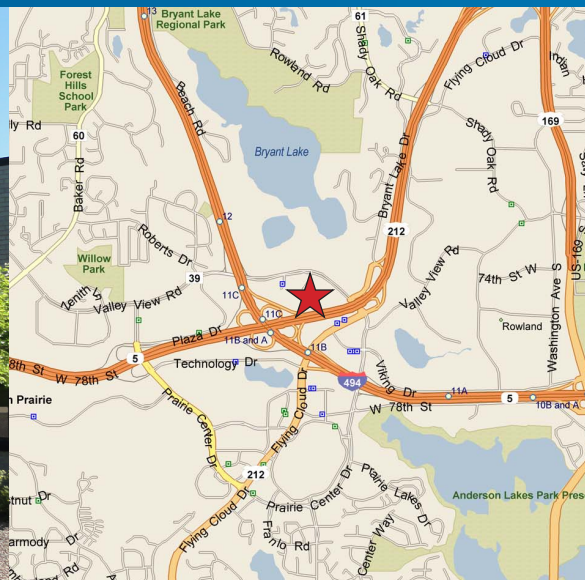


FOR LEASE > OFFICE/SHOWROOM SPACE



Bryant Lake Bus. Ctr. Bldg. 1

7555-7557 MARKETPLACE DRIVE, EDEN PRAIRIE, MN 55344



Building Amenities

- > 171,519 square foot, six building multi-purpose office and showroom park
- > Convenient access to Hwy 169/212 and 1-494
- > Close proximity to dining and shopping in the area
- > 96 parking stalls
- > View of Bryant Lake
- > Full building opportunity
- > Exterior gathering areas with picnic tables
- > Truck high docks and drive-in doors
- > 14' clear ceiling heights
- > Professionally maintained landscaping
- > On-site maintenance
- > Locally owned and managed

Contact Us

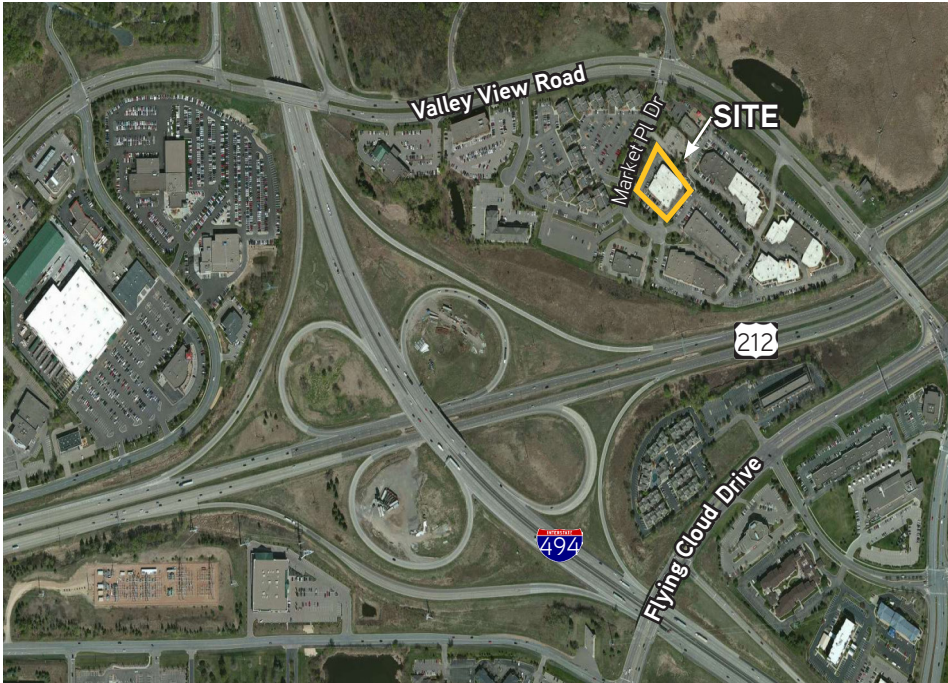
JOE OWEN
952.897.7888
joe.owen@colliers.com

COLIN QUINN
952.897.7768
colin.quinn@colliers.com

BILL RITTER, CCIM, SIOR
952.897.7743
bill.ritter@colliers.com

COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com

Bryant Lake Bus. Ctr. Bldg. 1



Contact Us

JOE OWEN
952.897.7888
joe.owen@colliers.com

COLIN QUINN
952.897.7768
colin.quinn@colliers.com

BILL RITTER, CCIM, SIOR
952.897.7743
bill.ritter@colliers.com

COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com



PROPERTY FACT SHEET

Bryant Lake Business Center Bldg. 1



PROPERTY ADDRESS:

