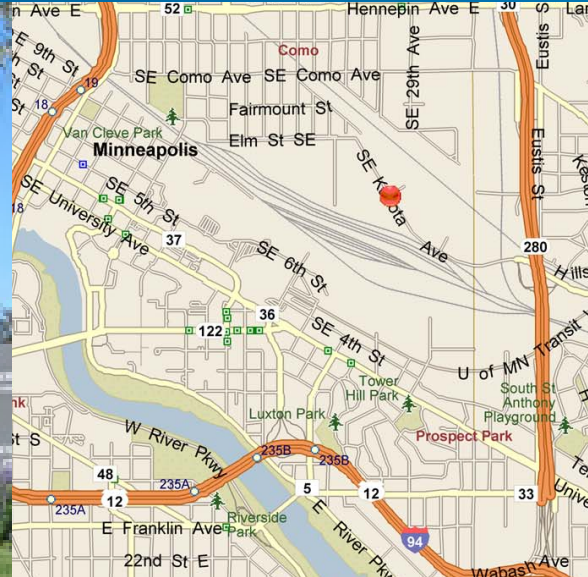


FOR LEASE > OFFICE/WAREHOUSE SPACE



# Kasota Business Center II

763 KASOTA AVENUE, MINNEAPOLIS, MN 55415



## Building Amenities

- > 107,396 total square feet
- > Available Space:
  - Suite 761:** 24,244 total SF
    - 2,000-10,482 SF office space and 13,762-22,244 SF air-conditioned warehouse space
    - Features two (2) dock doors
  - Suite 763:** 11,999 total SF
    - 2,040 SF office, 9,959 SF warehouse
    - Features one (1) dock door
- \* **Suites 761 & 163 can be combined for a total of 36,243 SF**
  - > 20' clear height, 40' by 30' column spacing
  - > Locally owned and professionally managed by CSM
  - > Large parking and loading areas; 2.12/1,000 parking ratio
  - > Highly Visible to Kasota Ave with tenant and monument signage
  - > 2016 Estimated Operating Expense: \$3.73 PSF
  - > Rental Rates:
    - \$9.50 office
    - \$4.75 warehouse/production

