

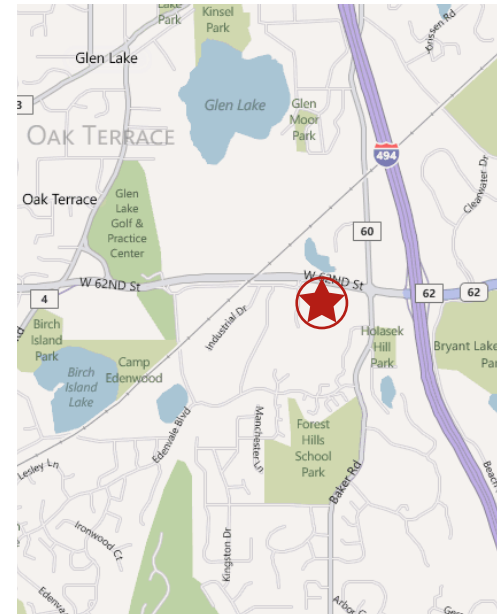
INDUSTRIAL SPACE FOR LEASE >

# Westwood III Business Ctr

6251-6279 Bury Drive | Eden Prairie, MN 55346



Accelerating success.



## BUILDING AMENITIES

- > 51,940 square foot industrial building
- > Built in 1987
- > 16' clear height
- > Dock and drive-in loading
- > 2.95/1,000 parking ratio
- > Fully air conditioned suite
- > Fully sprinklered
- > Easy access to Highway 62 and I-494
- > Space available from 2,027 SF – 35,147 SF

## CONTACT US >

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# WESTWOOD III BUSINESS CENTER > FOR LEASE

## PROPERTY ADDRESS:

6251-6279 Bury Drive | Eden Prairie, MN

## BUILDING SQUARE FEET:

51,940 square feet total

## CURRENTLY AVAILABLE:

35,147 SF Total

## PARKING:

2.95/1,000 parking ratio

## LEASE RATES:

\$9.85 PSF office | \$7.50 PSF tech | \$4.75 PSF warehouse

## 2017 EST CAM & REAL ESTATE TAX:

\$4.27 PSF\*

\*Includes the cost of HVAC repair and replacement

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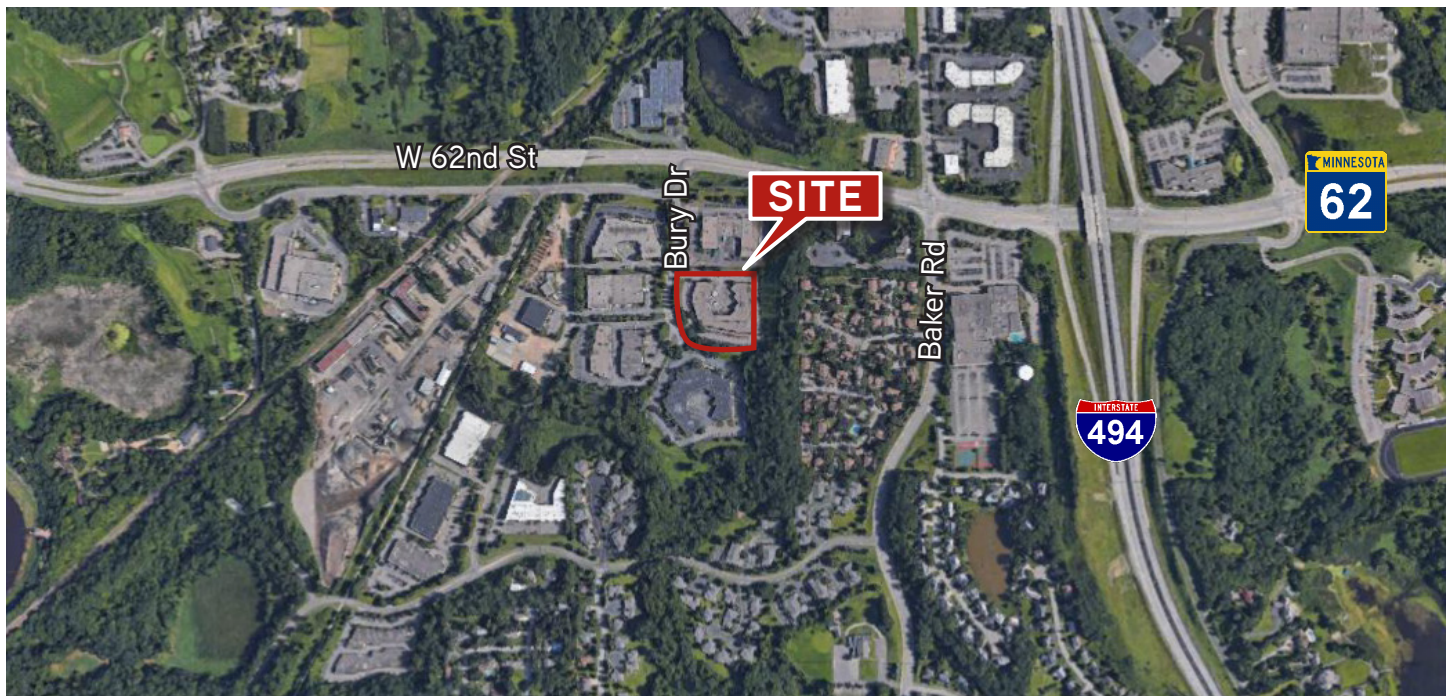
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## SITE AERIAL



