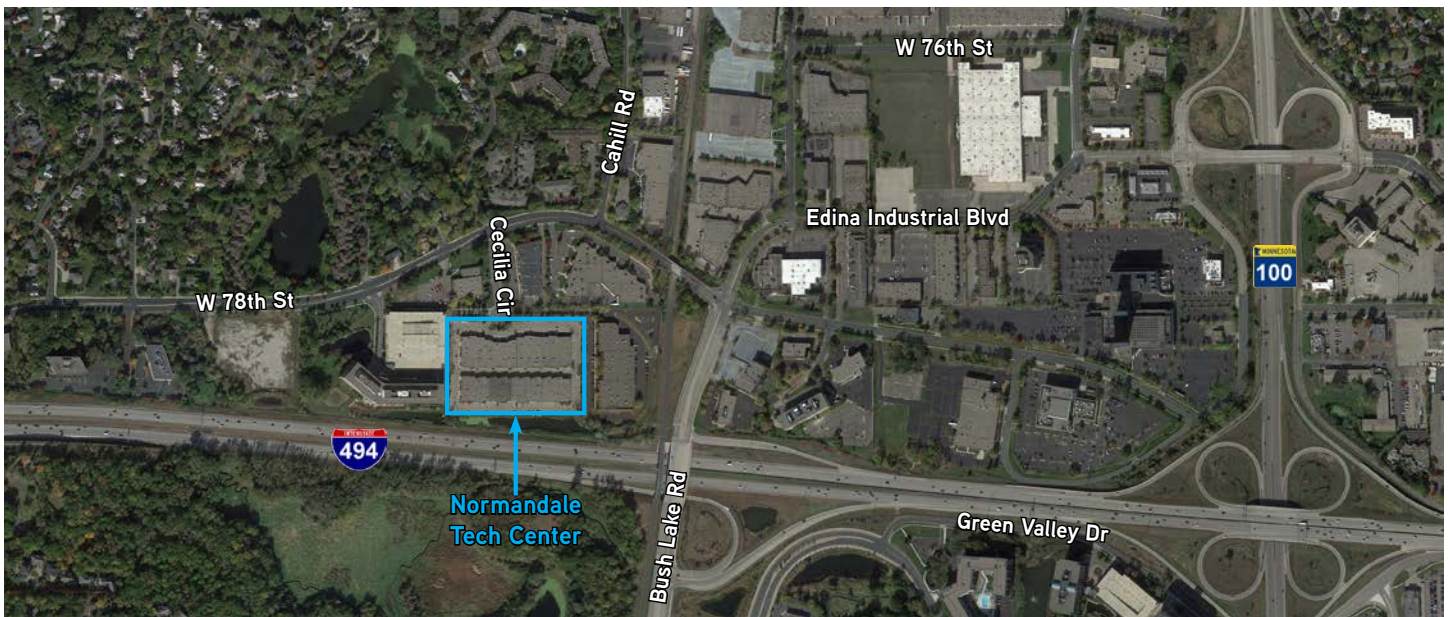
## CONTACT US

Colin Quinn  
952 897 7768  
[colin.quinn@colliers.com](mailto:colin.quinn@colliers.com)

Joe Owen CCIM  
952 897 7888  
[joe.owen@colliers.com](mailto:joe.owen@colliers.com)

Corbin Chapman  
952 374 5811  
[corbin.chapman@colliers.com](mailto:corbin.chapman@colliers.com)

# NORMANDALE TECH CENTER > AERIAL



Accelerating success.

Colliers International | Minneapolis-St. Paul | 4350 Baker Road, Suite 400, Minnetonka, MN 55343 | [colliers.com/msp](http://colliers.com/msp)

# Normandale Tech Center

6403-6539 Cecilia Circle | Edina, MN 55439

**PROPERTY ADDRESS:**

6403 - 6539 Cecilia Circle  
Edina, MN 55439

**BUILDING SQUARE FEET:**

162,669 square feet total

**YEAR BUILT:**

1980

**LEVELS:**

One level

**CLEAR HEIGHT:**

14'5" floor to joist (clear)  
16'6" floor to deck

**COLUMN SPACING:**

40' x 42'6" center of column to  
center of column

**FLOOR THICKNESS:**

5 inches

**ELECTRICAL SERVICE:**

3-phase, 208/120V

**WAREHOUSE LIGHTING:**

Strip fluorescent and metal halide

**HEATING/AIR CONDITIONING  
SYSTEM:**

Rooftop units

**PARKING:**

261 stalls

**RENTAL RATES:**

\$9.50 per square foot office  
\$4.50 per square foot warehouse

**2018 EST. OPERATING/TAX COSTS:**

Operating	\$1.64 psf
Tax	\$1.71 psf
<b>Total</b>	<b>\$3.35 psf</b>

**CURRENTLY AVAILABLE:**

**Suite 6505:**  
2,387 square feet office  
300 square feet warehouse  
**2,687 square feet total**



**FOR LEASING INFORMATION, CONTACT:**

Colin Quinn  
952 897 7768  
[colin.quinn@colliers.com](mailto:colin.quinn@colliers.com)

Joe Owen CCIM  
952 897 7888  
[joe.owen@colliers.com](mailto:joe.owen@colliers.com)

Corbin Chapman  
952 374 5811  
[corbin.chapman@colliers.com](mailto:corbin.chapman@colliers.com)

Colliers International | Minneapolis-St. Paul  
4350 Baker Road, Suite 400, Minnetonka, MN 55343  
[www.colliers.com](http://www.colliers.com)

