

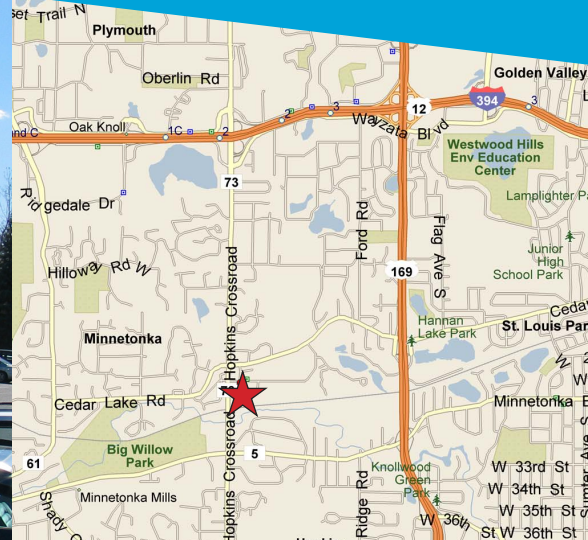
INDUSTRIAL SPACE FOR LEASE >

Cedar/73 Business Center

Building 4 - 2849-2863 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

- > 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
- > 14' clear height

CONTACT US

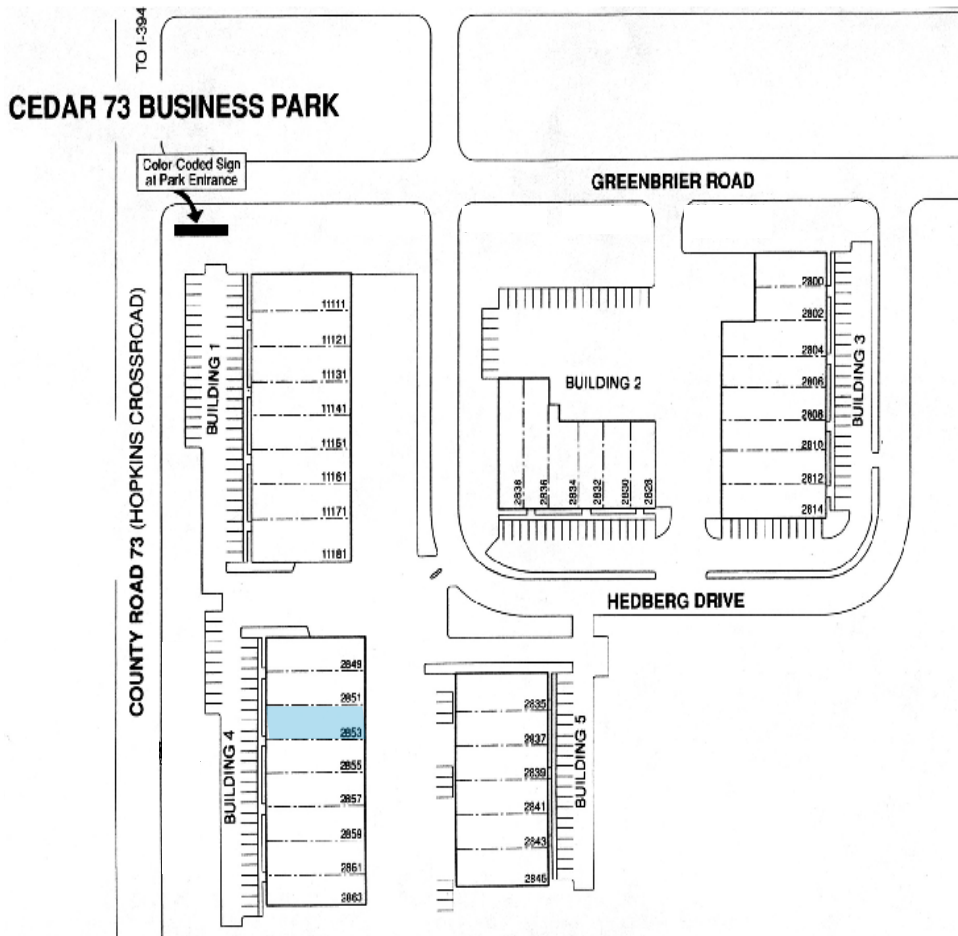
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CEDAR/73 BUSINESS CENTER BUILDING 4



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BUILDING ADDRESS:

2849-2863 Hedberg Dr
Building 4
Minnetonka, Minnesota

CEILING HEIGHT:

14' clear

BUILDING SQUARE FEET:

30,720 square feet

RENTAL RATES:

\$8.50 psf office
\$4.50 psf whse

CURRENTLY AVAILABLE:

SUITE 2853:

(60 DAY NOTICE)

3,840 square feet total
1,200 square feet of office
2,640 square feet of whse
• One (1) dock 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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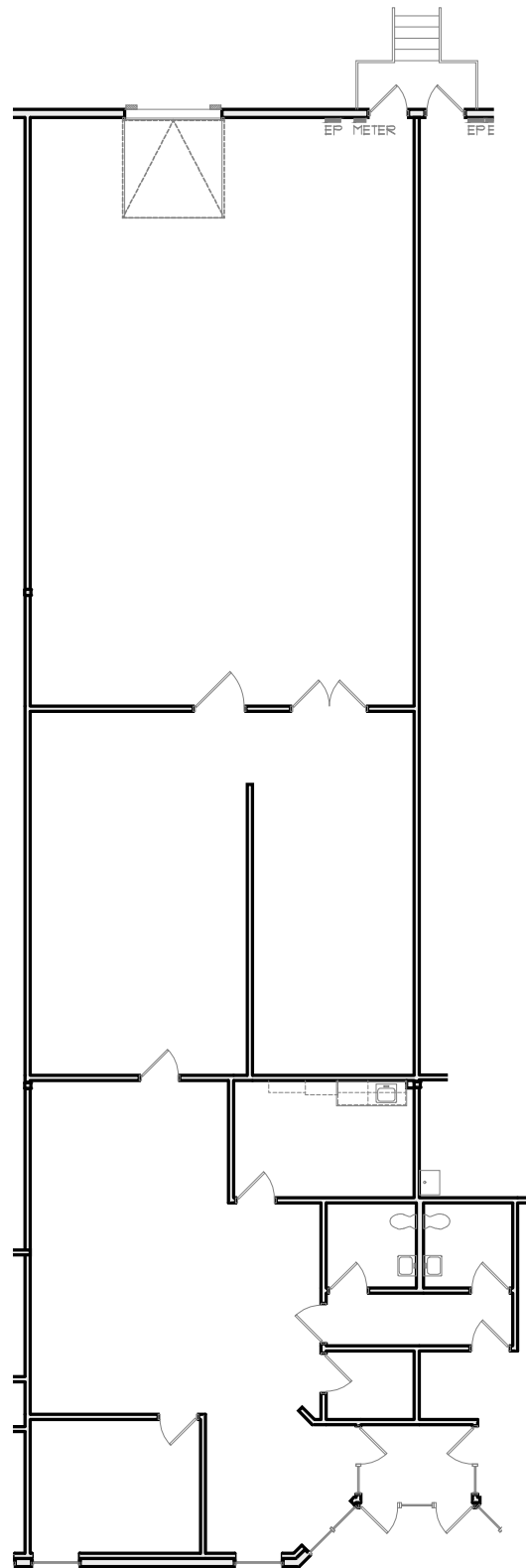
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Cedar 73 Business Center

BUILDING 4 - 2849-2863 HEDBERG DRIVE | MINNETONKA, MN



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