

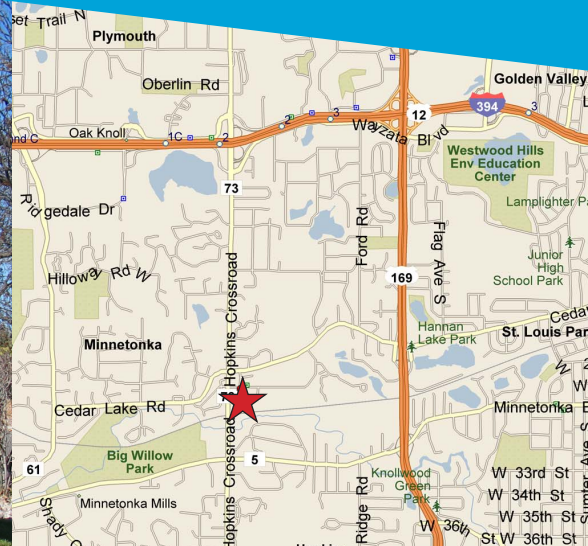
INDUSTRIAL SPACE FOR LEASE >

Cedar/73 Business Center

Building 3 - 2800-2814 Hedberg Drive | Minnetonka, MN 55305



Accelerating success.



OFFICE/WAREHOUSE SPACE FOR LEASE

Office/warehouse building totaling 130,000 square feet in five buildings. Excellent Minnetonka location with great freeway access.

BUILDING AMENITIES

- > Office/warehouse space totaling 29,038 square feet
- > Unique color-coded building and signage for easy tenant identification
- > Excellent suburban location with great access to I-494, I-394, Hwy 169, Minnetonka Blvd and Hwy 7
- > Dock and drive-in doors
- > 12' clear height
- > Comcast Cable now available

CONTACT US

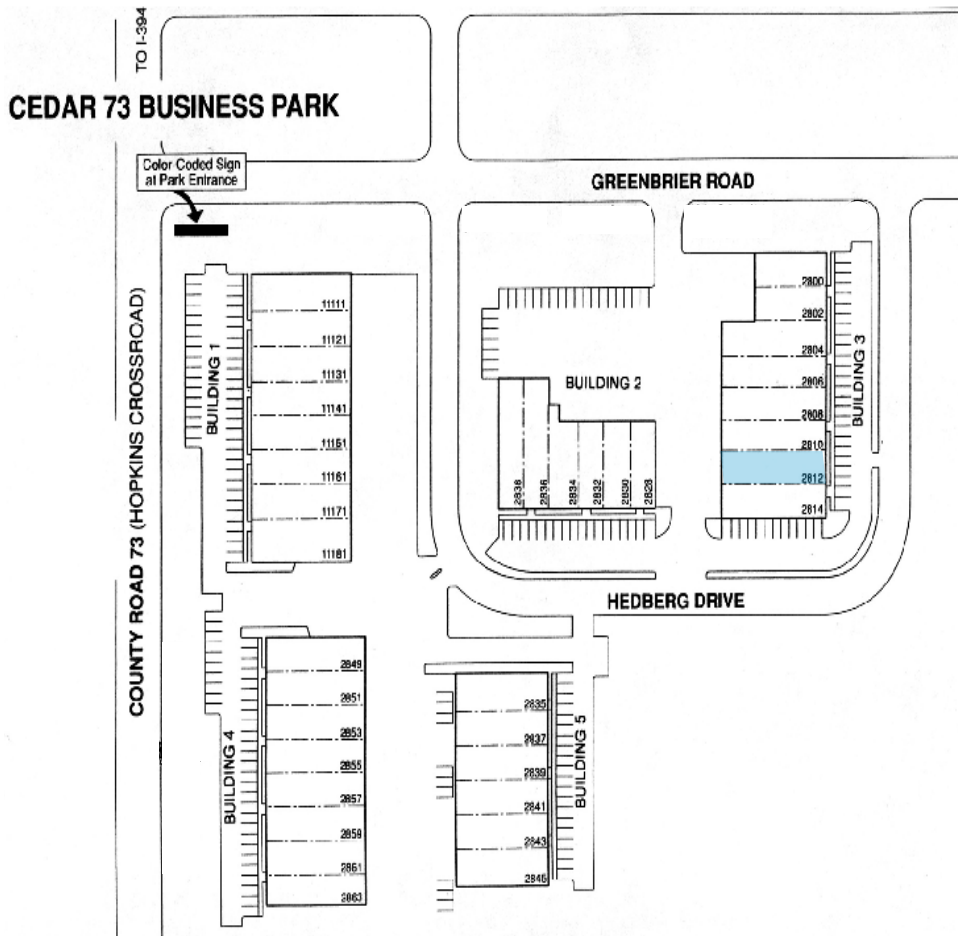
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CEDAR/73 BUSINESS CENTER BUILDING 3