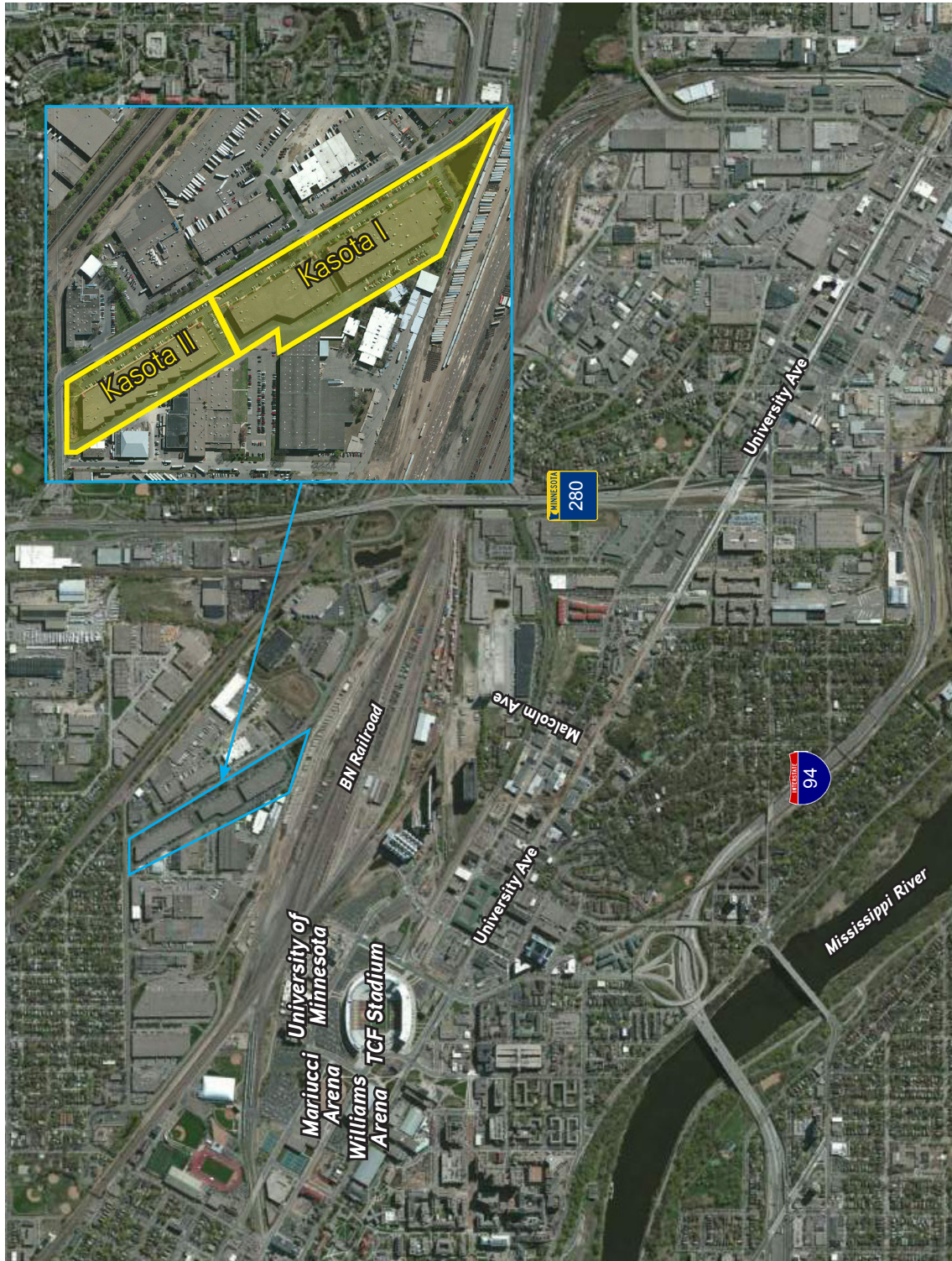
High quality office/whse/flex building located in SEMI Industrial Park, adjacent to U of M with direct access to Hwy 280, I-94, and I-35W. Fifty-yard line of the Twin Cities metro area.

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## Kasota Business Center II > Aerial Photograph





