

FOR SALE OR LEASE >

# Shady Oak I

6810 Shady Oak Road | Eden Prairie, MN 55344



Accelerating success.



## CONTACT US

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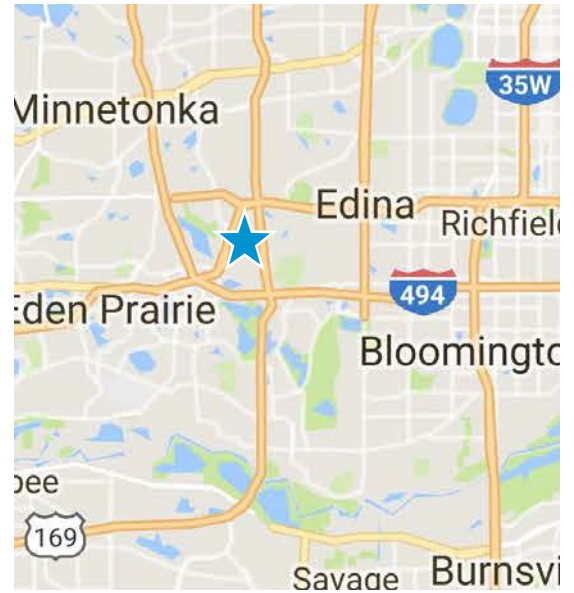




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## BUILDING HIGHLIGHTS

- > 60,182 SF (69,219 SF includes 2nd level office)
- > 18' clear height
- > 4.57 acres
- > 127 parking stalls
- > Built in 1980
- > Great access to I-494, Highways 169, 212 and Crosstown 62
- > Fully air conditioned



# SHADY OAK I > DETAILS

## AVAILABLE VACANCY

### SUITE 6810

60,182 SF Footprint

(69,219 SF includes 2nd level office)

10,773 SF | Office - Main

9,037 SF | Office - 2nd level office

49,409 SF | Warehouse

9 Docks | 1 Drive-In

## 2018 CAM/TAX EST.

\$1.06 PSF CAM

\$1.91 PSF Tax

\$2.97 PSF Total

## SALE PRICE

\$5,468,300.00

(\$79.00 PSF)

## NET RENTAL RATE

\$9.50 PSF Office

\$4.50 PSF Warehouse

## POWER

1600 AMPS of 120/208, 3-Phase

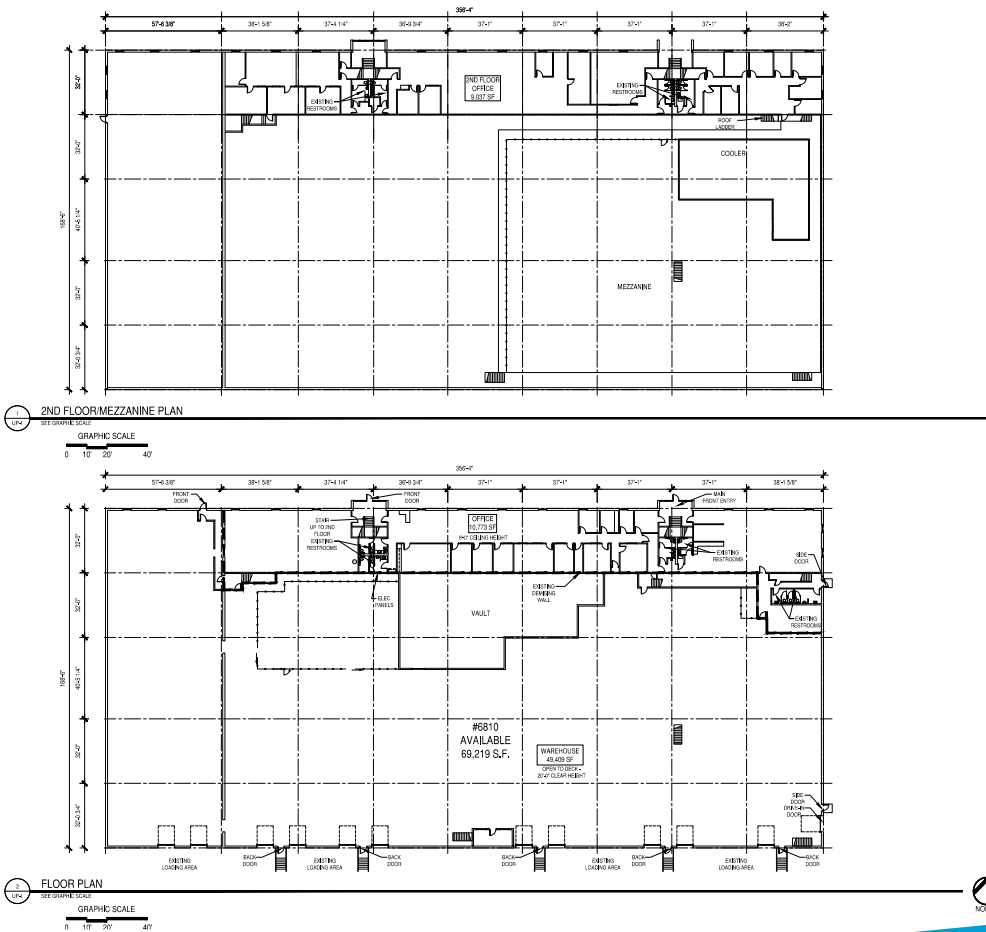
## HVAC

20 Total HVAC Units

9 Additional Unit Heaters in Warehouse

Climate Controlled Warehouse

## AS BUILT PLAN







## SHADY OAK I



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