Accelerating success.



# Westwood III Business Center

6251-6279 Bury Drive | Eden Prairie, MN 55346

## PROPERTY ADDRESS:

6251-6279 Bury Drive  
Eden Prairie, MN 55346

## BUILDING SQUARE FEET:

51,940 square feet

## CURRENTLY AVAILABLE:

### Suite 6265-6279:

10,958 SF office  
19,967 SF tech  
3,996 SF warehouse  
226 SF M&E

**35,147 SF Total**

- Two (2) drive-ins
- Four (4) docks
- Divisible to 3,790 SF

## YEAR BUILT:

1987

## CLEAR HEIGHT:

16'

## PARKING RATIO:

2.95/1,000

## NET RENTAL RATES:

\$9.85 PSF office  
& 7.50 PSF tech  
\$4.75 PSF warehouse

## 2017 EST. CAM & REAL ESTATE TAX:

\$2.08 PSF CAM  
\$2.19 PSF Tax

**\$4.27 PSF Total\***

\*Includes the cost of HVAC repair and replacement

## AMENITIES:

- Fully air conditioned suite
- Fully sprinklered
- Easy access to Hwy 62 and I-494
- Comcast cable offered at building



## FOR LEASING INFORMATION, CONTACT:

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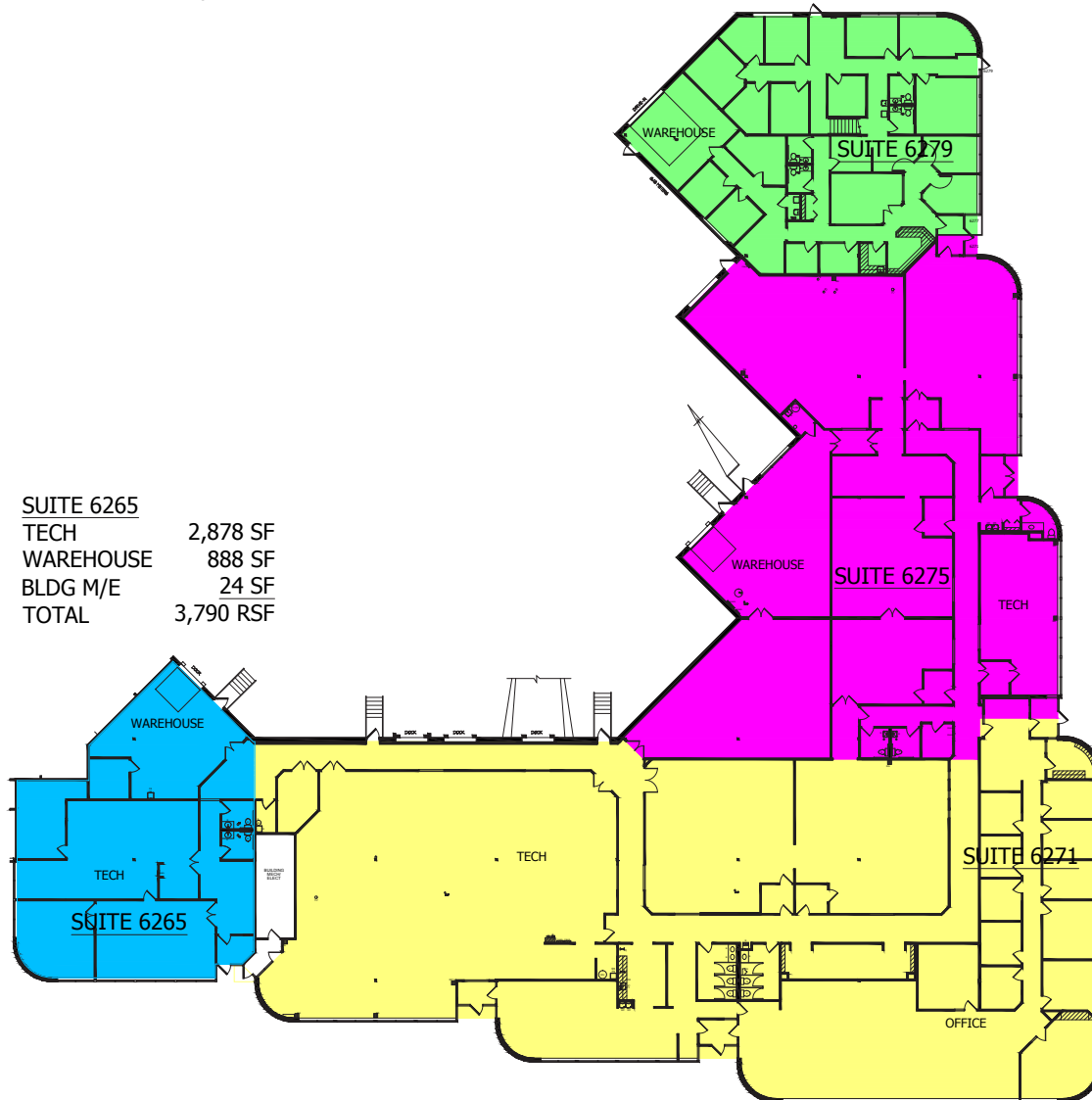
# FLOOR PLAN > SUITES 6265-6279

Westwood III Business Center | 6251-6279 Bury Drive | Eden Prairie, MN



Accelerating success.

10,958 square feet office  
19,967 square feet tech  
3,996 square feet warehouse  
226 square feet M&E  
35,147 total square feet



SUITE 6265  
TECH 2,878 SF  
WAREHOUSE 888 SF  
BLDG M/E 24 SF  
TOTAL 3,790 RSF

SUITE 6279  
OFFICE 4,201 SF  
WAREHOUSE 482 SF  
BLDG M/E 30 SF  
TOTAL 4,713 RSF

SUITE 6275  
TECH 7,327 SF  
WAREHOUSE 2,626 SF  
BLDG M/E 65 SF  
TOTAL 10,018 RSF

SUITE 6271  
OFFICE 6,757 SF  
TECH 9,762 SF  
BLDG M/E 107 SF  
TOTAL 16,626 RSF

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