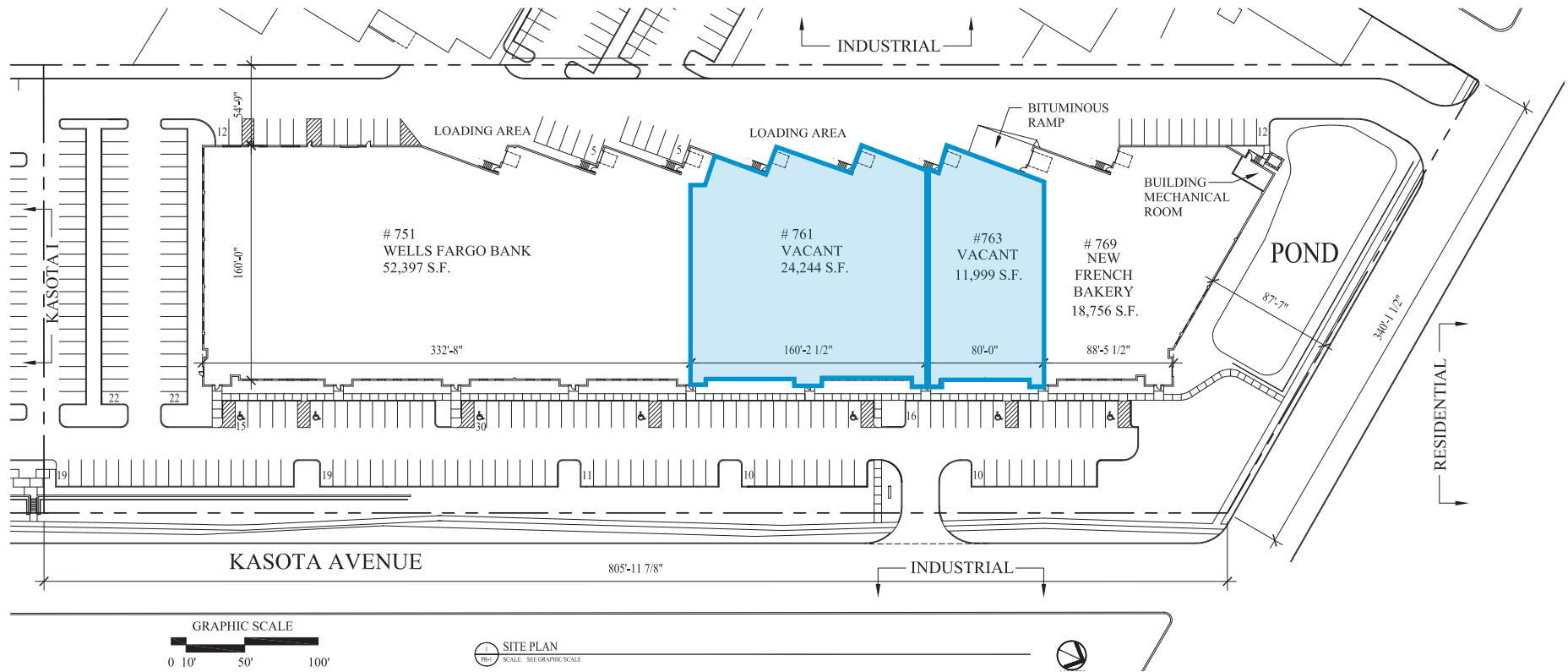
# Kasota Business Center II - Site Plan

763 KASOTA AVENUE, MINNEAPOLIS, MN



**SUITE 761**  
24,244 SF

**SUITE 763**  
11,999 SF



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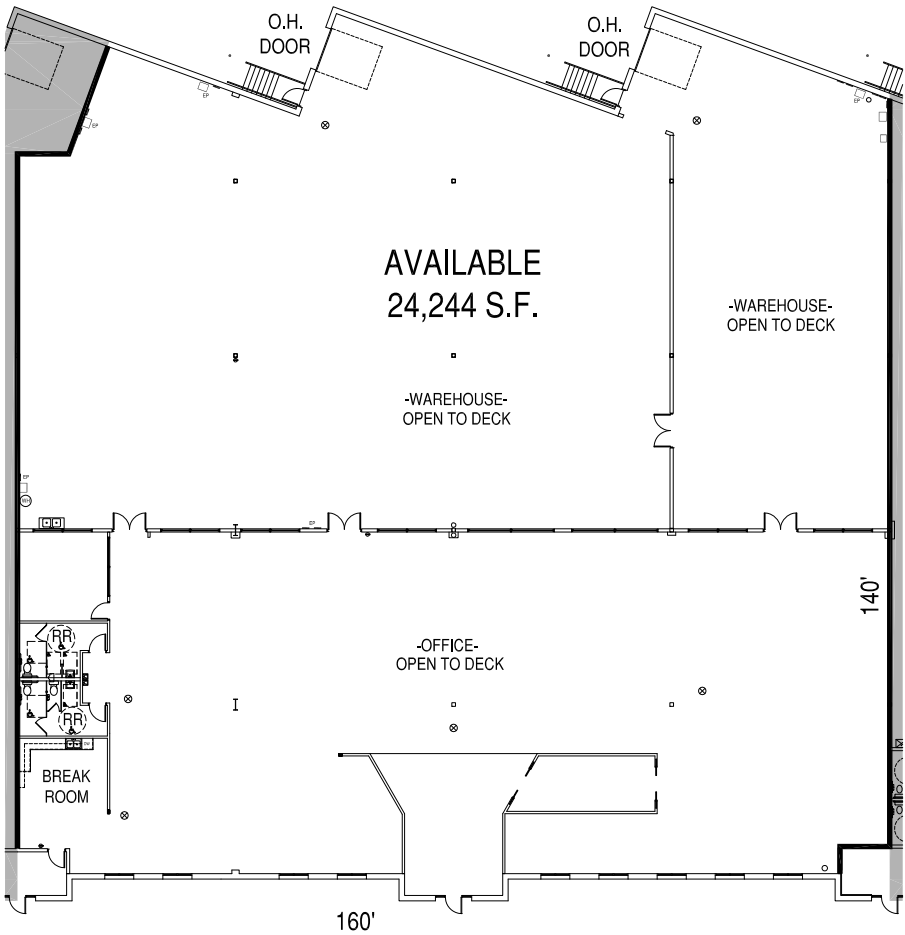
# Kasota Business Center II - Suite 761 Floor Plan