   SUBSCRIBE TO OUR BLOG

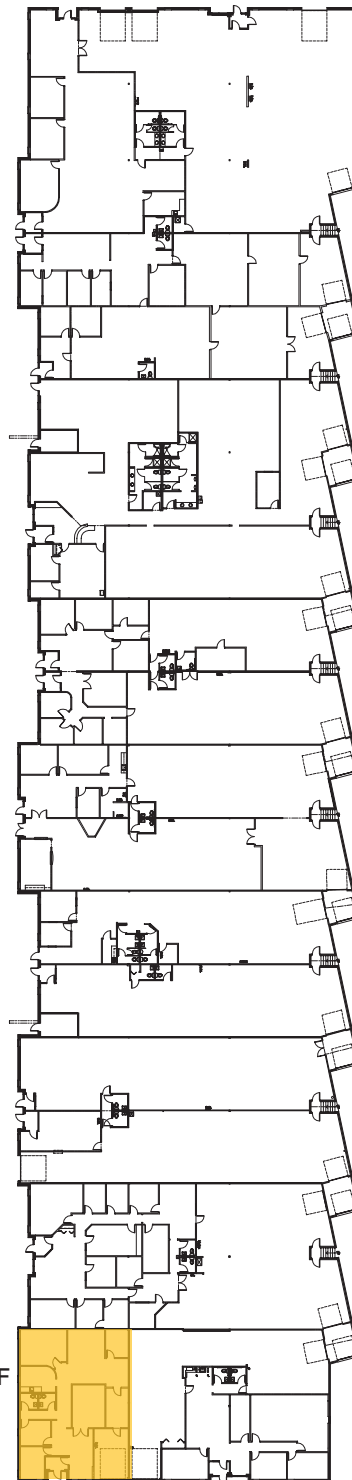
# FLOOR PLANS >

Normandale Tech Center | 6403-6539 Cecilia Circle | Edina, MN



Accelerating success.

## NTC SOUTH – B



#6505  
2,687 RSF

## CONTACT US >

Colin Quinn  
952 897 7768  
[colin.quinn@colliers.com](mailto:colin.quinn@colliers.com)

Joe Owen CCIM  
952 897 7888  
[joe.owen@colliers.com](mailto:joe.owen@colliers.com)

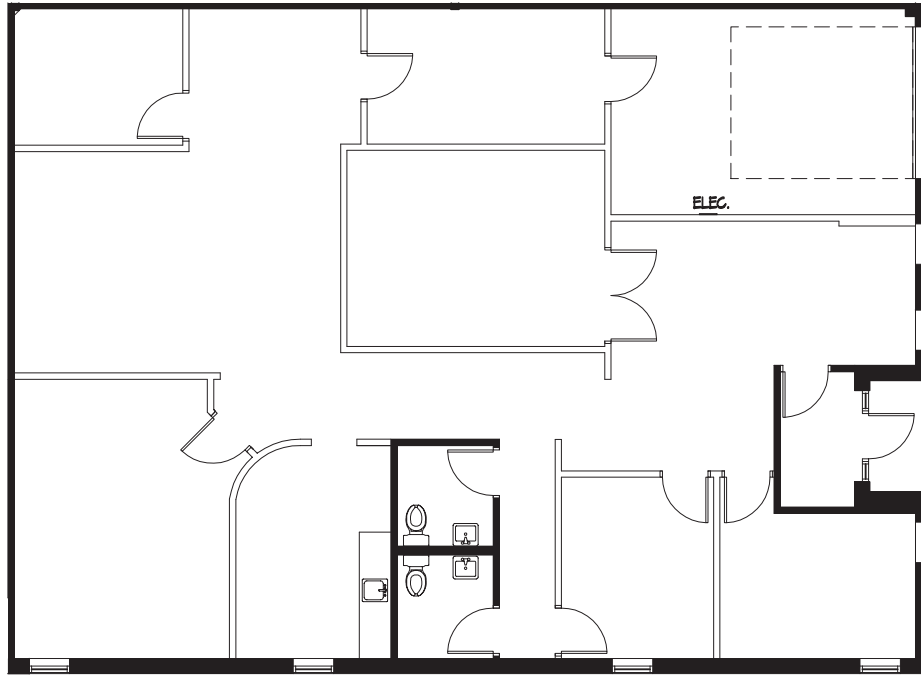
Corbin Chapman  
952 374 5811  
[corbin.chapman@colliers.com](mailto:corbin.chapman@colliers.com)

# FLOOR PLANS >

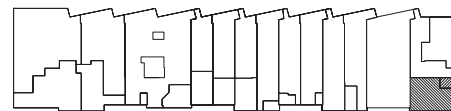
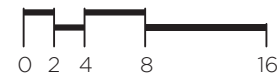
Normandale Tech Center | 6403-6539 Cecilia Circle | Edina, MN



Accelerating success.



MASTEC NORTH AMERICA - SUITE #6505



NORMANDALE TECH CENTER B - SOUTH		OFFICE	2,387 RSF
6503 - 6545 CECILIA CIRCLE		WHSE	300 RSF
MINNEAPOLIS, MN 55439	04/18/13	TOTAL	2,687 RSF

## CONTACT US >

Colin Quinn  
952 897 7768  
[colin.quinn@colliers.com](mailto:colin.quinn@colliers.com)

Joe Owen CCIM  
952 897 7888  
[joe.owen@colliers.com](mailto:joe.owen@colliers.com)

Corbin Chapman  
952 374 5811  
[corbin.chapman@colliers.com](mailto:corbin.chapman@colliers.com)

