



PROPERTY ADDRESS:	9350 Excelsior Blvd, Hopkins, MN 55343
BUILDING TYPE:	Class A office building; LEED Gold Certified
TOTAL RENTABLE AREA:	Floors 1-7: 237,790 SF
NUMBER OF FLOORS:	7 stories plus lower level
YEAR BUILT:	2008 by Opus Corporation
PARKING:	291 surface spaces   772 covered ramp spaces   1,063 total spaces
PARKING RATIO:	4.3 spaces per 1,000 office SF
EXTERIOR FINISHES:	Architectural glass with a complementary precast concrete and metal panel accent spandrels. Glazing is two-story window grids, tinted glass.
INTERIOR FINISHES:	Recently updated Class A finishes
CEILING HEIGHT:	1st Floor: 10'   2nd - 7th Floors: 9'
ELECTRICAL SYSTEMS:	277 / 480 volt pad mounted transformer   Back-up generator available
TELECOM::	Dual fiber feeds
HVAC:	Variable air volume system with two custom made air handling units located on the roof and a centrally located energy management system.
NET RENTAL RATES:	\$19.00 PSF
TAX & OPERATING COSTS:	\$14.05 PSF (2018 est.)
AMENITIES:	Fitness center with showers and locker facilities, full service cafeteria, coffee shop & convenience store, covered ramp parking, "back of house" operations, loading docks, storage and miscellaneous support functions.

[excelsiorcrossings.com](http://excelsiorcrossings.com)



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