763 KASOTA AVENUE, MINNEAPOLIS, MN



BUILDING PLAN

TENANT SUMMARY	
OFFICE AREA	10,482 SF
WAREHOUSE	13,762 SF
TOTAL	24,244 SF

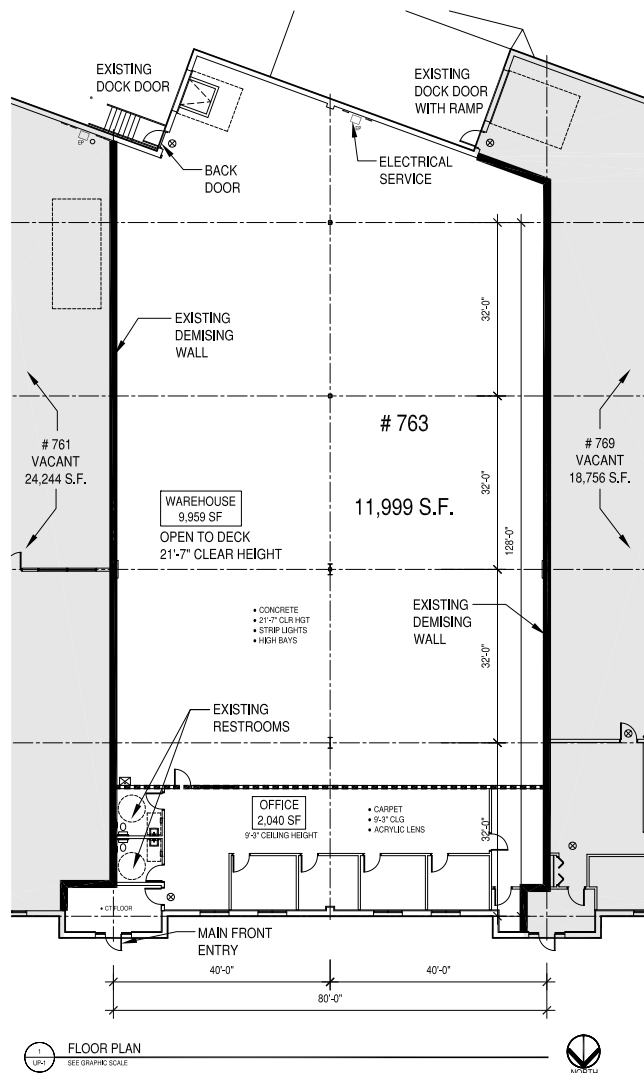


FLOOR PLAN

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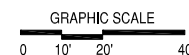
763 KASOTA AVENUE, MINNEAPOLIS, MN



UNIT	AS OF	VERSION
763	1/13/14	UP - 1

TENANT SUMMARY	
OFFICE AREA	2,040 SF
WAREHOUSE	9,959 SF
TOTAL	11,999 SF

■■■■■■■■■■■■■■■■■■■■ DASHED LINE INDICATES OFFICE/WAREHOUSE SEPARATION



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