7555-7557 Marketplace Drive
Eden Prairie, MN 55344

BUILDING SQUARE FEET:

19,300 square feet total

FULL BUILDING AVAILABLE:

19,300 square feet total
• 2 docks

YEAR BUILT:

1985

CLEAR HEIGHT:

14'

NET RENTAL RATES:

\$10.50 per square foot office
\$5.50 per square foot warehouse

2017 EST. CAM & REAL ESTATE TAX:

\$2.81 per square foot CAM
\$2.91 per square foot Tax
\$5.72 total per square foot

PARKING:

4.97/1000 parking ratio



For Leasing Information, Contact:

JOE OWEN
952.897.7888
joe.owen@colliers.com

COLIN QUINN
952.897.7768
colin.quinn@colliers.com

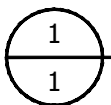
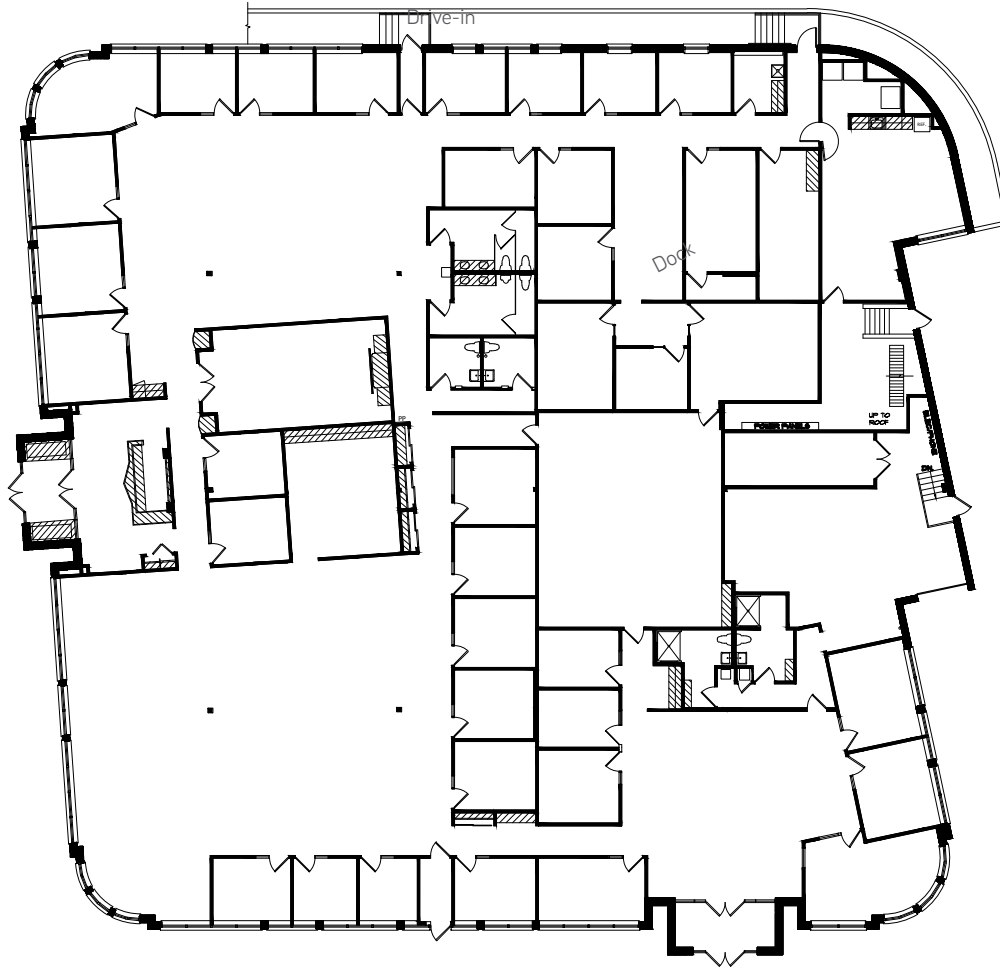
BILL RITTER, CCIM, SIOR
952.897.7743
bill.ritter@colliers.com

COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com

SQUARE FOOTAGE SUMMARY

TOTAL

19,300 SF



VACANCY PLAN - SUITE 7555

14.01022.00 / TTL

11-01-16

SCALE: 1/32"=1'-0"



OWNED & MANAGED BY:

CARLSON
REAL ESTATE
COMPANY

**BRYANT LAKE BUSINESS
CENTER**
7555 MARKETPLACE DRIVE
EDEN PRAIRIE, MN.

NELSON

Nelson Upper Midwest Operating Company, LLC
a licensed affiliate

1201 Marquette Avenue South - Suite 200
Minneapolis, MN 55403
Phone: (612) 822-1211
Fax: (612) 822-1006