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Cedar/73 Business Center

Building 3 - 2800-2814 Hedberg Drive | Minnetonka, MN 55305



BUILDING ADDRESS:

2800-2814 Hedberg Dr
Building 3
Minnetonka, Minnesota

CEILING HEIGHT:

12' clear

BUILDING SQUARE FEET:

29,038 square feet

RENTAL RATES:

\$8.50 psf office
\$4.50 psf whse

CURRENTLY AVAILABLE:

SUITE 2812:

3,741 square feet total
864 square feet of office
2,877 square feet of whse
• One (1) drive-in door

2018 (EST) CAM & REAL ESTATE TAXES:

\$1.54 psf for CAM
\$2.24 psf for Real Estate Taxes
\$3.78 psf total

FOR LEASING INFORMATION, CONTACT:

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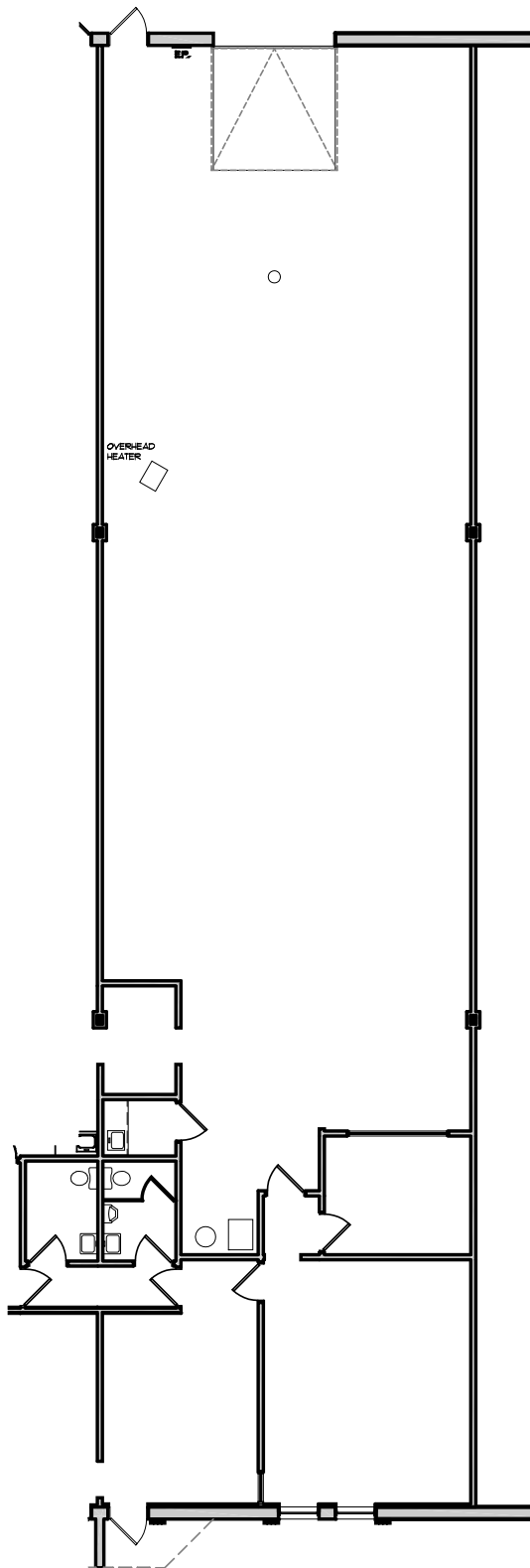
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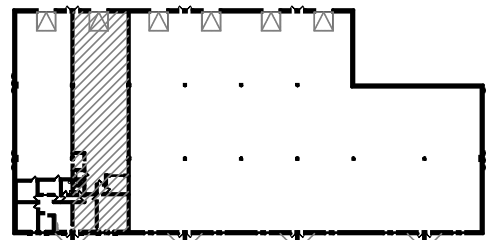


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Square Footage:
 Office = 864 s.f.
 Whse. = 2,877 s.f.
 Total = 3,741 s.f.

Building Key:



GENESIS
ARCHITECTURE

4350 Baker Road, Suite 400
 Minnetonka, MN 55343
 952.897.7874 Fax: 952.897.7740

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 HEREIN ARE THE EXCLUSIVE
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2812 - 3,741 s.f.

Cedar 73
 Business Center
 2812 Hedberg Drive
 Minnetonka, MN 55305

SCALE:

1/16"=1'-0"

DRAWN BY:

JOB:

DATE:

REVISION:

DATE

A-1